



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 11, 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
AUGUST 11, 2022

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, AUGUST 11, 2022, AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

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

****Commissioner Tom Hinckley moved to approve 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 Thursday, July 14, 2022.
- B. Consider approving the Final Plat of the Avalon at Friendswood Detention Pond.

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. **ZONE CHANGE REQUEST: 2100 WEST PARKWOOD AVE. TO AMEND SPECIFIC USE PERMIT (SUP 98-7).**

- i Conduct a public hearing regarding a request for a zone classification change to amend Specific Use Permit (SUP) 98-7 for NAICS Use #6111 "Elementary and Secondary Schools" to allow classroom and parking additions for Windsong Intermediate School located at 2100 W. Parkwood Ave., being 16.925 acres, also known as Lot 1 in the Final Plat of Fisd Intermediate School #2, Galveston County, Texas.

Harbin explained the request to amend the Specific Use Permit was to construct six new classrooms, relocate the track and detention pond, and improve off-street parking and stacking. Harbin also mentioned a sidewalk would be installed on Windsong Lane. She said the proposed work was approved as part of the school bond project.

Melissa Turnbaugh/PBK Architects said the design was intentional to create more stacking space on the school site instead of the main road. Turnbaugh stated the layout would exceed the recommendations of the traffic impact analysis.

- ii Consider approving a request to amend Specific Use Permit (SUP) 98-7 for NAICS Use #6111 "Elementary and Secondary Schools" to allow classroom and parking additions for Windsong Intermediate School located at 2100 W. Parkwood Ave., being 16.925 acres, also known as Lot 1 in the Final Plat of Fisd Intermediate School #2, Galveston County, Texas.

****Commissioner Travis Mann moved to recommend approval to amend Specific Use Permit (SUP) 98-7 for NAICS Use #6111 "Elementary and Secondary Schools" to allow classroom and parking additions for Windsong Intermediate School located at 2100 W. Parkwood Ave. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

Sasson asked if the trees being removed would be replaced. Bennett said that the tree mitigation plan was approved by staff during the plan review. Matranga asked if the detention pond would be a wet pond or a dry

pond and if a fence would surround the pond. Turnbaugh responded that the pond would be unfenced but a dry pond and very shallow. She said the plantings will be for educational purposes.

B. ZONE CHANGE REQUEST: 5.7092 ACRES LOCATED ON W. PARKWOOD AVE. TO CHANGE FROM SINGLE FAMILY RESIDENTIAL (SFR) TO COMMUNITY SHOPPING CENTER (CSC)

- i Conduct a public hearing regarding a zone classification change request to change from a Single Family Residential (SFR) to a Community Shopping Center (CSC) for 5.7092 acres of land, being a part of the I & GN RR Company Survey No. 23, Abstract 624, Galveston County, Texas.

Harbin said the 5.7 acre property has frontage on both FM 528 (West Parkwood Ave) and Mandale Road. She said the city's Future Land Use Map identified the property as being for retail use and the proposed zone change would be compliant.

Scott Sheridan/Daniel Scott Engineering stated his client was looking to market the property for commercial use.

- ii Consider approving the zone classification change request to change from a Single Family Residential (SFR) to a Community Shopping Center (CSC) for 5.7092 acres of land, being a part of the I & GN RR Company Survey No. 23, Abstract 624, Galveston County, Texas.

****Commissioner Marcus Rives moved to recommend approval of the zone classification change request to change from a Single Family Residential (SFR) to a Community Shopping Center (CSC) for 5.7092 acres of land, being a part of the I & GN RR Company Survey No. 23, Abstract 624, Galveston County, Texas. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

The commissioners commented that the request met the future needs of the city. Sasson said the property was naturally buffered from the neighbors by a canal and a large utility easement.

C. SUBDIVISION VARIANCE REQUEST: FRIENDSWOOD TRAILS SECTIONS 3A & 4A
Consider approving a Subdivision Variance request to reduce the required minimum block length for Narrows Trail, being a variance to Appendix B, Subdivision Ordinance, Section VI.K.2.a.

****Commissioner Marcus Rives moved to discuss a Subdivision Variance request to reduce the required minimum block length for Narrows Trail. Seconded by Commissioner Tom Hinckley.**

****Commissioner Marcus Rives moved to approve a Subdivision Variance request to reduce the required minimum block length for Narrows Trail. Seconded by Commissioner Tom Hinckley. The motion was approved unanimously.**

Harbin explained the public hearing had been held in July and the applicant is now ready to proceed with the request and the plat. Rives asked if lot 1 of block 1 was for residential use or a reserve. Oanh Nguyen/LJA Engineering answered that the lot would be for residential use.

Hinckley asked the purpose of a 300-foot minimum block length. Harbin answered that staff benchmarked block length against other cities and it varies. Matranga said he found reasoning for

block lengths along major roadways to decrease traffic conflicts, but not so much within subdivisions where the speed limit is slower.

Bounds asked if the road could be shifted west and remove the residential lot. Nguyen answered the plat is drawn to match the land plan in the approved Planned Unit Development. Rives asked if the Fire Marshal had reviewed the request. Harbin responded that the Fire Marshal's Office had reviewed the preliminary plat design.

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

Consider approving a partial preliminary plat of Friendswood Trails Sections 3A & 4A, a subdivision of 30.433 acres of land containing 46 Lots and 10 Reserves in 5 Blocks situated in 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 recorded in Doc No 2019069867, Friendswood, Texas, Galveston County.

****Vice-Chairman Richard Sasson moved to approve a partial preliminary plat of Friendswood Trails Sections 3A & 4A. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

Harbin said the commission had seen this plat before but this version removed four pockets of land being retained by Denbury Resources. She said if or when Denbury cleans the oil wells and releases the land, those pockets will need to be platted.

Sasson asked if secondary access to Brazoria County had been formalized. Harbin responded that due to the parallel roads within the development, secondary access is not a necessity but a convenience in case of a catastrophic event. Nguyen said her firm found that Denbury owns the land where access is proposed, but Denbury has been difficult. Sasson commented that an event within the parallel roads could create a single point failure. Harbin explained the creek crossing would be a divided boulevard and provide two points of access. Bounds commented that the private land owner could block access. Nguyen responded that if the Brazoria County land was developed in the future, the roads may be connected through it.

Matranga asked about the timing of Denbury cleaning and releasing the oil wells. Nguyen said she could not provide an answer for Denbury Resources. Matranga said, for the record, he is not comfortable with oil wells being within a residential development.

5. Communications

- A. Receive a report from the Ordinance Subcommittee regarding progress on the 2022 Action Items developed as a result of the Annual Retreat that was held December 2, 2021.

Bennett explained the commission holds an annual retreat where goals are set for the year. She said Ordinance Subcommittee Chairman Hinckley would go through the report. Hinckley provided updates on the subcommittee items and reported that all items are on track for the year.

- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, August 25, 2022 and (ii) Thursday, September 8, 2022.

Bounds said he would be out of town for the next meeting.

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

Sasson relayed information that a recent survey showed Clear Creek to be the cleanest creek in the area. Hinckley said the Ordinance Subcommittee would be meeting soon to work on the unfinished items for the year.

Councilmember Hanks reported on the August City Council meeting saying the meeting had been dominated by budget discussions. She announced the upcoming Labor Day Ice Cream Social to be held at the Perry House.

Councilmember Griffon announced that council would be participating in chair volleyball at the Activity Center for World Senior Citizen's Day on August 18th.

Harbin stated the July DRC report was in the backup material. She reminded the commission to RSVP for the American Planning Conference if they would like to attend in October.

6. ADJOURNMENT

This meeting was adjourned at 07:49 PM.