



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 12, 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
OCTOBER 12, 2023

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, OCTOBER 12, 2023, AT 06:00 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
COMMISSIONER CATHERINE KOERNER
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARSHA CONRAD
COUNCIL LIAISON JOE MATRANGA
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER TRAVIS MANN AND VICE-CHAIRMAN RICHARD SASSON 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.

Chris Johnson/36 Wilderness Trail spoke against the alignment of Friendswood Parkway that was proposed in the Master Plan of the Estates of Wilderness Trail. He said he and six other neighbors

on Wilderness Trail are not against the property being developed but ask that the boulevard take a different route.

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 approval of the minutes for the regular meeting held Thursday, September 28, 2023

****Commissioner Marcus Rives moved to approve the minutes for the regular meeting held Thursday, September 28, 2023. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: FRIENDSWOOD CITY CENTER PLANNED UNIT DEVELOPMENT (PUD)

- i Conduct a public hearing regarding a request for a zone classification change for property located at 3801 RM 528 Rd., which is further described as 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas; being all of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No 691601, Harris County Map Records; and being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File No. 20150231965, City of Friendswood, Harris County, Texas, to change from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development.

Harbin read the Rezoning Report explaining the proposed mixed-use development would consist of commercial, retail, hospitality, office, civic/municipal, mixed-use buildings, and multi-family residential (500 units), and recreation/open space to create a vibrant, walkable neighborhood. She said minimum requirements for Planned Unit Developments were recently created by the Ordinance Subcommittee and approved by the Commission and that this proposal exceeds the minimum requirements for a PUD.

- ii Consider making a recommendation to City Council concerning (i) the requested zone classification change for property located at 3801 RM 528 Rd., which is further described as 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas; being all of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No 691601, Harris County Map Records; and being the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File No. 20150231965, City of Friendswood, Harris County, Texas, to change from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development and (ii) an amendment to the

Future Land Use Map (2021) to change the designation of the described 106.472 acres from "Public and Semi Public" and "Retail" to "Mixed Use."

****Commissioner Marcus Rives moved to discuss a revised Planned Unit Development (PUD) to allow a mixed-use development and (ii) an amendment to the Future Land Use Map (2021) to change the designation of the described 106.472 acres from "Public and Semi Public" and "Retail" to "Mixed Use." Seconded by Commissioner Catherine Koerner.**

Commissioner Rives commented that the proposed density was three times more than the city's standard. Louis Tannos, the developer, explained that the apartment operators require a minimum number of units to make the complex feasible. Tannos said the partnering retailers and national employers also require a "captive audience" to support their businesses. Rives questioned the phasing plan and Tannos said the first phase would include the detention facilities followed by retail pad sites along FM 528 since they already have access and utilities.

Koerner asked if sidewalks would be installed along FM 528 and if there would be a buffer between the school and the parking garages. Tannos said the development will install sidewalks along all rights-of-way and there are Centerpoint Energy power lines and green space between his development and the adjacent school.

Conrad commented that the proposed development was beautifully done and she thinks it is the Commission's obligation to ensure quality development to increase the City's tax revenue. Tannos said the project is around \$700 million.

Hinckley said he, too, is concerned about the residential density. He asked if the roundabouts were designed to slow traffic. Tannos answered that the roundabouts are to slow traffic because this community is being developed as completely walkable, especially for the residents within the development. Hinckley questioned if additional security would be needed at the adjacent schools. Harbin said the schools have been working with the City and the developer.

Commissioner Rives motioned to postpone the item until October 26, 2023. Koerner seconded the motion. The vote passed 4 to 1 with Koerner against.

- B. Consider changing the November 9, 2023, regular meeting to November 16, 2023, due to staff being at the annual American Planning Association Conference, and changing the November 23, 2023, regular meeting to November 30, 2023, due to November 23 being Thanksgiving Day, if there are items that require consideration for those meetings.

****Commissioner Marcus Rives moved to approve changing the November 9, 2023, regular meeting to November 16, 2023, due to staff being at the annual American Planning Association Conference, and changing the November 23, 2023, regular meeting to November 30, 2023, due to November 23 being Thanksgiving Day, if there are items that require consideration for those meetings. Seconded by Commissioner Catherine Koerner. The motion was approved unanimously.**

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meeting for Thursday, October 26, 2023.
- B. Announcement of the date for the Annual Retreat.

Harbin said the proposed date for the retreat is November 6, 2023.

- C. Receive the September 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.

Councilman Matranga said the City Council approved the second reading of the Sign Ordinance at their last meeting. Harbin reminded the Commission of the upcoming American Planning Association conference and said Rives would be attending if anyone else wanted to, as well.

6. ADJOURNMENT

This meeting was adjourned at 06:35 PM.