PLANNING & ZONING COMMISSION

MINUTES OF A
REGULAR MEETING
HELD THURSDAY, JANUARY 18, 2018
AT 7:00 PM

CITY HALL
COUNCIL CHAMBERS
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS

Regular Meeting

1. The Regular Meeting was called to order at 7:00pm with the following people in attendance:

Chairman Rhonda Neel
Commissioner Richard Sasson
Commissioner Dick Clark
Becky Summers, Development Coordinator
Aubrey Harbin, City Planner/Dep. Dir. of CDD
Commissioner Brett Banfield
Commissioner Joe Matranga
Commissioner Eric Guenther
Mary Kay Fischer, City Attorney

2. Communication from the public/committee liaisons
(To comply with the 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 or citizen so requests in which case the item would be removed from the consent agenda and considered separately.

a. **Minutes from January 8, 2018 special & regular meeting**
b. **Final Plat of Wilderness Estates**

Motion to approve: Clark
Second: Sasson
Vote: 6 to 0 Unanimous **Motion passed**

Action Items

According to the Planning and Zoning Rules of Procedure (R2010-09), all action of the Commission shall be made by an affirmative vote of four (4) or more members of the Commission present at such Commission meetings.

4. Consideration and possible action regarding **the Major Thoroughfare Plan (R2004-07)**

Motion to discuss: Banfield
Second: Matranga

Neel stated that Dan Rucker/developer previously made presentations to the Commission and then Council regarding abandoning the future Blackhawk Blvd. right-of-way. She said Council directed Mr. Rucker to approach the Commission again to consider. Rucker suggested repealing the resolution that adopted the plan.

Matranga stated the Commission and Council both unanimously approved the resolution in 2004 and asked what has changed since then to justify the abandonment of the future roadway. Rucker said he presented an idea to the Community and Economic Development Committee (CEDC) which was quickly approved by the City. He said if he knew then what he knows now about the encumbrances on the property (floodplains, drill sites, wells) he would not have proposed the roadways.

Matranga asked Rucker if he owned all the land being impacted by the proposed roadway. Rucker answered that his company owned the majority.

Matranga asked if the City has invested any money into the future roadway. Harbin said the City received an Economic Development Administration (EDA) grant to install utilities in the area but those utility lines were installed north of the proposed Blackhawk Blvd. Harbin said City staff agrees with the abandonment after seeing the difficulties Clearwood Business Park had during development. She said due to issues with drill sites and the pipeline companies, it has taken them nearly a decade to develop their site. Banfield stated the idea of the Blackhawk Blvd. extension was to encourage development but he feels the future right-of-way has actually deterred development instead.

Neel and Banfield discussed holding a Work Session with City Council on February 5th to discuss the abandonment of Blackhawk Blvd. They said the Commission could then vote on a recommendation at their regular meeting on February 15th. Matranga said he was not comfortable making such a decision without all the interested property owners being consulted. Harbin said the City would mail courtesy invites to the meeting.

5. Consideration and possible action regarding future **Planning and Zoning Commission meeting dates**

Harbin said the next regular meeting would be February 1st followed by a possible Work Session on February 5th to discuss the Major Thoroughfare Plan. The next regular meeting after that would be February 15th.

Guenther questioned the format for a Work Session. Harbin explained a Work Session would allow open dialogue between the Commission and City Council.

6. Communications from

a. Commissioners - No Comments.

b. Planning Subcommittee Update – Banfield said the Subcommittee met before the current meeting and discussed moving the Major Thoroughfare Plan up on their To Do List. He said other than the request to abandon the Blackhawk Blvd extension, the remainder was housekeeping items.

c. Ordinance Subcommittee Update – Summers said the Subcommittee met before the current meeting and discussed working on the Zoning Ordinance rewrite. She asked the subcommittee members to appoint a new Chairman and Sasson was selected.

d. Council liaison - Not present.

e. Staff – Harbin said the December DRC report was sent out and told the Commission to let her know if they have any questions. She also said it was Councilman Hill's birthday, hence his absence.

7. The meeting was adjourned at 8:00pm.

These minutes respectfully submitted by:

Becky Summers

Becky Summers
Development Coordinator/P&Z Secretary