



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 12, 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
SEPTEMBER 12, 2024

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, SEPTEMBER 12, 2024, AT 06:00 PM **910 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
COMMISSIONER TRAVIS MANN
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARSHA CONRAD
COMMISSIONER WILLIE C ANDERSON
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

VICE-CHAIRMAN RICHARD SASSON AND COUNCIL LIAISON TRISH HANKS 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.

No comments.

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.

****Commissioner Brian Bounds moved to approve the CONSENT AGENDA. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

- A. Consider approval of the minutes for the Planning and Zoning Regular Meeting held Thursday, August 22, 2024.
- B. Consider approving the Final Plat of AJ Estates located at 61 Windsong Lane, Friendswood, Texas 77546.

4. ACTION ITEMS

- A. Consider approving the Preliminary Plat of Sterling Falls Wedding Venue, 4.8476 acres of land out of Lot 64 and 65 of Slone Subdivision, out of the John Dickinson League, to Galveston County, Texas, located at 2600 S. Friendswood Drive, Friendswood, Texas 77546.

****Commissioner Marcus Rives moved to approve the Preliminary Plat of Sterling Falls Wedding Venue, located at 2600 S. Friendswood Drive, Friendswood, Texas 77546. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

Harbin said a zone change had been previously approved, and the project was now at the platting stage. She said this plat would create a single commercial reserve and the commission would later see the final plat for consideration. Chairman Hinckley added that, although the name of the plat is Sterling Falls Wedding Venue, the commission is not voting on a wedding venue, just the plat. Harbin said the commercial site plan for the wedding venue would be the last step.

- B. Consider approving the Preliminary Plat of Friendswood Trails Section 5B, a subdivision of 67.10 acres located west of Sunmeadow Subdivision, accessed via W. Parkwood Ave. to Friendswood Trail, Friendswood, Texas 77546.

****Commissioner Marcus Rives moved to approve the Preliminary Plat of Friendswood Trails Section 5B, a subdivision of 67.10 acres. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

Harbin explained the Planned Unit Development was approved in 2016 and this plat would be the final section of the subdivision. She said the commission had previously approved the plat with conditions.

Sel Thint/engineer stated the previous comments had been addressed, and the developer is ready to move forward. Commissioner Bounds questioned if this was the section with only one point of access. Harbin answered that the divided boulevard acted as two points of access, plus there would be an emergency access point into Sunmeadow subdivision, near the city water plant. Commissioner Mann confirmed there would be no tie in to Windsong Lane.

5. COMMUNICATIONS

- A. Receive an update from Chase Bains, Graduate Engineer, regarding the progress of the Capital Improvement Plan identified in the 2023 Impact Fee Update Study

Director Harbin stated the Planning and Zoning Commission acts as the Capital Improvement Advisory Committee and presented an update on the progress of the involved capital projects.

- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, September 26, 2024, and (ii) Thursday, October 10, 2024.
- C. Receive the August 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.

Chairman Hinckley stated that the city council approved the adoption of an updated Official Zoning Map and the associated ordinance changes at their last meeting.

6. ADJOURNMENT

This meeting was adjourned at 06:14 PM.