



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, DECEMBER 10, 2020 - 7:00 PM**

Minutes

**MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S.
FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL,
COUNCIL CHAMBERS,**

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
DECEMBER 10, 2020

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, DECEMBER 10, 2020, AT 07:02 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER BRETT BANFIELD
COMMISSIONER LISA LUNDQUIST
COMMISSIONER MARCUS PERRY
COMMISSIONER TOM HINCKLEY
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT
COMMISSIONER CLARK AND COUNCIL LIAISON GRIFFON WERE ABSENT FROM THE MEETING.

2. 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)

None.

3. Public Hearing

A. To receive comments both oral and written regarding:

A zone classification change located at 4321 Friendswood Link Rd., 3.2895 acres, also known as Reserve A5, Block 2 Forest Creek Subdivision, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas, to change from Multi-Family Residential-Garden Home District (MFR-GHD) to Neighborhood Commercial (NC).

Harbin explained the property is currently undeveloped and was originally platted as Reserve A of Forest Creek Subdivision. She said the tract is currently zoned Garden Home District with Neighborhood Commercial to the west and residential properties south. Harbin said the land was annexed into the city as Neighborhood Commercial then changed to Single Family Residential and later to Garden Home District. She stated the Commission recently heard a zone change request for townhomes but the applicant withdrew the request following heavy opposition from the neighbors. Harbin said a buffer would be required between the residential lots and the commercial site. She also said the developer would be required to provide onsite detention.

Bill Marrey spoke against developing a shopping center based on his concern with the proximity to the school. He said the development would create more traffic.

Andrew Nguyen spoke against the zone change due to traffic and speeding.

Melinda James spoke against the zone change. She said she does not want a commercial business behind her house. James said she would prefer garden homes but not high density housing.

Francisco Rivera said large tractor trailers are using Friendswood Link Road as a bypass and a commercial development would bring more large trucks. He spoke for concern with school kids crossing the road.

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 so requests in which case the item would be removed from the consent agenda and considered separately.

A. Minutes of the regular meeting held Thursday, November 12, 2020

****Vice-Chairman Richard Sasson moved to approve Minutes of the regular meeting held Thursday, November 12, 2020. Seconded by Commissioner Lisa Lundquist. The motion was approved unanimously.**

5. Action Items

According to the Planning and Zoning Rules of Procedure (R2019-15), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

- A. Consideration and possible action regarding a recommendation to City Council for the requested zone classification change located at 4321 Friendswood Link Rd., 3.2895 acres, also known as Reserve A5, Block 2 Forest Creek Subdivision, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas, to change from Multi-Family Residential-Garden Home District (MFR-GHD) to Neighborhood Commercial (NC).

**Commissioner Marcus Perry moved to approve Consideration and possible action regarding a recommendation to City Council for the requested zone classification change located at 4321 Friendswood Link Rd., 3.2895 acres, also known as Reserve A5, Block 2 Forest Creek Subdivision, out of the Sarah McKissick Survey, Abstract No. 549, Harris County, Texas, to change from Multi-Family Residential-Garden Home District (MFR-GHD) to Neighborhood Commercial (NC). Seconded by Commissioner Brett Banfield. The motion was approved unanimously.

Banfield said the last zone change request for this property had much more opposition but with the same concerns. Banfield said the neighbors spoke against a high density use and the garden home zoning is not feasible. He said the land is too small with too many setbacks. Banfield stated Neighborhood Commercial (NC) is the middle ground as opposed to Community Shopping Center (CSC).

Harbin explained CSC is a more broad commercial zoning district, usually found on thoroughfares. She said NC is more restrictive and meant to be a buffer to residential areas.

Hinckley said he is concerned with higher traffic but commented the nearby bridge limits widening the road. He said he is in favor of the developer as they should not lock the property from being developed.

Sasson stated this is a difficult property. He said the Commission has to balance the neighbors' interests versus the owner's interests. Sasson said the property had been for sale for so long, the realtor has changed his sign out at least times from wear and tear.

Lunquist asked what zoning the Future Land Use map identifies. Harbin said the map depicts the property as high density residential. Lunquist commented NC would be a better use than high density or multi family and that GHD will not work.

Perry asked if it was fair to say NC limits the possible uses to daytime 8am-5pm type businesses. Banfield said it would limit the amount of traffic for a commercial use.

Matranga said he is sensitive to traffic uses. He said a concern around the previous zone change request was tall townhomes looking into the neighbors' yards. He said a commercial building would create less opportunity for multiple stories. Matranga mentioned a buffer would be required to help protect the neighbors, as well. Matranga commented that the Commission has to be sensitive to the needs of the entire community in addition to the immediate neighbors. He said he is inclined to allow them to try to develop the property, especially since it was originally intended to be commercial when annexed into the city.

- B. Consideration and possible action regarding the Preliminary Plat of Friends Heights being 2.504 acres of land recorded under File No. 2020008317 of the Official Public Records of Galveston County, Texas, Abstract 151 Sarah McKissick Survey, Part of Lot 12 (12-6), Block 2 of the Friendswood Subdivision, City of Friendswood, Galveston County, Texas

**Vice-Chairman Richard Sasson moved to approve Consideration and possible action regarding the Preliminary Plat of Friends Heights being 2.504 acres of land recorded under File No. 2020008317 of the Official Public Records of Galveston County, Texas, Abstract 151 Sarah McKissick Survey, Part of Lot 12 (12-6), Block 2 of the Friendswood Subdivision, City of Friendswood, Galveston County, Texas. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.

Harbin said a Planned Unit Development (PUD) was approved a few months ago for the property to develop twelve lots for elevated homes. She explained this is the plat to create those twelve lots. She said once the plat is approved, the next step is to submit construction plans to install utilities and the roadway. Harbin said staff has no outstanding comments on the plat.

6. Consideration and possible action regarding future Planning and Zoning Commission meeting dates

- A. Thursday, December 24 - No Meeting; City Holiday
Thursday, January 14 - Regular Meeting
Thursday, January 28 - Regular Meeting

7. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments

Matranga said the Commission had a great workshop the week before. He said he attended the last City Council meeting where the building height changes were approved unanimously.

Matranga announced tonight was Commissioner Banfield's last meeting. He thanked him for all his contributions and hard work.

Lundquist said Banfield had been a great mentor.

Sasson reported the Galveston County Consolidated Drainage District met two times. He said they denied the drainage plan for Avalon then approved it. He said they also approved plans for Sterling Creek Section 5 & 6, The Albritton, and Friends Heights. He said League City would be spending 75 million dollars next year on drainage improvements. Sasson added that over 99,000 loads of dirt had been removed from Imperial Estates. He said GCCDD is 60% complete with that project. Sasson said Banfield would be missed and that he appreciated his perspective and would be sorely missed.

Hinckley told Banfield good luck.

Banfield said thank you for all the kind words and that he will miss serving on the Commission.

- B. From Planning Subcommittee – update on tasks

None.

C. From Ordinance Subcommittee – update on tasks

None.

D. From City Council Liaison, Robert Griffon - general comments and communication from City Council

Mayor Mike Foreman came to thank Brett Banfield. He said he has done an amazing job and has a wealth of knowledge. Foreman thanked all the Commissioners and said he enjoyed watching the meeting.

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

Harbin said the second reading of the Flood Ordinance had been approved meaning detention requirements will increase to Atlas 14 regulations. She said GCCDD is adopting the same regulations. Harbin thanked Banfield for serving on the Commission plus his service to CEDC before that.

Bennett told Banfield she looks forward to working with him on the developer side of projects.

Fischer thanked Banfield and told everyone she wished them a happy holiday season.

8. Adjournment

This meeting was adjourned at 07:43 PM.