



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 26, 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 26, 2023

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, OCTOBER 26, 2023, AT 06:00 PM 910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546

CHAIRMAN TOM HINCKLEY
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER CATHERINE KOERNER
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARSHA CONRAD
COUNCIL LIAISON TRISH HANKDS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER TRAVIS MANN WAS 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.

No public comments.

3. COMMUNICATIONS

- A. Receive a report regarding updates to the Parks Master Plan.

James Toney, Director of Parks and Recreation, introduced Tim May, a landscape architect with EHRA, to present the Parks Master Plan.

- B. Announcement of the next Planning and Zoning Commission's (i) regular meetings on Thursday, November 16, 2023, and Thursday, November 30, 2023; and (ii) Annual Retreat on Thursday, November 30, 2023.
- 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.

Commissioner Sasson mentioned the FDEDC funded pedestrian/street light poles were being installed along FM 518.

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.

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, October 12, 2023.

****Commissioner Catherine Koerner moved to approve the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, October 12, 2023. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

5. ACTION ITEMS

- A. Consider a making a recommendation to the City Council concerning (i) a requested zone classification change for property located at 3801 RM 528 Rd., being 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."

Harbin stated the developer made changes in response to the Commission's questions. She said the building height for buildings along FM 528 will be a maximum of 40-feet tall and the remaining buildings will be a maximum of 70-feet tall. She said the Regulation Matrix had been updated to specify that the mixed use buildings would have a maximum density of 29 units per acre and the

multi-family tract would also have a maximum density of 29 units per acre.

Commissioner Rives suggested wording to preclude residential units on the ground floor of the mixed-use buildings, mimicking the Downtown District requirements. The developer, Mr. Louis Tannos, agreed and said that was the intention.

Commissioner Sasson asked the developer to guarantee the commercial development would be phased out prior to occupancy of the multi-family residential property. Mr. Tannos said he could add language to a private covenant, but not the PUD. Sasson said the City Council should include that caveat in their economic agreement with Tannos.

Koerner motioned to amend her motion. Seconded by Rives. The motion passed unanimously.

Koerner motioned to approve the amended motion to include the revised regulation matrix, allowing residential units above the first commercial floor on Lots 6, 7, 9, 10 and 11, and suggested a phasing plan be required by the City Council. The motion passed unanimously.

- B. Consider approving the Partial Preliminary Plat of Georgetown Section 1, a subdivision of 21.225 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Friendswood, Texas.

Harbin stated this plat would be the first section of the Georgetown Subdivision consisting of 31 residential lots. Bennett said the Compliance Memo listed outstanding comments to be addressed.

****Vice-Chairman Richard Sasson moved to approve the Partial Preliminary Plat of Georgetown Section 1, a subdivision of 21.225 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Friendswood, Texas. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

Bennett explained the plat needs to be Conditionally Approved or Disapproved because the outstanding items need to be reconsidered by the Commission once those comments have been satisfied.

Commissioner Rives motioned them to reconsider. Seconded by Commissioner Sasson. The motion passed unanimously.

Commissioner Rives motioned to approve with conditions. Seconded by Commissioner Sasson. The motion failed unanimously.

Commissioner Koerner motioned to disapprove the plat. Seconded by Commissioner Rives. The motion passed unanimously.

- C. Consider approving the Partial Preliminary Plat of Georgetown Boulevard Street Dedication Phase II, being a subdivision of 2.139 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 and Hooper & Wade Survey, Section 22, Abstract 491, Galveston County, Friendswood, Texas.

****Commissioner Brian Bounds moved to disapprove the Partial Preliminary Plat of Georgetown Boulevard Street Dedication Phase II, being a subdivision of 2.139 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 and Hooper & Wade Survey, Section 22, Abstract 491, Galveston County, Friendswood, Texas. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

- D. Consider approving the Preliminary Plat of Sherry Lane Street Dedication, being a subdivision of 2.171 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Friendswood, Texas.

**Vice-Chairman Richard Sasson moved to disapprove the Preliminary Plat of Sherry Lane Street Dedication, being a subdivision of 2.171 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Friendswood, Texas. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.

6. ADJOURNMENT

This meeting was adjourned at 07:22 PM.