



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 24, 2022 - 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
MARCH 24, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, MARCH 24, 2022, AT 07:02 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER MARCUS PERRY
COMMISSIONER TOM HINCKLEY
COMMISSIONER RICHARD CLARK
COMMISSIONER TRAVIS MANN
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER CATHERINE KOERNER AND COUNCIL LIAISON HANKS 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 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.

****Commissioner Tom Hinckley moved to approve Consent Agenda. Seconded by Commissioner Richard Clark. The motion was approved unanimously.**

- A. Consider approving the minutes for the Planning and Zoning Regular Meeting held Thursday, March 10, 2022.

4. Action Items

According to the Planning and Zoning Rules of Procedure (R2021-18), 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. PRELIMINARY PLAT: AVALON AT FRIENDSWOOD DETENTION

Consider approving the Partial Preliminary Plat of Avalon at Friendswood Detention, a Private Subdivision, being 12.9 acres of land out of the Mary Fabreau Survey, A-69, City of Friendswood, Galveston County, Texas.

****Vice-Chairman Richard Sasson moved to approve the Partial Preliminary Plat of Avalon at Friendswood Detention, a Private Subdivision, being 12.9 acres of land out of the Mary Fabreau Survey, A-69, City of Friendswood, Galveston County, Texas. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

Harbin said this plat would be for the detention pond on the north side of the boulevard. She explained a temporary access easement would be required until the surrounding sections are platted.

B. SITE PLAN: AVALON RECREATION CENTER

Consider approving the site plan for the Avalon Recreation Center to be located at 1700 Tanner Brook Lane, Friendswood, Texas.

****Commissioner Marcus Perry moved to approve the site plan for the Avalon Recreation Center to be located at 1700 Tanner Brook Lane, Friendswood, Texas. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin said the site plan was to construct a recreation center including open green space, a pavilion, restrooms, lockers, and sports courts within the Avalon at Friendswood subdivision. Bennett played two YouTube videos depicting the proposed recreation area.

Bobby Skinner/Taylor Morrison explained that Taylor Morrison partners with the National Wildlife Federation on many of their projects to include amenities like butterfly gardens. He said Taylor Morrison will be discussing a possible kayak launch with the Galveston County Consolidated Drainage District.

C. SITE PLAN: OFFICE COMPLEX

Consider approving the site plan for a proposed office complex to be located at 1 Hatcher Lane, Friendswood, Texas.

****Vice-Chairman Richard Sasson moved to approve the site plan for a proposed office complex to be located at 1 Hatcher Lane, Friendswood, Texas. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

Harbin said the property is a long, narrow tract located within the Downtown District just off of S.

Friendwood Drive. She said the project would include three office buildings and would be required to install a 6-foot concrete sidewalk along Hatcher Lane.

Matranga said the office complex would be a huge upgrade from the old storage buildings. He asked if the project would be similar to the applicant's buildings on Winding Way.

Adam Hill/Sterling Builders said his group is investing in Friendswood and will build to suit.

5. 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, April 14, 2022 and (ii) Thursday, April 28, 2022.

6. Communications

- A. Receive liaison updates, commercial and residential project updates, and City Council actions and ordinance updates.

Commissioner Perry said the Planning Subcommittee would be meeting on April 14th before the regular commission meeting to work on the comprehensive plan. Commissioner Hinckley said the Ordinance Subcommittee was due to meet again, as well. Chairman Matranga reminded the commission that Commissioner Sasson was available to fill in for liaison assignments when necessary.

7. ADJOURNMENT

This meeting was adjourned at 07:21 PM.