



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

1. CALL TO ORDER

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

CHAIRMAN JOSEPH MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER CATHERINE KOERNER
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARCUS RIVES
COMMISSIONER TOM HINCKLEY
COMMISSIONER TRAVIS MANN
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

2. OATH OF OFFICE AND STATEMENT OF OFFICER

Harbin administered oaths of office for Matranga, Bounds, and Rives.

- A. Administer Oath of Office and Statement of Officer to Joe Matranga, Brian Bounds, and Marcus Rives.

3. PUBLIC COMMENT

(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.

4. 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 the Consent Agenda. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, June 23, 2022.

5. ACTION ITEM

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. SUBDIVISION VARIANCE REQUEST TO DEVIATE FROM MINIMUM BLOCK LENGTH OF 300 FEET FOR FRIENDSWOOD TRAILS SECTIONS 3A & 4A.

- i Conduct a public hearing regarding a request for a Subdivision Variance to reduce the required minimum block length from 300-feet, as shown on Exhibit A, for Narrows Trail, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

Harbin explained the minimum block length is 300-feet measured along the block face, from center line to center line. She said a Planned Unit Development had been approved in 2016 for the subdivision and utilized parallel streets to accomplish the required number of egress from the subdivision. She said the applicant is requesting to decrease the minimum block length from 300-feet due to the narrow constraints of the subdivision.

No public comments. The public hearing was closed.

- ii Consider approving a Subdivision Variance request to reduce the required minimum block length from 300-feet, as shown on Exhibit A, for Narrows Trail, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

Withdrawn by applicant prior to meeting.

B. PARTIAL PRELIMINARY PLAT OF FRIENDSWOOD TRAILS SECTIONS 3A & 4A

Consider approving a partial preliminary plat of Friendswood Trails Sections 3A & 4A, a subdivision of 36.863 acres of land containing 46 Lots and 23 Reserves in 5 Blocks out of the William Henry Survey, Abstract 84, and the Mary Sloan Survey, Abstract 184, also

being a Partial Replat of Reserve "T" of Friendswood Trails Sections 1, 2, and Commercial, Friendswood, Texas, Galveston County.

Withdrawn by applicant prior to meeting.

6. Communications

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 28, 2022 and (ii) Thursday, August 11, 2022.
- B. Receive the June 2022 DRC Report from staff, updates of City Council actions and ordinance considerations, and updates of Galveston County Consolidated Drainage District (GCCDD) actions.

Koerner thanked Clark and Perry for their service on the Commission and welcomed new members Bounds and Rives.

Sasson reported on the Galveston County Consolidated Drainage District meeting and said GCCDD would be replacing the Imperial Estates bridge to elevate it from rising water. Sasson asked staff if they could send reminders for the Commissioners to attend GCCDD meetings. Bennett responded that the schedule had been updated and would be sent out with the new members' assignments.

Hinckley said the Ordinance Subcommittee met prior to the regular meeting and was beginning to work on remaining items for the year.

Council Liaison Hanks reported on the previous Council meeting and announced that Councilmember Erenwert had been appointed Mayor Pro Tem. She said some council liaison assignments had been changed but she would remain liaison to the Commission. Hanks stated the budget was a big discussion item and the goal was to maintain city services and hopefully not have to cut anything. Hanks also mentioned the Library board would be holding a town hall meeting to discuss long-range plans.

Harbin said the June DRC report had been provided in the backup materials. She said most meetings were follow-up meetings on proposed projects. She stated FDEDC was moving forward with the Downtown District lighting project but it would be done in phases for monetary reasons.

7. ADJOURNMENT

This meeting was adjourned at 07:18 PM.