



# PLANNING & ZONING COMMISSION

**MINUTES OF A  
SPECIAL MEETING  
HELD MONDAY, FEBRUARY 5, 2018  
AT 5:00 PM**

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

## Work Session

1. The Special Meeting was called to order at 5:41pm with the following people in attendance:

Vice-Chairman Brett Banfield  
Commissioner Joe Matranga  
Becky Summers, Development Coordinator  
Aubrey Harbin, City Planner/Dep. Dir. of CDD

Commissioner Richard Sasson  
Commissioner Eric Guenther  
Mary Kay Fischer, City Attorney

Absent: Neel, Clark, Lawson

2. Discussion regarding proposed changes to **the Major Thoroughfare Plan (R2004-07)**

Banfield explained the last review of the Major Thoroughfare Plan was performed in 2007 and the Planning Subcommittee of the Planning and Zoning Commission had a comprehensive update/review due on their To Do List. He said a developer had recently approached the City regarding a specific proposed right-of-way that impacted his properties. The Commission held a public meeting on February 1, 2018 to receive input from other affected property owners.

Harbin explained the Major Thoroughfare Plan needed to be updated with roads that had been constructed, right-of-ways acquired, and roads that had been widened.

Councilman Rockey suggested adding a city wide traffic study while updating the Major Thoroughfare Plan. Mayor Holland said a Traffic Impact Analysis (TIA) would be very costly. Assistant City Manager Kabiri offered for staff to bring a TIA proposal back to Council with budget items.

Rockey said he was okay with removing the proposed right-of-way being the adjacent property owners posed no objections and that the road could not physically be built. Gustafson agreed with needing a comprehensive traffic study throughout the City. Foreman also agreed with needing a traffic study.

Banfield clarified the updates to the Major Thoroughfare Plan were ninety percent housekeeping items and the only political item was the abandonment of the proposed Blackhawk Blvd. extension near Beamer Road. He said the proposed right-of-way was acting as an impediment to development.

Mayor Holland said he saw no reason not to update the plan. Hill agreed with Banfield the intent of the road was to spur development but instead it has been hindering development.

3. The meeting was adjourned at 5:51pm.

These minutes respectfully submitted by:

*Becky Summers*

Becky Summers  
Development Coordinator/P&Z Secretary