



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 14, 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
APRIL 14, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, APRIL 14, 2022, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER MARCUS PERRY
COMMISSIONER TRAVIS MANN
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER

DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER TOM HINCKLEY, COMMISSIONER CATHERINE KOERNER, AND COMMISSIONER RICHARD CLARK WERE ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

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.

****Vice-Chairman Richard Sasson moved to approve CONSENT AGENDA. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, March 24, 2022.
- B. Consider approving the Challenge Elite Sports Final Plat.
- C. Consider approving the Final Plat of Georgetown Detention Basin Phase I.

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. REQUEST TO VACATE DRAINAGE EASEMENT AT 1309 FALLING LEAF DRIVE

- i Conduct a public hearing regarding a request to vacate a 20-foot drainage easement and a 10-foot drainage access easement for maintenance located at 1309 Falling Leaf Drive, Friendswood, Galveston County, Texas.

Harbin explained the applicant is requesting to vacate a portion of a drainage easement with a maintenance easement through his property. Harbin said city staff received several phone calls from adjacent neighbors but further explained the portion being vacated was not in use and separate from the easements used by the neighboring properties. She said the Galveston County Consolidated Drainage District issued a letter stating there are no drainage facilities or swale within the easement and that GCCDD did not object to the proposed easement vacation.

Ross Eubanks/applicant said he purchased the property in August 2021 which has a few encumbrances such as a pipeline and a drainage easement. Eubanks stated the previous owner had begun to vacate the easement years ago. He also said he commissioned a topographic survey of the property that confirms the drainage easement does not contain a swale.

William Pope/neighbor said he is concerned about how the electric company will access the power poles between Mr. Eubanks' property and the Wilderness Trails subdivision.

- ii Consider making a recommendation regarding a request to vacate a 20-foot drainage easement and a 10-foot drainage access easement for maintenance located at 1309 Falling Leaf Drive, Friendswood, Galveston County, Texas.

****Commissioner Marcus Perry moved to approve a recommendation regarding a request to vacate a 20-foot drainage easement and a 10-foot drainage access easement for maintenance located at 1309 Falling Leaf Drive, Friendswood, Galveston County, Texas. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Commissioner Perry said it makes sense to abandon an easement that is not being used. He stated the easement in question was a drainage easement, not a utility easement. Harbin said Texas New Mexico Power Company will need to make arrangements to access the power poles in a different way.

Commissioner Mann understood the neighbors' concerns and said although the electric company has been accessing the power poles this way, the easement is not for utilities. Commissioner Sasson agreed. He said right or wrong, the easement is not granted for access to utilities.

Mr. Eubanks clarified that Texas New Mexico Power Company cuts through his property but not where the drainage easement is located.

Harbin said the City Council will consider the request at the May 2, 2022 meeting.

5. DISCUSSION ITEM

- A. Discussion regarding the idea of eliminating liaison assignments to various boards and committees.

Chairman Matranga discussed the value the Commission receives from attending as liaisons to other committees. He said commissioners meet regularly twice a month, plus subcommittee meetings plus liaison assignments. Perry added that his attendance at CEDC is duplicated by city staff already in attendance. Mann said he saw the value of attending on occasion and the other committees could request a liaison when needed.

Sasson said he would like to gain input from the commissioners that could not attend tonight's meeting before making a decision. Harbin said staff can relay information from the other committees in other ways, as well.

6. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, April 28, 2022 and (ii) Thursday, May 12, 2022.

Harbin reminded the commission she would be on vacation for the next few meetings.

- B. Receive liaison updates and City Council actions and ordinance updates.

Perry said he tested remote attendance with staff and may need to use that function in the future, depending on his work travel schedule.

Sasson said he attended the City Council meeting and reported the first reading of the Garden Home District amendments passed unanimously plus the second reading of the Planned Unit Development ordinance. Sasson said the City of Friendswood received recognition as being one of the safest cities. He said FDEDC has received the new Downtown District street signs that will be installed after the sidewalk project is complete. Sasson mentioned the traffic signals in Downtown are estimated to be installed in 4-6 weeks, followed by the street lights in June.

Councilwoman Hanks announced the upcoming election information is located on the city's website, including the proposed charter amendments, educational materials, polling locations, and dates.

Aubrey said the March DRC report was sent out in the back up material.

Bennett said the Ordinance Subcommittee was looking to setting a regular meeting date in the future.

7. ADJOURNMENT

This meeting was adjourned at 07:32 PM.