



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 23, 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
JUNE 23, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 23, 2022, AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER RICHARD CLARK
COMMISSIONER TOM HINCKLEY
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER

DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER TRAVIS MANN, COMMISSIONER CATHERINE KOERNER, AND
COMMISSIONER MARCUS PERRY 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.

Vice-Chairman Richard Sasson moved to remove Item C. from the Consent Agenda.

Commissioner Hinckley moved to approve Items A, B, and D on the Consent Agenda. Seconded by Commissioner Clark. The motion was approved unanimously.

A. Consider approving the minutes of the regular meeting held Thursday, May 26, 2022

B. Consider approving the minutes of the regular meeting held Thursday, June 9, 2022

C. Consider approving the Final Plat of Sterling Creek Section 7

Vice-Chairman Sasson moved to approve Item C on the Consent Agenda. Seconded by Commissioner Richard Clark. The motion was approved unanimously.

Sasson mentioned that another section built by the same developer has a gate too close to Friendswood Parkway which causes traffic to back up. He expressed concern that a school bus trying to access the subdivision would cause traffic issues. City Attorney Horner advised the Commission the setback requirements for gates are not within the purview of the Commission. Harbin explained that is because the distance requirement for gates is found within the City's Design Criteria Manual, not the Subdivision Ordinance. She stated those details are reviewed during infrastructure plan review. Bennett added that the developer increased the gate setback after hearing the concerns during preliminary platting. She said staff has reviewed the infrastructure plans and the gate location is compliant with city code. Sasson stated the Ordinance Subcommittee should research whether the setback should be increased.

Sasson asked why the developer chose to install crepe myrtle and pine trees in front of the development. Bennett responded that those tree types have smaller root systems and are appropriate when located so near underground utilities.

Chairman Joe Matranga asked if any substantial changes had been made between the preliminary plat and the final plat, to which Harbin responded there had not been any substantial changes made.

D. Consider approving the Falling Bend Estates Replat

4. Communications

A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 14, 2022 and (ii) Thursday, July 28, 2022.

Chairman Matranga mentioned this meeting would be Commissioner Clark's final meeting, as well as Commissioner Perry, who was unfortunately absent. The Commissioners all thanked Clark for his time on the Commission.

- B. Receive the May 2022 DRC Report from staff, updates of City Council actions and ordinance considerations, and updates of Galveston County Consolidated Drainage District (GCCDD) actions.

Hinckley said he would like to gather the Ordinance Subcommittee soon.

Matranga announced Council would be considering a replacement for Commissioner Clark's upcoming seat. He said the Commission would need to interview for a second replacement to fill Commissioner Perry's upcoming seat, also.

Councilwoman Hanks thanked Commissioner Clark for his 5 years of service and said the City has been well served.

Harbin mentioned that Council approved the second reading of a drainage easement vacation at their last meeting and the May DRC Report had been sent out.

5. ADJOURNMENT

This meeting was adjourned at 07:15 PM.