



**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION  
THURSDAY, DECEMBER 12, 2019 - 7:00 PM**

## **AGENDA**

**NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD REGULAR MEETING TO BE HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:**

- 1. Call to order**
- 2. Public Hearing**
  - A. Adoption of an updated official zoning map per Appendix C, Zoning Ordinance "Section 3. Provision for Official Zoning Map" incorporating zone changes and corrections since the last adopted map dated January 8, 2015
  - B. Proposed amendments to Appendix C Zoning Ordinance "Sections 7. Schedule of District Regulations," "Section 7.5. Community Overlay District," and "Section 8. N. Downtown District Supplemental Requirements" to change building material requirements per HB 2439
  - C. Proposed amendments to Appendix B Subdivision Ordinance "Section III. k.3. Sidewalks" to not require sidewalks in existing residential areas if sidewalks do not already exist
- 3. Communication from the public/committee liaisons**

*(To comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects be placed on a later regular Commission agenda for discussion and/or possible action)*
- 4. Consent Agenda**

*These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner or citizen so requests in which case the item would be removed from the consent agenda and considered separately.*

  - A. Minutes from the regular meeting held November 14, 2019
- 5. Action Items**

- A. Consideration and possible action regarding the preliminary plat of Sterling Creek Section 4 being 10.0623 acres of land out of a called 194.21 acre tract of land known as Tract A and being recorded in Clerk's File No. 2010059686, being out of and part of Lots 1-3, 13-16 and 19-20 of the David Fahey Subdivision as recorded in Volume 118, Page 417 and also being out of and a part of Lot 4 of the Burgess Subdivision as recorded in Volume 119, Page 14, both subdivisions being situated in the Geo Patterson Survey, Abstract Number 645 and the Mary Fabreau Survey, Abstract Number 69, Friendswood, Galveston county, Texas; and a partial replat of Reserves B and a portion of Reserve A of Sterling Creek Section 3-B as recorded in Clerk's File Number 2019028674 of the Plat Records of Galveston County, Texas
- B. Consideration and possible action regarding a recommendation to City Council for the adoption of an updated official zoning map per Appendix C, Zoning Ordinance "Section 3. Provision for Official Zoning Map" incorporating zone changes and corrections since the last adopted map dated January 8, 2015
- C. Consideration and possible action regarding a recommendation to City Council for proposed amendments to Appendix C Zoning Ordinance "Sections 7. Schedule of District Regulations," "Section 7.5. Community Overlay District," and "Section 8. N. Downtown District Supplemental Requirements" to change building material requirements per HB 2439
- D. Consideration and possible action regarding a recommendation to City Council for proposed amendments to Appendix B Subdivision Ordinance "Section III. k.3. Sidewalks" to not require sidewalks in existing residential areas if sidewalks do not already exist

## **6. Discussion Items**

- A. Discussion regarding proposed amendments to Appendix C, Zoning Ordinance Section 11. Powers and Duties to amend the authority of the Zoning Board of Adjustment to be consistent with state law, particularly Chapter 211 of the Local Government Code

## **7. Consideration and possible action regarding future Planning and Zoning Commission meeting dates**

- A. Monday, December 16, 2019 - annual retreat at Library; 6pm  
Thursday, December 26, 2019 - No Meeting  
Thursday, January 9, 2020 - regular meeting  
Thursday, January 23, 2020 - regular meeting

## **8. Communications**

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments
- B. From Planning Subcommittee – update on tasks
- C. From Ordinance Subcommittee – update on tasks
- D. From City Council Liaison, Trish Hanks - general comments and communication from City Council

- E. From Staff - November DRC Report, commercial and residential project updates, City Council action and ordinance updates

**9. Adjournment**



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**Aubrey Harbin, LEED AP**  
**Director of Community Development/City Planning**

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This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made **two (2)** business days or more prior to this meeting. Please contact the City Secretary's Office at (281) 996-3270 for further information.

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**I, MELINDA WELSH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO  
HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE  
FRIENDSWOOD PLANNING AND ZONING WAS POSTED IN A PLACE  
CONVENIENT TO THE GENERAL PUBLIC IN COMPLIANCE WITH CHAPTER 551,  
TEXAS GOVERNMENT CODE, ON**

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DATE

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AT TIME

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**MELINDA WELSH, TRMC**  
**CITY SECRETARY**

*All meetings of the Planning and Zoning Commission are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The Planning and Zoning Commission reserves the right to convene into Executive Session to hear any of the above described agenda items that qualifies for an executive session by publicly announcing the applicable section number of the Open Meetings Act.*