



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 9, 2021 - 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
SEPTEMBER 9, 2021

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, SEPTEMBER 9, 2021, AT 07:02 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TOM HINCKLEY
COMMISSIONER CATHERINE KOERNER
COMMISSIONER TRAVIS MANN
COMMISSIONER RICHARD CLARK
COUNCIL LIAISON TRISH HANKS
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER PERRY AND CITY ATTORNEY FISCHER 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. Conduct a public hearing to receive comments, both oral and written, regarding a zone classification change request for 11.92 acres located at 1550 West Boulevard, also known as Restricted Reserve A in the Final Plat of West Ranch School Site, a subdivision of 12.07 acres of land located in the John Dickinson Survey, A-9, also being a portion of lots 148-452 of the Slone Subdivision as recorded under Vol. 3 Page 61A, GCMR Galveston County, City of Friendswood, Texas, for a Specific Use Permit (SUP) to allow NAICS Use #6111, Elementary and Secondary Schools for the new Cline Elementary school site.

Harbin presented the elevations and site plan for the proposed Cline Elementary school to be located at the corner of West Boulevard and Friendswood Lakes Boulevard (Friendswood Parkway). She explained the school designed the parking lot to stack as many cars as possible onsite instead of along the main roads.

No public comments.

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.

****Commissioner Tom Hinckley moved to remove the minutes from the Consent Agenda. Seconded by Vice-Chairman Sasson. The motion was approved unanimously.**

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, August 26, 2021.

Chairman Matranga stated he would like the minutes to reflect the commission came to a consensus on the proposed Future Land Use Map.

****Commissioner Travis Mann moved to approve Consent Agenda including an edit specifying the commission came to consensus on the Future Land Use Map. Seconded by Commissioner Tom Hinckley. 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 for 11.92 acres located at 1550 West Boulevard, also known as Restricted Reserve A in the Final Plat of West Ranch School Site, a subdivision of 12.07 acres of land located in the John Dickinson Survey, A-9, also being a portion of lots 148-452 of the Slone Subdivision as recorded under Vol. 3 Page 61A, GCMR Galveston County, City of Friendswood, Texas, for a Specific Use Permit (SUP) to allow NAICS Use #6111, Elementary and Secondary Schools for the new Cline Elementary school site.

****Vice-Chairman Richard Sasson moved to approve Consideration and possible action regarding a recommendation to City Council for the requested zone classification change for 11.92 acres located at 1550 West Boulevard, also known as Restricted Reserve A in the Final Plat of West Ranch School Site, a subdivision of 12.07 acres of land located in the John Dickinson Survey, A-9,**

also being a portion of lots 148-452 of the Slone Subdivision as recorded under Vol. 3 Page 61A, GCMR Galveston County, City of Friendswood, Texas, for a Specific Use Permit (SUP) to allow NAICS Use #6111, Elementary and Secondary Schools for the new Cline Elementary school site. Seconded by Commissioner Catherine Koerner.

Vice-Chairman Sasson amended the motion to include installation of sidewalks along West Boulevard and a strong consideration of installing sidewalks along Friendswood Parkway and a strong consideration of installing a landscape buffer between the school and the residential neighbors. The motion was approved unanimously.

The commission expressed concern with a lack of sidewalks along all sides of the school. Erich Kreiter/FISD stated a sidewalk will be installed on West Boulevard. Harbin explained the West Ranch Planned Unit Development (PUD) was approved with a specific sidewalk plan consisting of sidewalks only along one side of the main roads.

Sasson questioned the lack of buffer along the residential fence line. Harbin explained the zoning ordinance includes an exception for installing landscape buffers when a 30-foot separation is included on the site. She explained due to the location of a 30-foot sewer easement, the landscape buffer was not required nor could trees be planted within the easement.

- B. Consideration and possible action regarding the Preliminary Plat of Industry Park Friendswood Phase II, a subdivision of 15.0126 acres, being out of 3 tracts of land, 4.9071 acres of land being out of Reserve A of the BSR Subdivision No. 1, together with 9.9936 acres of land recorded under H.C.C.F. No. 20150084708, and .1119 acres of land recorded under H.C.C.F. No. RP-2019-182701 being out of Lot 63 Divisions "B" and "C" of Hoidale-Coffman Addition Volume 3, Page 6 Harris County Map Records in the Perry and Austin League, Abstract 55 City of Friendswood, Harris County, Texas.

**Vice-Chairman Richard Sasson moved to disapprove Consideration and possible action regarding the Preliminary Plat of Industry Park Friendswood Phase II, a subdivision of 15.0126 acres, being out of 3 tracts of land, 4.9071 acres of land being out of Reserve A of the BSR Subdivision No. 1, together with 9.9936 acres of land recorded under H.C.C.F. No. 20150084708, and .1119 acres of land recorded under H.C.C.F. No. RP-2019-182701 being out of Lot 63 Divisions "B" and "C" of Hoidale-Coffman Addition Volume 3, Page 6 Harris County Map Records in the Perry and Austin League, Abstract 55 City of Friendswood, Harris County, Texas. Seconded by Commissioner Travis Mann. The motion was approved unanimously and the item failed.

Due to the amount of outstanding items, the commission voted to disapprove the preliminary plat.

6. Discussion Items

- A. Discussion regarding the proposed amendments to Appendix B, Subdivisions.

Bennett presented a slideshow of proposed changes to the Subdivision Ordinance. She explained the majority of changes were clerical or administrative. She said the administrative changes include making the plat requirements match state law. She said the most substantial change is to eliminate the Sidewalk Fund. Bennett explained the subcommittee feels developers should install sidewalks at the time of construction. She explained developers paying into the Sidewalk Fund put an undue burden on the city and the funding was inadequate to install the sidewalks at a later date.

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

- A. Consider setting the next Planning and Zoning Commission regular meetings for (i) Thursday, September 23, 2021 and (ii) Thursday, October 14, 2021.

Harbin said there are no items for September 23rd and a meeting would not be necessary.

8. 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.

Matranga asked about a DRC meeting held pertaining to 307 Laurel. Harbin explained the former house was a non-conforming use and when the house caught fire, the "grandfather" status was lost. She stated a new structure would have to comply with the current Downtown District requirements. Harbin further explained the property was formerly zoned Original Business District (OBD) prior to 2008 and the house was non-conforming at that time, as well. She said one goal of the Downtown District is to diversify the city's tax base with more commercial properties.

- B. Receive an update on tasks from the Planning Subcommittee.

NONE.

- C. Receive an update on tasks from the Ordinance Subcommittee.

NONE.

- D. Receive general comments and communication from City Council Liaison, Trish Hanks.

NONE.

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

Harbin said TXDOT is making progress on the Downtown District curbs, ramps and sidewalks project. She said they are also working on the bridge at FM 518 and Whispering Pines. Harbin relayed the bridge work is estimated to take a year for completion.

9. ADJOURNMENT

This meeting was adjourned at 08:16 PM.