



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 28, 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
OCTOBER 28, 2021

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, OCTOBER 28, 2021, AT 07:01 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

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

COMMISSIONER RICHARD CLARK 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)

No public comments.

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.

A. Consider the minutes of the regular meeting held Thursday, October 14, 2021

****Commissioner Tom Hinckley moved to approve Consider the minutes of the regular meeting held Thursday, October 14, 2021. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

4. 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 Partial Preliminary Plat of Avalon at Friendswood Section Two, a private subdivision, being 46.311 acres of land out of the Mary Fabreau Survey, A-69 City of Friendswood, Galveston County, Texas

****Commissioner Marcus Perry moved to approve Consideration and possible action regarding a Partial Preliminary Plat of Avalon at Friendswood Section Two, a private subdivision, being 46.311 acres of land out of the Mary Fabreau Survey, A-69 City of Friendswood, Galveston County, Texas. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

Harbin said this plat is for the southern portion of Avalon at Friendswood and will contain 67 mixed-size lots in accordance with the approved Planned Unit Development (PUD).

B. Consideration and possible action regarding a one-time, one-year extension of RBO Development Final Plat

****Commissioner Tom Hinckley moved to approve Consideration and possible action regarding a one-time, one-year extension of RBO Development Final Plat. Seconded by Commissioner Marcus Perry. The motion was approved unanimously.**

Harbin said Red Ball Oxygen is working through plan review of a public waterline installation needed for the development. She said once the waterline is installed, tested, and accepted by City Council, then the plat can be recorded.

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

A. As voted on at the last meeting, the next meeting will be Thursday, November 18, 2021. There will not be a meeting on November 11 or November 28 due to those being City holidays.

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.

Mann said he attended his first Galveston County Consolidated Drainage District meeting but had nothing to report related to the City of Friendswood.

Hinckley reported the Ordinance Subcommittee had met to discuss adding requirements to qualify for a Planned Unit Development. He said the suggestions would be presented to the full commission at a later date.

Matranga said Sasson, Koerner, Bennett, and himself would be at the American Planning Association Conference next week and Harbin would stay behind to be present for the City Council meeting. He asked that since the City Council agenda is heavy with Planning and Zoning items, any other commission able to attend in his absence, would be appreciated.

B. Receive an update on tasks from the Planning Subcommittee

No comments.

C. Receive an update on tasks from the Ordinance Subcommittee

No additional comments.

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

No comments.

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

Harbin said the next Council meeting would include discussions of three zone changes, Cline Elementary, One Sixty One Hotel, and Banfielf Office Park plus two ordinance changes, the Subdivision Ordinance rewrite and the new Future Land Use Map draft.

Bennett stated during the rewrite of the Subdivision Ordinance, it was decided to remove the option for payment into the Sidewalk Fund. She explained any funds already existing in the account were being analyzed and the City's Engineering Dept just notified her they will be installing the missing sidewalks for the projects on that list.

7. ADJOURNMENT

This meeting was adjourned at 07:12 PM.