



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

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JULY 11, 2024, AT 06:00 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER MARCUS RIVES
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

COMMISSIONERS TRAVIS MANN AND BRIAN BOUNDS WERE ABSENT FROM THE MEETING.

2. OATHS OF OFFICE

A. Administer the oath of office to incoming commissioners.

Aubrey Harbin administered the oaths of office to reappoint Commissioners Richard Sasson and Willie Anderson.

3. 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.

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 approval of the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, June 27, 2024.

**Commissioner Marcus Rives moved to approve the minutes for the Planning and Zoning Commission Regular Meeting held Thursday, June 27, 2024. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

5. ACTION ITEMS

- A. **ZONE CHANGE REQUEST: 650 AND 800 N FRIENDSWOOD DR TO CHANGE FROM CSC TO PUD/FLUM AMENDMENT**

- i Conduct a public hearing regarding a request for a zone change at 650 and 800 N Friendswood Drive, being (i) approximately 13.6491 acres of land consisting of Restricted Reserves B-2 and B-3 in the Replat of Reserve "B," Annalea Kingspark Section "B" and Whitehall Section "B" as recorded in the Galveston County Map Records, Document No. 2021035945, and (ii) approximately 7.754 acres of land out of the Perry and Austin Survey, Abstract 20, Page 4, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) to Planned Unit Development (PUD) to allow a mixed-use development consisting of commercial and age-restricted multifamily living and an amendment to the Future Land Use Map (2021) to change the property located at 650 and 800 N Friendswood Drive from "Retail" to "High Density Residential."

Aubrey Harbin explained the proposed zone change would be for an age-restricted community consisting of 232 units plus commercial frontage. She said the property had been zoned commercial since the 1970s and has not yet been developed. She said the demand for age-restricted apartments is high.

Hubble Hausman, the property owner, said his family developed the Anna Lea subdivision, named after his grandmother, and has retained the commercial ever since. He stated the property has been listed for sale off and on for 20 years with no commercial interest. Brett Banfield, developer and partner, said his family developed the age-restricted communities across the street, being The Beldon in 2019 and The Bedford from 1993-1995. He stated those properties have two-year waiting lists and the demand is high for this type of community. Banfield said The Belmont, being proposed, would be a higher level than The Belmont. He said the property would include amenity ponds used for detention as a buffer for the existing residents in Anna Lea. Banfield described the buildings as three-stories but pulled closer to the street along with heavy landscaping throughout. Banfield said that although the apartments are high density by unit, the density by population is lower than standard apartment complexes, resulting in lower traffic, as well.

David Hunt, Pearland Riverwalk resident, spoke in concern about increased traffic and the lack of traffic signals at the existing intersections. He said the detention pond near his subdivision was already filled to the brim with heavy storms. He mentioned the zone change signs on the property were hard to see coming out of his neighborhood.

Vince Estevez, Pearland Riverwalk resident, spoke against the project, citing drainage, traffic, and crime. He said the development would add water and traffic to his neighborhood and then crime would start.

Kim Gough, 811 Camelot Ln, was concerned with a new development tying into the existing utilities. He asked if they would be adding fire hydrants. He said the current green fields absorb a lot of water and was worried about what would happen once they were developed. Mr. Gough also mentioned traffic and said the community across the street uses the intersection to make U-turns, and it is dangerous.

Georgia Estevez, Pearland Riverwalk resident, spoke against the project, concerned about traffic and crime. She said her daughter had been in a traffic accident on Riverside Drive. She also asked where the hawks would go and mentioned the field mice would be displaced into her neighborhood.

- ii Consider a recommendation to the City Council regarding a request for a zone change at 650 and 800 N Friendswood Drive to change from Community Shopping Center (CSC) to Planned Unit Development (PUD) to allow a mixed-use development, consisting of commercial and age-restricted multifamily living and an amendment to the Future Land Use Map (2021) to change the property located at 650 and 800 N Friendswood Drive from "Retail" to "High Density Residential."

**Commissioner Marcus Rives moved to approve a recommendation to the City Council regarding a request for a zone change at 650 and 800 N Friendswood Drive to change from Community Shopping Center (CSC) to Planned Unit Development (PUD) to allow a mixed-use development, consisting of commercial and age-restricted multifamily living and an amendment to the Future Land Use Map (2021) to change the property located at 650 and 800 N Friendswood Drive from "Retail" to "High Density Residential." Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

Harbin responded to several of the public comment concerns. She said the developer is required to install drainage systems for his project plus account for existing run-off, resulting in a net-zero effect. She mentioned current drainage requirements are higher than when the adjacent subdivisions were built. She explained the portion of the project on the City of Pearland side would be independent of the City of Friendswood. She said the City of Pearland would review the plat, zoning, and site plan. She said in addition to Pearland reviewing drainage, they too have a secondary drainage board, Brazoria County Drainage District #4, that would need to approve the plans. She answered that the development would need to extend water and sewer to serve their property, including adding several fire hydrants. Lastly, she said the developer was working with TxDOT and a traffic signal will most likely be required.

Commissioner Rives stated he has a history of working with the Galveston County Consolidated Drainage District (GCCDD) and said the current drainage requirements are considerably higher. He said the addition of a traffic signal would help both the new community and the existing residents.

He questioned what crime the proposed development would create. He said the current commercial zoning allows most commercial uses by right and said the proposed project includes a big buffer for the adjacent residents. He said the developer kept the building lower than he could have gone and moved the building forward. He said one thing the Planning and Zoning Commission is looking at with zone change requests is whether it will buffer the adjacent zoning well.

Commissioner Rich Sasson commented that the drainage must be net-zero, at a minimum. Sasson responded to the comments regarding crime and explained that with the current commercial zoning, a Walmart could be built there. Sasson asked the developer where he would be getting power from. Banfield said most likely underground from The Beldon, but he would need to defer to the civil engineer.

Commissioner Conrad said her concerns seem to be addressed and said the concept looks really good. Commissioner Anderson asked if a wildlife study was needed in response to the public comment about hawks.

Chairman Hinckley mentioned sidewalks were not shown on the plan. Banfield said the plan is conceptual, but that sidewalks would be installed along the streets and internally. He said the Pearland portion of the project is very conceptual and that the storage and park would not be open to the public, but residents. Banfield said storm drainage is his number one priority. He said he understands the impact of four creeks running through Friendswood. He said his management company also performs background checks on tenants, in response to the crime comments. Hinckley asked if there were any commercial prospects for the frontage. Banfield said the area is a commercial dead zone right now, but hopefully that will change with the addition of rooftops and high-income residents.

6. DISCUSSION

- A. Discuss the proposed amendments to Zoning Ordinance Section 1, to incorporate an updated process for maintaining the Zoning Map.

Becky Bennett said the Ordinance Subcommittee had been working on an updated Zoning Map along with revising the language in Section 3 of the Zoning Ordinance to be more modern. She said City Attorney Horner had streamlined the language and process, as provided on the red-lines in the backup material.

7. COMMUNICATIONS

- A. Announce the next Planning and Zoning Commission Regular Meetings for (i) Thursday, July 25, 2024, and (ii) Thursday, August 8, 2024.
- B. Receive the June 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.

Councilmember Trish Hanks reported that City Council had approved the Specific Use Permit for Standard Constructors at the last council meeting. She said council also approved an ordinance to increase the tree trimming height over rights-of-way. She said the city had a great Fourth of July celebration. She said council had met to discuss Hurricane Preparedness, coincidentally, before Hurricane Beryl hit. She said staff did a great job following the storm opening a cooling center.

Chairman Hinckley told the audience he appreciated their attendance and comments regarding the proposed zone change. He said he was impressed with the city response following the hurricane.

Harbin said the June DRC Report was in the backup material.

8. ADJOURNMENT

This meeting was adjourned at 06:50 PM.