



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 11, 2024 - 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
APRIL 11, 2024

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, APRIL 11, 2024, 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 WILLIE C ANDERSON
COMMISSIONER MARSHA CONRAD
COMMISSIONER BRIAN BOUNDS
COUNCIL LIAISON JOE MATRANGA
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

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.

Blaire Johnson/36 Wilderness Trail spoke against the Friendswood Parkway alignment and had

questions about the agenda.

Jennifer Garey/31 Wilderness Trail spoke against the Friendswood Parkway alignment. She said the proposed route is not one of the previously known possible routes and questioned the two 90-degree turns in the road. She added that she is not opposed to the development, in general.

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.

****Vice-Chairman Richard Sasson moved to approve the consent agenda. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

- A. Consider approving of the minutes of the Planning and Zoning Regular Meeting held on Thursday, March 28, 2024.
- B. Consider approving the Sedora Acres Final Plat.

4. ACTION ITEMS

A. ZONE CHANGE REQUEST: 1900 BLOCK OF W PARKWOOD AVE FROM SFR TO NC

- i Conduct a public hearing regarding a request for a zone classification change located in the 1900 block of W Parkwood Ave, being a 5.6761 acre tract of land, more or less, out of Lot 14, of Burgess Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 14 of the Map Records of Galveston County, Texas, to change from Single Family Residential (SFR) to Neighborhood Commercial (NC).

Harbin introduced the zone change from Single Family Residential to Neighborhood Commercial, in compliance with the Future Land Use Map. She also mentioned this property would be subject to enhanced landscaping since it is located in the Community Overlay District. She said the Commission would see a site plan at a later date and the current request is a straight zone change.

Douglas McCoy/3 Windsong Ln was concerned about traffic, citing the nearby school and previous event center. He was not in favor of a straight zone change and said if a gas station were developed, he would be concerned about gas tanks leaking into the ground and contaminating the nearby residents' water wells.

Shawna Clayton/2 Windsong Ln wanted to know what would be developed on the site. Harbin answered that the end user was unknown. Commissioner Mann added that any permitted use in Neighborhood Commercial zoning could be a possibility.

Blaire Johnson/36 Wilderness Trail asked if Windsong Lane would be expanded. Harbin answered that the subject tract is accessed via W. Parkwood Ave.

- ii Consider a recommendation to the City Council for the requested zone classification change located in the 1900 block of W Parkwood Ave, being a 5.6761 acre tract of land,

more or less, out of Lot 14, of Burgess Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 14 of the Map Records of Galveston County, Texas, to change from Single Family Residential (SFR) to Neighborhood Commercial (NC).

****Commissioner Marcus Rives moved to approve a recommendation to the City Council for the requested zone classification change located in the 1900 block of W Parkwood Ave to change from Single Family Residential (SFR) to Neighborhood Commercial (NC). Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Lisa Conway/realtor said this property was listed over a year ago with no residential interest. She said her client is pursuing a zone change before listing the property again.

Commissioner Rives said he expects to see more proactive zone changes coming. He said the Neighborhood Commercial zoning district can be used to provide a buffer between residential lots and heavier commercial uses.

Commissioner Mann said when the Future Land Use map was updated, this parcel was identified as "future retail." He said the Neighborhood Commercial (NC) district would provide a nice buffer between the subdivision and W. Parkwood Ave.

Chairman Hinckley commented that the change matches the city's long range plans. He said the zone change would be followed by platting and site plan approval that will provide more details on what is developed.

Commissioner Sasson added that the commission will make a recommendation to City Council and this item will be on Council's agenda in May for approval/disapproval. He thanked the public for coming to speak and said the commission listens to their concerns as well as considers the property owner's rights.

B. PRELIMINARY PLAT: AJ ESTATES

Consider approving the preliminary plat of AJ Estates, consisting of 15.100 acres of land being all of a called 13.558 acre tract as described by deed recorded under G.C.C.F. No. 2021004118 and the residue of a called 4.00 acre tract as described by dead recorded under G.C.C.F. No. 2021004094 William Henry Survey, Abstract No. 84, City of Friendswood, Galveston County, Texas.

****Commissioner Marcus Rives moved to approve the preliminary plat of AJ Estates, consisting of 15.100 acres of land. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

Harbin explained the 15 acre tract of land is for one residential lot. She said the plat still has extensive corrections to be made.

Commissioner Rives amended his motion to approve with conditions. Commissioner Bounds seconded the amendment.

Rives asked why the applicant was platting a single lot. Bennett answered that the tract is too large to qualify for a platting exemption.

C. PRELIMINARY PLAT: CASTLE NARNIA WAY

Consider approving the preliminary plat of Castle Narnia Way, a subdivision of 23.233 acres situated in the A.H. Jackson Survey, Abstract No. 128, City of Friendswood, Galveston County, Texas.

****Commissioner Marcus Rives moved to approve the preliminary plat of Castle Narnia Way, a subdivision of 23.233 acres. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

Harbin explained this property is for a commercial development at the corner of Friendswood Parkway and W. Parkwood Ave. (FM 518). She said there would be multiple buildings and a detention pond. Harbin added the property is zoned Community Shopping Center and also falls within the Community Overlay District (COD). She explained the COD includes enhanced landscaping, prohibits garage bay doors from facing the main thoroughfare, and also encourages building facades other than metal.

Commissioner Mann asked what would be developed on the property. Braeden Allemand/Beacon Land Services answered that the main user would be Castle Biosciences.

D. PRELIMINARY PLAT: FRIENDSWOOD TRAILS SECTION 5

Consider approving the preliminary plat of Friendswood Trails Section 5, a subdivision of 67.0992 acres situated in the William Henry Survey, Abstract 84, and the Mary Sloan Survey, Abstract 184, City of Friendswood, Galveston County, Texas.

****Commissioner Brian Bounds moved to approve with conditions the preliminary plat of Friendswood Trails Section 5, a subdivision of 67.0992 acres. Seconded by Commissioner Marcus Rives. The motion was approved 6 to 1 with Mann opposed.**

Harbin explained this preliminary plat is for the final section of Friendswood Trails and would be constructing the second bridge over Chigger Creek. She said the plat still had 35 correction items to fix corrections, so the Commission would need to reconsider at a subsequent meeting.

Sel Thint/Everest Design Group provided a background of the approved Planned Unit Development and sections 1 through 4. He said Section 5 would contain larger lots than the previous sections.

Commissioner Bounds asked if there was only one road to Section 5. Thint answered there was also an emergency gate to Sunmeadow subdivision. Harbin added that the creek crossing would be boulevarded, so it meets the requirement for two points of access. She said the access points were determined during the PUD process.

Commissioner Rives said the PUD showed a pipeline through this section but the plat did not. Thint responded the pipeline has been removed and only the easement remains. Rives also mentioned some of the PUD green space is gone on the plat. Bennett answered the green space calculations were part of staff's 35 comments to be addressed.

E. PRELIMINARY PLAT: GEORGETOWN SECTION ONE

Consider approving the preliminary plat of Georgetown Section 1, a subdivision of 15.001 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624, Galveston County, Friendswood, Texas.

****Commissioner Brian Bounds moved to approve the preliminary plat of Georgetown Section 1, a subdivision of 15.001 acres. Seconded by Commissioner Marcus Rives. The motion was approved**

unanimously.

Harbin said the plat is for Section 1 of Georgetown Subdivision and would include 31 lots to be built in Phase 1.

Commissioner Mann asked if any homes were being proposed south of the adjacent gun range. Harbin said the developers removed homes from that area and are currently building the detention pond there instead.

F. PRELIMINARY PLAT: SHERRY LANE STREET DEDICATION (GEORGETOWN SUBDIVISION)

Consider approving the preliminary plat of Sherry Lane Street Dedication, a subdivision of 2.301 acres located in the I&GN RR Co Survey, Block 1, Section 23, Abstract 624 Galveston County, Friendswood, Texas.

****Commissioner Travis Mann moved to approve the preliminary plat of Sherry Lane Street Dedication, a subdivision of 2.301 acres. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin stated Sherry Lane is the entrance to Georgetown Section 1. She said Georgetown Boulevard would be required prior to the approval of Section 2.

G. PRELIMINARY PLAT: ZELLER ESTATES

Consider approving the preliminary plat of Zeller Estates, a subdivision of 1.75 acres of land, being Tracts C&D Linson Acreage, being Tracts out of Tract "4" of a division of Blocks "G" and "H" of Central Park recorded in the Office of the County Clerk of Galveston County, Texas, in Volume 105, Page 151, in the Sarah McKissick or J.R. Williams League, Galveston County, Friendswood, Texas.

****Vice-Chairman Richard Sasson moved to approve the preliminary plat of Zeller Estates, a subdivision of 1.75 acres. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

Harbin said this plat would divide one lot into two residential lots. She said staff only had one clerical correction to be made that could be addressed on the final plat. Commissioner Rives asked if onsite detention would be required. Harbin answered that onsite drainage versus regional detention would be determined by the Galveston County Consolidated Drainage District (GCCDD) during a construction plan review.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, April 25, 2024, and (ii) Thursday, May 9, 2024.
- B. Receive the March 2024 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 zone change for 2600 S. Friendswood Drive had been approved at the last council meeting. He also mentioned that the Ad Hoc Parking Subcommittee presented their findings to council and council would like the commission to participate in the discussion.

Commissioner Sasson thanked the staff for all their hard work. Commissioner Mann extended a thank you to the public that came to voice their concerns.

Harbin said staff was targeting the May 9th meeting to discuss the Ad Hoc Parking Subcommittee item with the commission. She also reminded everyone that agenda packets are posted online for the public 72 hours prior to a commission meeting and much detail can be found in the linked documents.

6. ADJOURNMENT

This meeting was adjourned at 06:55 PM.