



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MAY 12, 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
MAY 12, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, MAY 12, 2022, AT 07:03 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER CATHERINE KOERNER
COMMISSIONER TOM HINCKLEY
COMMISSIONER MARCUS PERRY
COMMISSIONER RICHARD CLARK
COMMISSIONER TRAVIS MANN
CITY ATTORNEY KAREN HORNER

DEVELOPMENT COORDINATOR BECKY BENNETT

PLANNER HARBIN AND COUNCIL LIAISON HANKS 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 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.

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

- A. Consider approving the minutes for the Planning and Zoning Commission Regular Meeting held on Thursday, April 28, 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. SITE PLAN: TANNOS MEDICAL BUILDING

Consider approving the site plan for a new commercial building to be located at 1715 S. Friendswood Drive, Friendswood, Texas.

****Vice-Chairman Richard Sasson moved to approve the site plan for a new commercial building to be located at 1715 S. Friendswood Drive, Friendswood, Texas. Seconded by Commissioner Travis Mann.**

Commissioner Cathy Koerner motioned to postpone the vote until the next regular meeting on May 26, 2022. Seconded by Commissioner Tom Hinckley. The motion passed with 6 for and 1 against (Perry).

Bennett explained this project would be located behind the existing Chipotle restaurant near the intersection of FM 518 and FM 528. She said this is Phase I of an approved Planned Unit Development which included a four-story building grossing over 106,000 square feet, 295 parking spaces, and landscaping in excess of the minimum trees required.

Commissioners Sasson, Mann, Koerner, and Clark were all concerned about access to the site and traffic congestion. Chairman Matranga and Commissioner Perry commented that traffic concerns are not technically in the Commission's purview. Perry stated he felt obligated to approve the site plan if the proposal met required city codes.

Commissioner Hinckley questioned the location of the dumpster, wondering if it could be moved elsewhere from the main drive through the development. Matranga mentioned the dumpster is roughly 150-feet away from the building, too. Hinckley also asked what type of traffic mitigation would be in place inside the development. Lastly, he commented that the pond improvements approved as part of the PUD seem to be being delayed. Bennett answered the pond would be Phase II and brought to the commission at a later date. She said the location of amenities is still being discussed with the Galveston County Consolidated Drainage District in relation to having enough access to maintain the pond.

Commissioner Clark asked how the building would be oriented and stated there are no streets to reference the location of the project. Bennett explained the building entrance would face the main through access easement and that during the PUD process, the applicant stated the orientation of the building would create a natural slow down of traffic.

Chairman Matranga asked about screening for the residential neighbors. Bennett said the project requires and includes an 8-foot opaque fence plus a 10-foot landscape buffer along the residential properties. Perry commented on reviewing the lighting and glare requirements. He said the photometric are measured at the ground level and could be brighter when measured horizontally towards the neighbors. He also mentioned the glass of the building may or may not create reflections for the neighbors.

The commissioners discussed postponing the vote until a representative could be present to answer questions regarding the project.

5. COMMUNICATIONS

A. Receive liaison updates and City Council actions and ordinance updates.

Sasson said the City Council approved second reading the Garden Home District ordinance amendments at the May meeting.

Mann said Kevin Holland was glad to hear the Commissioner would be maintaining a liaison to GCCDD. Matranga asked Bennett if they could set up a schedule for Commissioners to attend the GCCDD meetings.

Bennett added that City Council approved the first reading for the drainage easement abandonment on Falling Leaf Drive.

Horner announced the City Council would be canvassing for the election results on May 18th. She said the item of interest to the Commission is only one reading of an ordinance would be required by City Council if the proposition passes.

B. Reminder of the next Planning and Zoning Commission regular meetings on (i) Thursday, May 26, 2022 and (ii) Thursday, June 9, 2022.

6. ADJOURNMENT

This meeting was adjourned at 07:35 PM.