



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 28, 2023 - 6:00 PM**

Minutes

**MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD
DR, FRIENDSWOOD, TX 77546, COUNCIL CHAMBERS, CITY HALL**

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
SEPTEMBER 28, 2023

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, SEPTEMBER 28, 2023, AT 06:00 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

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

COMMISSIONER CATHERINE KOERNER AND COMMISSIONER BRIAN BOUNDS WERE ABSENT FROM THE MEETING.

2. COMMUNICATIONS FROM THE PUBLIC

In order 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 to be placed on a later regular Commission agenda for discussion and/or possible action.

Randy Hale spoke against Castlewood Drive connecting between the Wilderness Trails subdivision

and the proposed Estates at Wilderness Trails subdivision. He also asked if allowing regional detention for a subdivision would set a negative precedent. He said crossing the pipeline would be difficult and suggested closing Castlewood Drive, similar to how Mossy Stone was closed in Friendswood Lakes subdivision.

Deborah Winters Chaney/HOA President for Wilderness Trails subdivision spoke against the Castlewood Drive connection.

Joe Pollard spoke against Friendswood Parkway being routed partially down Wilderness Trail street in front of four existing homes. He suggested the road aligned diagonally through the proposed new subdivision.

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.

- A. Consider approving the minutes for the Planning and Zoning Regular Meeting held on Thursday, August 24, 2023.

****Vice-Chairman Richard Sasson moved to approve Consider approving the minutes for the Planning and Zoning Regular Meeting held on Thursday, August 24, 2023. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

4. ACTION ITEMS

- A. Consider the conceptual approval of a proposed Master Plan for The Estates at Wilderness Trail, a new subdivision of 39.39 acres that also provides for the construction of a portion of Friendswood Parkway.

****Commissioner Marcus Rives moved to approve the conceptual approval of a proposed Master Plan for The Estates at Wilderness Trail, a new subdivision of 39.39 acres that also provides for the construction of a portion of Friendswood Parkway. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin said the proposed subdivision would consist of 41 large lots and stated water and sewer capacity is available. She said the developer is seeking to use regional detention but would need approval by the Galveston County Consolidated Drainage District (GCCDD). She said no tree mitigation is required because no common areas are being proposed. She explained a Traffic Impact Analysis would not be warranted because the subdivision would commit less than 5,000 trips per day.

Harbin explained the alignment of Friendswood Parkway was shifted west to impact the least number of adjacent homeowners and avoid any need for eminent domain of existing homes. Harbin stated the City purchased 23 Wilderness Trail to avoid eminent domain, as well. She told the Commission this is a conceptual plan only and that they would see more detailed plans during platting.

Commissioner Rives appreciated the large lots since the original plan was to build another section

of Wilderness Trail with the Castlewood Drive connection and a higher density of homes. He said drainage is a concern but understood those details would be worked through with GCCDD and engineering. He also commented on the number of entrances and the Castlewood Drive connection, but said he understood the subdivision ordinance and fire code requires a minimum number of egress points.

Commissioner Sasson asked Mr. Louis Tannos (the developer) if this property was encumbered by any oil or gas wells. Tannos answered that the wells are further north outside of his property. Sasson questioned if the layout would change should regional detention not be available. Tannos answered he would defer to the engineers to do the drainage work. Sasson asked how many lanes of Friendswood Parkway the developer would be constructing. City Manager Morad Kabiri said the City and the Developer have been discussing a possible PID or TIRZ to help finance full construction of this portion of Friendswood Parkway.

Commissioner Mann commented that GCCDD does a fantastic job and that he has the utmost confidence in their decision. Chairman Hinckley asked if the 6-acre lot could be used for detention. Tannos said that large tract opened up multiple options.

5. COMMUNICATIONS

- A. Announce the next Planning and Zoning Commission regular meetings for (i) Thursday, October 12, 2023 and (ii) Thursday, October 26, 2023.
- B. Receive the August 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.

Sasson said he would not be in attendance for the October 12th meeting.

6. ADJOURNMENT

This meeting was adjourned at 06:30 PM.