



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 18, 2024 - 6:00 PM**

Minutes

**MINUTES OF A FRIENDSWOOD SPECIAL MEETING HELD AT 910 S. FRIENDSWOOD
DR, FRIENDSWOOD, TX 77546, COUNCIL CHAMBERS, CITY HALL**

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
NOVEMBER 18, 2024

1. CALL TO ORDER

MINUTES OF A SPECIAL MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON MONDAY, NOVEMBER 18, 2024, AT 06:02 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
COUNCIL LIAISON TRISH HANKS
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT
VICE-CHAIRMAN RICHARD SASSON 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.

****Commissioner Marcus Rives moved to approve the consent agenda. Seconded by Commissioner Marsha Conrad. The motion was approved unanimously.**

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held Thursday, October 24, 2024.
- B. Consider approving Friendswood Trails Section 3A-4A Final Plat located near W Parkwood Ave. and Friendswood Trail in the Friendswood Trails Subdivision (PUD 2016-19).
- C. Consider approving Friendswood Trails Section 4B-5A Final Plat, located near W Parkwood Ave. and Friendswood Trail in the Friendswood Trails Subdivision (PUD 2016-19).

4. ACTION ITEMS

A. SITE PLAN: HARDBALL ACADEMY AT 2907 W PARKWOOD AVE.

Consider approving the site plan for Hardball Academy to be located at 2907 W Parkwood Ave.

Director Harbin explained the proposed project consisted of a one-story building with 18,000 square feet plus an outside baseball field. She said Hardball Academy was an existing business with several locations that was looking to consolidate and relocate to Friendswood. She said the property is located on FM 528 and subject to the community overlay district requirements for aesthetics. Harbin said the applicant submitted a design modification form to decrease the required parking from 105 spaces to 75 spaces and the city engineer had approved the modification.

Commissioner Anderson commented that there are lots of new projects on FM 528 and questioned the amount of traffic. Harbin responded that TxDOT limits the number of driveways on their roadways to help regulate the number of possible conflict points. Commissioner Bounds asked for clarification on the tree mitigation. Harbin explained that this project started prior to the adoption of increased mitigation standards and would be grandfathered under the old requirements. She said the project is required to replace qualified trees on a one-for-one basis.

Commissioner Mann followed up on the TxDOT driveway conversation and asked if the two lots would both only be allowed the one, shared driveway on FM 528. Harbin said the corner tract would be allowed to install a second driveway onto Lundy Lane since that was a city street. Commissioner Mann asked if the shared detention pond would be sufficient. Assistant Planner Bennett stated the commercial subdivision can use the shared detention area, plus Hardball is also installing swales for both conveyance and volume.

Commissioner Conrad asked if there was enough parking on site. Commissioner Mann asked if the facility would host baseball games. Harbin answered that the business provides baseball training and would not be hosting games or tournaments. Chairman Hinckley said he did have parking

concerns if the property is ever converted to another use.

****Commissioner Marcus Rives moved to approve the site plan for Hardball Academy to be located at 2907 W Parkwood Ave. Seconded by Commissioner Travis Mann. The motion was approved unanimously.**

B. PRELIMINARY PLAT: LAUREL PARK FRIENDSWOOD III LOCATED AT 214 S FRIENDSWOOD DRIVE

Consider approving the Preliminary Plat of Laurel Park Friendswood III, located at 214 S Friendswood Drive and being a tract of land containing 1.9850 acres situated in Lot 3, Block 2 of Friendswood Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 238, Page 14 in the official public records of real property of Galveston County, Texas, being all of a called 1.7947 acre tract of land as conveyed to the Laurel Park Friendswood III Ltd by deed recorded in Galveston County Clerk's File Number 2021056103 and a called 8291.50 square foot tract of land as conveyed to Laurel Park Friendswood III, Ltd., by deed recorded in Galveston County Clerk's File Number 2021056104, in Friendswood, Galveston County, Texas.

Harbin said the plat is for an existing single, commercial tract in the Downtown District. She said they are preparing to make some site modifications and staff found the property had never been platted and needed to dedicate right-of-way for FM 518. She explained staff is suggesting conditional approval because the plat had some remaining items to correct, including identifying a water line and a sidewalk easement.

The property owner, Brett Banfield, was in attendance to answer questions. He concurred the proposed plat was a cleanup item.

****Commissioner Marcus Rives moved to approve the Preliminary Plat of Laurel Park Friendswood III. Seconded by Commissioner Marsha Conrad. The motion was approved 5-1 with Commissioner Travis Mann opposed.**

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, December 12, 2024. We will have our annual retreat on December 5 at 6pm.
- B. Receive the October 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.

Harbin mentioned the October DRC report was provided in the backup material. Councilwoman Hanks said City Council approved the vacation of a water line easement on the property discussed for the Hardball Academy. She also said the council met as the first TIRZ board meeting and that the meeting went well. Commissioner Rives and the others said Happy Thanksgiving.

6. ADJOURNMENT

This meeting was adjourned at 06:22 PM.