



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 13, 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
APRIL 13, 2023

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, APRIL 13, 2023, AT 6:02 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN TOM HINCKLEY
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER TRAVIS MANN
COMMISSIONER MARSHA CONRAD
COMMISSIONER BRIAN BOUNDS
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONERS CATHERINE KOERNER AND MARCUS RIVES WERE ABSENT FROM THE MEETING.

2. 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.

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 Brian Bounds moved to approve the CONSENT AGENDA. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, March 9, 2023.

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: 801 W PARKWOOD AVE

- i Conduct a public hearing regarding a request for a zone classification change from a Single Family Residential Zoning District (SFR) to a Community Shopping Center Zoning District (CSC) for a 6.3951 acre tract of land being the remainder of a 19-acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records and being all of a 2.009 acre Homestead tract of land describe in Galveston County Clerk's File No. 8204830 in the Sarah McKissick League, Abstract No. 151, located at 801 W. Parkwood Ave., Friendswood, Galveston County, Texas.

Harbin explained this property was 6.3 acres of residentially zoned land that the owner is requesting to change to Community Shopping Center (CSC). She said the adjacent tract is zoned Neighborhood Commercial and the four corners at the main intersection are zoned CSC. Harbin stated the City's Future Land Use Map (FLUM) designates this property for future retail use. She said the property owner performed outreach to the adjacent residential neighbors, as well. Harbin explained this request is for a straight rezoning and is not tied to any specific plan. She said when the property develops, the plats and site plan require further Commission consideration.

Ruth Ann Manison Prince/property owner stated her family's request was compliant with the City's long term planning documents including the FLUM, Vision 2020, FM 528 Corridor Strategy, etc. She said the lot has 500-feet of frontage along Parkwood Ave (FM 528) for commercial use. Prince said her family was not working with any developers and that she reached out to the residential neighbors, one of whom sat down and met with her. Prince also explained the most likely construction closest to the neighborhood would be a dry pond or landscaping. She said the land slopes downward due to Chigger Creek.

No public comments for or against the request.

- ii Consider a recommendation to City Council for the requested zone classification change from a Single Family Residential Zoning District (SFR) to a Community Shopping Center Zoning District (CSC) for a 6.3951 acre tract of land being the remainder of a 19-acre tract of land being the Northwest ½ of Lots 2 & 3, Whitney Subdivision, according to the map or plat recorded in Plat Rec. 5, Map No. 6 of the Galveston County Map Records and being all of a 2.009 acre Homestead tract of land describe in Galveston County Clerk's File No. 8204830 in the Sarah McKissick League, Abstract No. 151, located at 801 W. Parkwood Ave., Friendswood, Galveston County, Texas.

****Vice-Chairman Richard Sasson moved to approve a recommendation to City Council for the requested zone classification change from a Single Family Residential Zoning District (SFR) to a Community Shopping Center Zoning District (CSC). Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

Commissioner Sasson said a developer brought forth a zone change on the property three years ago, so he watched the YouTube meetings in preparation. He commented that the neighbors were not in favor of commercial development but that the Commission had to weigh the needs of the property owner and the neighbors, and the city and the general public. He said the property is unsellable as a single lot for residential people living on FM 528. Sasson agreed the request was compliant with the City's FLUM and that the City needed more commercial tax diversity. He also agreed the neighbors would be protected by the required buffer plus detention required to develop the site.

The other Commissioners said Mr. Sasson covered all of their questions and comments.

B. ZONE CHANGE REQUEST: 502 S FRIENDSWOOD DRIVE AND 107 W SPREADING OAKS

- i Conduct a public hearing regarding a request for a zone classification change from Single Family Residential Zoning District (SFR) to Downtown District (DD) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations and NAICS Use #624, Social Assistance, for 6.0551 acres out of Lots 1, 2, 4 and 8, Block 12, Friendswood according to the plat thereof as filed in Plat Book 7, Page 21 Galveston County Map Records, located at 502 S. Friendswood Drive and 107 W. Spreading Oaks, Friendswood, Galveston County, Texas.

Harbin said the Friends Church was applying for building permits and staff found the property was not properly zoned. The church agreed to clean up their zoning and is requesting the underlying zoning be changed from SFR to Downtown District with a Specific Use Permit to allow religious organizations and social assistance. She explained there would be no exterior changes to the site. Harbin also expanded that the social assistance use was to comply with the church's partnership with Family Promise. She said Family Promise helped underprivileged families find employment and living assistance. The building permit they had been originally looking into was to convert one of the buildings into a Day Center for those families to use.

No public comments for or against the proposal.

- ii Consider a recommendation to City Council for the requested zone classification change from Single Family Residential Zoning District (SFR) to Downtown District (DD) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations and NAICS Use #624, Social Assistance, for 6.0551 acres out of Lots 1, 2, 4 and 8, Block 12, Friendswood according to the plat thereof as filed in Plat Book 7, Page 21 Galveston County Map Records, located at 502 S. Friendswood Drive and 107 W. Spreading Oaks, Friendswood, Galveston County, Texas.

****Commissioner Travis Mann moved to approve a recommendation to City Council for the requested zone classification change from Single Family Residential Zoning District (SFR) to Downtown District (DD) with a Specific Use Permit to allow NAICS Use #8131, Religious Organizations and NAICS Use #624, Social Assistance. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Commissioner Mann said the request seemed straight forward. Sasson asked how long the families stayed at the church. Harbin explained the facility would be a Day Center to use computers and such through the daytime.

- C. Consider approving a site plan for Big City Manufacturing to be located at 4472 FM 2351, Friendswood, Harris County, Texas.

****Vice-Chairman Richard Sasson moved to approve a site plan for Big City Manufacturing to be located at 4472 FM 2351, Friendswood, Harris County, Texas. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

Harbin said the proposed facility would be located in the Industry Park I commercial park off FM 2351. She said the facility would have large trucks enter through the front cul-de-sac and exit through the back onto a public road near the city's water plant. She said the developer would be widening the turn radius to accommodate those large trucks.

Trevor Robinson/Northwinds Construction said the business was operated by two brothers who would be relocating their facility from the Hobby area to Friendswood. Robinson said his company constructed the two other buildings in the commercial park, as well.

Sasson asked what type of business Big City Manufacturing was. Robinson explained the company makes metal tags and that they had been in business for several generations. Sasson asked how many trucks would be arriving per day. Robinson said he believed it was around three trucks per day.

- D. Consider approving the Preliminary Plat of Nixon Estates located on Lundy Lane, being the west 270 feet of Lot 4 of Van Pelt's Subdivision, Friendswood, Galveston County, Texas.

****Commissioner Brian Bounds moved to approve the Preliminary Plat of Nixon Estates located on Lundy Lane, being the west 270 feet of Lot 4 of Van Pelt's Subdivision, Friendswood, Galveston County, Texas. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

Harbin said the proposed plat was to create one residential lot. She said the property did not qualify for a platting exemption because it was slightly too large and needed to dedicate a drainage easement and 10-feet of right-of-way.

Hinckley clarified that even though the name of the plat is Nixon "Estates", there is only one lot being created.

5. COMMUNICATIONS

- A. Announce the next Planning and Zoning Commission regular meetings for (i) Thursday, April 27, 2023 and (ii) Thursday, May 11, 2023.
- B. Receive the March 2023 DRC Report, 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.

Harbin said the March DRC Report included the zone change request for 801 W Parkwood Ave but

the numbers were transposed to 810 W Parkwood Ave in the report. She said that does not affect tonight's zone change hearing.

No commissioner, liaison, or further staff comments.

6. ADJOURNMENT

This meeting was adjourned at 06:33 PM.