



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 9, 2023 - 6:00 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
FEBRUARY 9, 2023

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, FEBRUARY 9, 2023, AT 6:00PM, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

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

2. ELECTION OF CHAIRPERSON

A. Consider electing the Chairperson of the Planning and Zoning Commission.

Vice-Chairman Sasson asked for Chairman nominees to which Bounds nominated Sasson. Koerner seconded the nomination but Sasson declined the role due to health concerns.

Rives nominated Hinckley for Chairman. Seconded by Sasson. The motion was approved unanimously. Chairman Hinckley continued directing the meeting.

3. 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)

Randy Hale said the City's Major Thoroughfare Plan was possibly being changed and asked the Commission to hear the citizens' input before making any changes. Hale suggested public meetings for resident input.

Joe Matranga, former Chairman of the Planning and Zoning Commission, thanked the commissioners for all their support throughout his five years of service.

Mayor Mike Foreman commended Matranga on his service and thanked each of the commissioners, individually, for their unique contributions, as well. He also mentioned the reason Matranga stepped down from the Commission is to run for a City Council position.

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 Catherine Koerner moved to approve the consent agenda. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

- A. Consider approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, January 12, 2023.
- B. Consider approving the Final Plat of Hagewood Estates, being 13.5075 acres of land, out of the George Van Pelt's Subdivision, Galveston County, Texas.

5. ACTION ITEMS

- A. Consider approving a one-time, six-month extension for the Friendswood Trails Section 3A and 4A preliminary plat.

****Vice-Chairman Richard Sasson moved to approve a one-time, six-month extension for the Friendswood Trails Section 3A and 4A preliminary plat. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

Harbin said the engineers need more time on the development of long range utility plans. Sasson asked if the project has made any progress or is stagnant. Harbin replied the developer has approval to begin on the detention pond and lift station and will be mobilizing soon.

- B. Consider approving the site plan for The Albritton, a mixed-use development to be located at 408 S. Friendswood Drive, Friendswood, Texas.

****Commissioner Marcus Rives moved to approve the site plan for The Albritton, a mixed-use development to be located at 408 S. Friendswood Drive, Friendswood, Texas. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin said this project was several years in the making and would consist of a four-story building with retail, restaurant, and offices on the first floor plus apartments on the top three floors. She said the building would also include a pool on the second floor plus a dog park near the entrance to Spreading Oaks. Harbin stated the developer would remove the concrete wall adjacent to the library to open up the green space. Harbin said the developer is proposing a hybrid form of tree mitigation, being subject to the old regulations but trying to incorporate some of the intent of the new ordinance. She explained the trees being planted in the landscape parkway along FM 518 will be larger than normally required.

Rives asked if the 10-foot landscape buffer would still be achievable on the Willowick side of the property because of the on-street, head-in parking. Bennett showed the buffer installed between the parking and the building. She explained the trees would be located within landscape areas as opposed to a landscape strip.

Sasson asked the developer, Louis Tannos, to explain what Class-A apartments are. Tannos said that the class includes higher end finishes and appliances to attract a younger demographic. Sasson questioned the overhead line that is currently in front of the property. Tannos said that there is an AT&T line that will be buried under FM 518. Blair Korndorfer/architect said the main electrical power would feed from the backside of the property. Sasson asked what would happen to the historical marker at the front of the property. Tannos answered that the historical marker will be removed and stored during construction. He said the marker will be reinstalled when the project is complete.

Bounds asked if a fence would be installed against the adjacent Heritage Gardeners property. Korndorfer replied that the tree line would remain and a fence would not be installed. Koerner asked what buffer would be installed to screen the residential neighbors. Bennett said there is only one residentially zoned neighbor and a ten-foot landscape buffer with trees and a fence are required. Bennett explained the other adjacent properties look like residential houses but are actually zoned Downtown District.

Mann asked how many units would be in the building, to which Tannos responded 111 units. Mann said he appreciated the effort put into the project. Hinckley said he thought the developer went over and beyond with this project.

C. Consider approving the site plan for a volleyball facility to be located at 14150 Beamer Road, Friendswood, Texas, for Challenge Elite Sports.

****Commissioner Catherine Koerner moved to approve the site plan for a volleyball facility to be located at 14150 Beamer Road, Friendswood, Texas, for Challenge Elite Sports. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

Harbin stated this project would consist of a 28,000 square foot building for indoor volleyball plus 12 outdoor sand volleyball courts. She said the property is zoned Industrial, requiring a ten-foot landscape buffer along Beamer Road but no sidewalk since the right-of-way is outside the city limits. She also mentioned that onsite detention is required.

Mann commented that this seemed like a good use for this area of town. Sasson asked if the facility

would be purely volleyball or if it would include other activities like pickleball. David Mai/owner said pickleball could be played in the mornings when classes were not scheduled.

Rives asked if the onsite pond was a wet or dry pond. Bennett said it would be a dry detention pond. Rives also questioned the fire lanes. Bennett answered the Fire Marshal had reviewed and approved the fire lane plans. He also asked for background on the Design Modification Form approved for the parking plan. Harbin said that city staff researched other volleyball facilities capacity versus the city's standard parking ratio for sports fields and found a compromise the City Engineer approved.

Hinckley commented that one entrance onto Beamer Road could create traffic issues when practices or games let out. Mr. Mai said the practices will be staggered at different times.

6. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission Regular Meetings for (i) Thursday, February 23, 2023 and (ii) Thursday, March 9, 2023.
- B. Recognize Mr. Joe Matranga for his service to the Planning and Zoning Commission from July 2017 through January 2023.

The Commissioners and staff thanked Joe Matranga for his service on the Planning and Zoning Commission. Harbin presented Matranga with a plaque to show appreciation.

- C. Receive Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

Hanks reported that City Council approved the zone change for the Jeter Funeral Home residential tract. She said the past council meeting had many residents attend and speak regarding the proposed pathway for Friendswood Parkway. Hanks mentioned that Keep Friendswood Beautiful presented a design plan for renovations to the old Fire Station No. 1 site. She explained the city does not have funds for the redevelopment but that a plan is necessary to seek grants and alternate funding. She also mentioned that KFB presented their favorite plan but that two more have been designed and could be considered, as well.

Sasson said the city is required to update the Impact Fee Study every five years, so the Commission should be seeing that update soon.

7. ADJOURNMENT

This meeting was adjourned at 06:53 PM.