



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 22, 2021 - 7:00 PM**

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS, AT 7:00 P.M.

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
APRIL 22, 2021

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, APRIL 22, 2021, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER RICHARD CLARK
COMMISSIONER TRAVIS MANN - VIA VIDEO
COMMISSIONER LISA LUNDQUIST
COMMISSIONER MARCUS PERRY
COUNCIL LIAISON ROBERT GRIFFON
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT
COMMISSIONER TOM HINCKLEY WAS 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.

Cindy Fish of 98 El Dorado said she has lived in El Dorado Subdivision for 7 years where it is quiet. She spoke against the replat of The Golden citing an increase in traffic, construction noise, and

flooding.

Robert Darling of 31 El Dorado said the area is peaceful and not really a subdivision but an area prone to growing orchards and keeping bees. He said the additional house, on a lot smaller than two acres, will detract from the rural aesthetic. Mr. Darling mentioned the property owner would not be living there but selling the lots instead.

Stephanie Darling of 31 El Dorado explained she bought her property in 2016 and was told deed restrictions were in place by the realtor. She said the neighbors do not want to live in an area with a home owner association. Darling said the lots are more like mini farms. Darling stated a former mayor is the listing agent and not accepting cash offers from the neighborhood. She said the deed restrictions expired 25 years ago and the neighborhood is trying to reinstate those restrictions to prevent subdividing.

Steve Hobbs said he has been a resident for 23 years and has the mindset to maintain estate type lots.

Dale Dunn stated he bought his property, from Paul O'Farrell whom was a former mayor, because he had six kids and needed the acreage. Dunn said subdividing a lot into two, one-acre lots will devalue the remainder of the neighborhood.

John Maynard of 72 El Dorado opined the property owner just wants to make monies.

3. **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.

****Chairman JOSEPH MATRANGA moved to remove The Golden plat from the Consent Agenda. Seconded by Commissioner Dick Clark. The motion was approved unanimously.**

B. Consider and take possible action regarding the Golden Final Plat.

****Chairman JOSEPH MATRANGA moved to approve the Golden Final Plat. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin explained the application is to subdivide a single, two-acre lot into two, one-acre lots. She said the city's minimum lot size is 120 foot width at the right-of-way. Harbin confirmed the plat meets the lot size requirements set forth in the city zoning ordinance.

Matranga commented there is one existing house already. He stated the application meets all legal requirements of the city and the state therefore it must be approved.

Matranga asked if the deed restrictions, whether expired or not, have any bearing on the plat approval. City Attorney Fischer stated deed restrictions are separate from the city subdivision and zoning ordinance.

Sasson asked although the neighborhood cannot stop this application for subdividing, what could they do in the future. Harbin suggested hiring a real estate attorney to reinstate the deed restrictions. She said another option is to change the zoning district of the neighborhood to Single Family Residential-Estate (SFR-E) which requires a minimum two acre lots. She explained each owner would need to submit a zone change application.

Clark asked if it would violate the commission's ministerial duty to table the item. Harbin answered the commission has no legal cause to table the plat.

Matranga told the audience he understands and listened to their concerns, putting himself in their shoes. He stated one more house does not appear to have significant impact on the area and the commission has a legal obligation to approve the plat.

A. Consider approving the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, April 8, 2021.

**Commissioner Marcus Perry moved to approve the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, April 8, 2021. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

4. Discussion Items

A. Discussion and update regarding Future Land Use Map.

Harbin stated the planning subcommittee met with the Community and Economic Development Committee a few times and they suggested no major changes to the map.

Perry presented a slideshow outlining the proposed changes, some of which had already been discussed with whole commission. He said the Timber Creek Golf Course area had been changed from open space to industrial. Harbin explained the future land use map is made to depict what the city would like to see or could see in the future, regardless of the current use. Perry said the Whitcomb property was updated to reflect the approved PUD. He said Lake Friendswood was changed from residential use to a park.

Perry said the property at 801 W Parkwood Ave was changed from residential use to retail use so it would align with the FM 528 corridor plan. He reminded the commission this property had recently applied for a zone change from residential to commercial.

Perry explained the area towards Alvin, FM 528 frontage near the PSC Gun Range, was amended from industrial to office and business park use because otherwise there is no buffer between the industrial area and the residential area. Harbin further explained Business Park (BP) zoning includes 25 foot setbacks which would help buffer. She said the Cline Elementary site is already zoned residentially and the school will be demolished eventually.

Perry said major thoroughfare intersections are usually targeted as retail but wanted to discuss the future intersections for Friendswood Parkway. Matranga commented that, coming through League City, the area is mostly residential but there are pockets of retail, day cares, etc. Harbin said Falling Leaf Drive shows to be widened eventually which creates a natural intersection. She stated the future Friendswood Parkway has three possible routes and whomever develops first will have an advantage in the placement of the road. Perry commented any changes regarding the road location and zoning would be purely conceptual. He said he is okay with leaving that aspect of the map alone for now. Harbin suggested adding comments into the written portion of the comprehensive plan to address the future parkway area.

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

- A. Consider setting the next Planning and Zoning Commission Regular Meetings (i) Thursday, May 13, 2021 and (ii) Thursday, May 27, 2021.

6. Communications

- A. Receive information from Commissioners to include but not limited to suggestions for future agenda items, general comments and/or updates from liaison assignments.

Sasson said he attended the Galveston County Consolidated Drainage District (GCCDD) meeting on the 13th where GCCDD approved the Dude Stop plat and drainage plan. He said they also tabled two variance requests. Sasson announced 114,000 loads of dirt had been removed from Imperial Estates and is 85% complete.

Lundquist said Keep Friendswood Beautiful was awarded the Governor's Community Achievement Award.

- B. Receive an update on tasks from the Planning Subcommittee.
- C. Receive an update on tasks from the Ordinance Subcommittee.
- D. Receive general comments and communications from City Council from City Council Liaison, Robert Griffon.

Councilman Griffon said City Council started diving into the budget process at the last council meeting. He announced a mariachi band would be playing on Cinco De Mayo for the senior luncheon in Stevenson Park.

- E. Receive information from Staff regarding commercial and residential project updates, City Council action and ordinance updates.

Harbin said the League City boundary changes are in process and explained it is a land donation, not a land swap. She said the two cities will split the ad valorem taxes for a period of 20 years.

Bennett stated the tree ordinance changes were underway along with amendments to the subdivision ordinance.

7. ADJOURNMENT

This meeting was adjourned at 08:08 PM.