



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 13, 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
JUNE 13, 2024

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 13, 2024, AT 06:01 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARSHA CONRAD
COMMISSIONER WILLIE C ANDERSON
COUNCIL LIAISON JOE MATRANGA
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER TRAVIS MANN AND CITY ATTORNEY KAREN HORNER 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.

None.

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 Planning and Zoning Commission Regular Meeting held Thursday, May 9, 2024.

****Vice-Chairman Richard Sasson moved to approve the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, May 9, 2024. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

4. ACTION ITEMS

- A. **ZONE CHANGE REQUEST: 3111 W PARKWOOD AVE. - SUP TO ALLOW NAICS USE #237, HEAVY AND CIVIL ENGINEERING CONSTRUCTION, UNDERLYING ZONING OF BUSINESS PARK (BP) WILL REMAIN**

- i Conduct a public hearing regarding a request for a Specific Use Permit (SUP) to allow NAICS Use #237, Heavy and Civil Engineering Construction, to be located at 3111 W Parkwood Ave.; underlying zoning is Business Park (BP), for approximately 15.5244 acres out of Beatty, Seale & Foreward Survey, Section 5, Abstract Number 625, and I. & G.N.R.R. Company Survey, Section 23, Abstract Number 624, Friendswood, Galveston County, Texas.

Harbin stated the property being discussed has limited frontage on FM 528, is traversed by a drainage bypass plus a pipeline and guy wires that attach to an existing radio tower. She said the radio tower and operations building will remain in place and the applicant is planning to construct around them, making this property difficult to develop. Harbin said the applicant is a current Friendswood resident who plans to consolidate his construction company locations and consolidate in Friendswood. She said the applicant is currently under contract on the property and, should the SUP be approved, would provide more detailed plans for permitting. She presented the project to include a three-story office building at the front of the property and two metal storage buildings in the rear of the property to house equipment. Harbin mentioned the applicant was coordinating with the adjacent property owner to obtain a second point of entry for fire access.

- ii Consider a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow NAICS Use #237, Heavy and Civil Engineering Construction, to be located at 3111 W Parkwood Ave.; underlying zoning is Business Park (BP).

****Commissioner Marcus Rives moved to approve a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow NAICS Use #237, Heavy and Civil Engineering Construction, to be located at 3111 W Parkwood Ave.; the underlying zoning is Business Park (BP). Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

Commissioner Rives said the proposal looks good and appeared to be above and beyond the requirements in BP zoning. Commissioner Sasson asked what type of trees the applicant proposed to install. Karl Breckon/Dunaway BEC answered that the landscape plan was preliminary until the applicant closed on the property but that they would meet the minimum city requirements. Commissioner Sasson asked how the property would be served by the power company. Bennett

answered that there are existing overhead power lines on the same side of FM 528 and that the Community Overlay District requires the service line to be underground. Sasson questioned if the business would create traffic issues by moving equipment in and out of the facility. Carlyle Gullledge/applicant said the equipment would be trailer loaded and moved out for weeks at a time on jobs. He explained the facility would be used to house equipment when not in use. He added that he has not seen any traffic issues at the current facility location.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, June 27, 2024, and (ii) Thursday, July 11, 2024.
- B. Receive the May 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 reported that City Council concurred with the Commission's positive recommendation for a zone change at Clear Creek Community Church. He said approving Tax Increment Reinvestment Zone #2 was the other item of interest at the last Council meeting, although most public comments were related to the alignment of Friendswood Parkway rather than the TIRZ itself.

Commissioner Sasson reported on his attendance at the Friendswood Downtown Economic Development Corporation meeting. He said FDEDC discussed painting murals on utility boxes in the city and that they were still working on installing the new pedestrian lighting along FM 518. Commissioner Conrad commented on the Stevenson Park sign improvements. Chairman Hinckley encouraged the commissioners to watch the June City Council meeting video and also commented on the great changes happening in the Downtown District.

Harbin thanked Commissioner Sasson for spearheading the Heroes of Friendswood banner program. Bennett said the Ordinance Subcommittee met to discuss adopting an updated Zoning Map and would be bringing that to the full commission before the end of the year.

6. ADJOURNMENT

This meeting was adjourned at 06:21 PM.