



**CITY OF FRIENDSWOOD
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
WEDNESDAY, APRIL 7, 2021 - 3:30 PM**

Minutes

**MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD
DRIVE, FRIENDSWOOD, TEXAS,**

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
APRIL 7, 2021

1. Call to Order

THE REGULAR MEETING OF THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE WAS CALLED TO ORDER ON WEDNESDAY, APRIL 7, 2021, AT 3:32 PM AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS WITH THE FOLLOWING PRESENT CONSTITUTING A QUORUM;

CHAIR JENNIFER WHITLEY
VICE CHAIR BLAISE GUZZETTA (VIRTUAL)
COMMITTEE MEMBER SUSAN ASIMAKIS
COMMITTEE MEMBER PAULINE MOORE (VIRTUAL)
ASSISTANT CITY MANAGER STEVEN RHEA
DIRECTOR OF COMMUNITY DEVELOPMENT AUBREY
HARBIN

OTHERS PRESENT: MARCUS PERRY, PLANNING AND ZONING COMMISSIONER
(VIRTUAL)
AMBER PETREE, FISD (VIRTUAL)

2. Communications from the Public

None

3. Approval of Minutes

A. March 3, 2021

Susan Asimakis motioned to approve the minutes with one correction – to remove member Mike Hickey, seconded by Jennifer Whitley. The motion passed unanimously.

4. Discussion and Possible Actions

- A. Discussion and possible action to provide recommendations to the Planning and Zoning Commission regarding updates to the Future Land Use Map (2008)

Motion to approve changes as proposed: Susan Asimakis

Second: Blaise Guzzetta

Vote: 4 – 0 (unanimous)

Steven Rhea explained that CEDC provides recommendations to Planning and Zoning Commission and City Council when certain topics come up for consideration such as recommendations to various policies, ordinances, and maps as it relates to the types of businesses to attract to the City, future business corridors. CEDC may also provide recommendations regarding zone changes.

He also explained that this map was presented at the meeting in February. The Future Land Use Map will be used as a guiding document in the future when P&Z and Council consider zone changes. The current map has not been updated since 2008.

Aubrey Harbin and Marc Perry, Planning and Zoning Commissioner/Planning Subcommittee Chair, explained the proposed updates to the 2008 Future Land Use Map. Timber Creek Golf Course was changed from Parkland to Industrial zoning, per the recommendation of CEDC, which helped the calculations for future development of parks vs. commercial. The subcommittee has not met again since the last meeting. Vision 20/20 plan recommends land use percentages of 73% residential and 27% commercial. Current calculations are at 84% residential and 16% commercial. The 80/20 reference that is often made is referring to sales tax income for the City.

Susan Asimakis asked if there is any room for growth within the Downtown District. Steven Rhea explained that there are a few vacant tracts and tracts that will be redeveloped, but other than that, other tracts already have plans or are not on the market. Steven Rhea explained that the more recent growth or redevelopment has been residential construction a block over from DD on Shadowbend.

Jennifer Whitley expressed some concern about the flood zone designation of Alton Todd's property along the creek at the end of the Downtown District. Steven Rhea explained that the property would be required to meet flood ordinance requirements in place at the time of development. Aubrey Harbin explained that flood maps have been updated and adopted since Hurricane Harvey and Atlas 14 rainfall calculations for the amount of detention has been incorporated into the City and Drainage District design criteria. Additionally, in sync with the counties and adjacent municipalities, the limit of no net fill in 500-year floodplain has also been adopted and applies to properties in Galveston and Harris Counties.

Susan Asimakis clarified that the Downtown District allows a good mix of business and is designated as commercial on the map.

Marc Perry stated that he was looking for any additional comments or corrections that are needed for the map and thanked CEDC for their input.

Pauline Moore asked for a summary of changes in classification or clarification that we are moving in the right direction. Aubrey Harbin explained that information could be provided in the future.

Susan Asimakis stated that the City has great parks and asked if there is any unused land for future park development. Aubrey Harbin explained that city-owned parkland is identified on the

map. The Parks Department is in the process of updating the Parks Master Plan. Susan also asked about future dedication of parkland by residential developments. Aubrey Harbin explained that a residential development is only required to develop/dedicate parkland if they develop 655 lots or more. Steven Rhea explained that the City owns land that is not being used to its maximum potential. Park dedication fund goes to improving or adding to parks. He also explained that application was recently made for a grant to develop a Trails Master Plan, which would be another guiding document for future development.

- B. Discussion and possible action regarding future meeting dates and starting time.
Motion to move start time to 4pm: Blaise Guzzetta
Second: Pauline Moore
Vote: 4 to 0 (unanimous)

Jennifer Whitley explained that the 4pm start time would be easier to remember and that she would like to keep the meetings to one hour in length. No one had any issues with the new start time.

5. Reports

A. FISD Update

Amber Petree – reported that the homes that FISD has purchased between Mustang Drive and Falling Leaf will be demolished by the end of June when all of the current leases expire. Cline Elementary at West Ranch is in design phase and will be K-5 and 2 story building. Final tax increase is 5.9%. She also announced that enrollment is open for any new students coming in next year.

6. Comments

Blaise Guzzetta questioned CEDC's influence to the Planning and Zoning Commission and how the committee could help P&Z attract business to the City and possibly assist in the writing of ordinances, etc. Jennifer Whitley explained the P&Z liaison to CEDC was in attendance today, and that it may be beneficial to designate a CEDC liaison to the Planning and Zoning Commission in the future.

Blaise Guzzetta said that he may be out of town this summer and wanted to know the effects of that. Steven Rhea explained that as of now, there are only 4 members, so if anyone is absent, a meeting cannot take place. As the committee obtains more members, this will be less of an issue.

Steven Rhea explained that the Mayor, when he was elected his first term, assured residents more transparency, and has specified all meetings to be recorded and placed on YouTube. This meeting room is capable of recording by June meetings will be recorded. Susan Asimakis expressed a concern for discretion in economic development. Steven Rhea explained that developer agreements and other sensitive information could be discussed in executive session.

Susan questioned what CEDC needs to do next suggesting helping businesses with expansion plans, relocation opportunities, and attracting new types of businesses. She explained that follow up on Future Land Use Map and establishing a more purposeful attack plan to add value rather than more strip centers would be beneficial.

Steven Rhea explained that there are conventions and events to attract businesses; however, historically staff has maintained contact with potential business owners looking to relocate. He also explained that it is a goal of the City to keep the development process as simple as possible to not deter development. Updating the Future Land Use Map will be beneficial to have a current plan for future growth that has been vetted through all of the various recommending committees, commissions. Susan Asimakis stated that there does not appear to be many gaps, but if we are going to fill space in a commercial way, being on the hunt for commercial business is better than waiting for developers to come to us. She said we need to go after the businesses we want. Friendswood residents have to leave Friendswood to obtain some products. Steven Rhea explained that the CEDC has a place in

making recommendations for the future development of the City, and a potential duty in the future might include helping to provide understanding in the ideas and concepts of true mixed-use developments.

7. Adjournment

The meeting adjourned at 4:42 PM.