



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JUNE 27, 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 27, 2024

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 27, 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 TRISH HANKS
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.

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, June 13, 2024.

****Commissioner Brian Bounds moved to approve the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, June 13, 2024. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

4. ACTION ITEMS

A. **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 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. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.**

Harbin explained the plat had been conditionally approved by the commission in April and requires reconsideration once the outstanding items have been addressed. She said, originally, the resubmittal had not addressed all comments, but since then, the surveyor did submit additional revisions. She said the one remaining comment to label the pipeline setbacks may not apply to low-pressure gathering lines. Additionally, the property owner will be removing the gathering lines prior to construction and staff did not want to encumber the plat with build lines that would not be applicable in the future. She further added that staff will verify with the Fire Marshal before the final plat.

Christian Offenburger/surveyor stated he is unsure whether the pipelines are still in the ground or not but that it would be confirmed prior to construction.

Commissioner Sasson stated gathering lines are generally low pressure from a well to a station, and he was comfortable with staff's assessment. Commissioner Bounds commented on the low water crossing outside the lot. Harbin stated the property owner has been informed several times that high water events will flood the low water crossing. Harbin said any further subdivision of lots will require the low water crossing to be replaced with a bridge.

B. **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 Marcus Rives moved to approve with conditions 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. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

Harbin explained the applicant addressed comments from the last conditional approval. However, the changes created new comments that need to be addressed. Commissioner Rives asked if the applicant addressed all the initial comments to which Harbin answered that not all comments had been sufficiently addressed. Commissioner Bounds commented that the surveyor should not have resubmitted the plat if they had not addressed all the comments.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 11, 2024, and (ii) Thursday, July 25, 2024.
- B. Receive the 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.

Councilwoman Hanks said that the City Council attended their annual retreat over the weekend and will be working on an updated vision for the city. She said the last vision was created around twenty years ago. She also encouraged the commissioners to attend The Gathering, if they were able. She explained The Gathering is an appreciation event for city staff and volunteers that is sponsored by the Rotary and other volunteer groups.

Harbin told the commission she sent out an email with details for this year's American Planning Association Conference and encouraged the commissioners to attend. Bennett said she would be sending out information to the Ordinance Subcommittee in the next two weeks for the Zoning Map Update.

6. ADJOURNMENT

This meeting was adjourned at 06:19 PM.