



PLANNING & ZONING COMMISSION

**MINUTES OF A
SPECIAL & REGULAR MEETING
HELD MONDAY, MARCH 4, 2019
AT 5:30 PM**

**CITY HALL
COUNCIL CHAMBERS & 2ND FLOOR
CONFERENCE ROOM
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS**

Joint Work Session

1. The Joint Work Session began at 5:43pm with the following people in attendance:

Chairman Joe Matranga
Commissioner Richard Sasson
Commissioner Dick Clark
Commissioner Eric Guenther
Becky Summers, Development Coordinator
Aubrey Harbin, City Planner/Director of CDD

Commissioner Brett Banfield
Commissioner Marcus Perry
Commissioner Lisa Lundquist
Mary Kay Fischer, City Attorney
Morad Kabiri, City Manager
City Council

2. Joint Work Session with City Council regarding:

- a. Zoning Ordinance Amendments associated with the Downtown District

Harbin said staff had fielded several inquiries over design requirements in the Downtown District so the Commission formed a Downtown District Subcommittee to work the growing list. She said the Downtown District boundary was created in 2007 from the old Business District. Harbin explained that a resident had come forward recently because his parents owned properties located inside and outside the DD boundary. She said the subcommittee discussed changing the boundary and found several hurdles such as the overlying Neighborhood Empowerment Zone (NEZ) as well as the applicability of 4B Sales Tax. Harbin said the subcommittee recommended against expanding the boundary and had suggested several other zoning options to the Harris family.

Harbin presented the remaining proposed changes including the distance requirement for head in/on-street parking, façade materials, fenestration requirements, Community Overlay District (COD) items to also incorporate into Downtown District (DD), permitted uses, pedestrian lighting, and LED Storefront lighting. Councilman Griffon said the Friends of Downtown Friendswood Economic Committee had been working on lighting plans for DD and suggested the subcommittee coordinate with FDEDC. Harbin said the subcommittee had met with FDEDC and were working together for a unified standard.

3. The Joint Work Session adjourned at 6:26pm.

Joint Public Hearing

1. The Joint Public Hearing began at 7:04pm with the same people in attendance.
2. Receive comments from the public, both oral and written, regarding:

- a. Zone classification change from Community Shopping Center (CSC) to Downtown District (DD) of 1.8864 acres of land, situated in the Sarah McKissick Survey, Abstract 151, being out of Lot 4, in Block 11, also known as 1 Hatcher Lane of Friendswood Subdivision, in Galveston County, Texas, City of Friendswood

Harbin stated the property next to Copy Doctor was asking to change to the Downtown District. She said the property was within the Downtown District boundary and currently vacant with old storage units in the rear.

- b. Zone classification change from Single Family Residential (SFR) to Planned Unit Development (PUD) for a residential development, "Avalon at Friendswood" being 115.998 acres located along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, consisting of the following tracts: 87.774 acres, more or less, being a portion of a called 96.944 acres tract in the Mary Fabreau Survey, Abstract No. 69 in Galveston County, Friendswood, Texas, save and except a 9.170 acre portion of the same tract; and 28.2240 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract "A" as conveyed to Yellowstone Hill Country Ranching, LLC, Galveston County, Friendswood, Texas

Harbin explained the zone change request came from Taylor Morrison Homes and META Planning. She said Taylor Morrison was proposing a residential development of 206 mixed size lots. She said the construction timing would be dependent upon the installation of Friendswood Lakes Blvd and would require coordination with Galveston County. Harbin stated the PUD is conceptual and, if approved, would need to go through Engineering and the Galveston County Consolidated Drainage District once detailed plans are drawn.

Kathryn Parker/META Planning said it would be a high quality, gated community with lakes and a high standard of landscaping. Parker said the Avalon line was a proven product and this community would feature 60-90 foot lots that reached the water's edge.

Councilperson Hanks asked if the development would be similar to the Cinco development. Parker said it would be. Several council and commissioners questioned the smaller lots. Parker said the lot sizes are market and demand driven.

3. The Joint Public Hearing adjourned at 7:21pm.

Regular Meeting

1. The regular meeting was called to order at 7:35pm with the same people in attendance minus the City Attorney, City Manager, and City Council.

2. Communication from the public/committee liaisons
(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 be placed on a later regular Commission agenda for discussion and/or possible action.)

None.

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.

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 February 21, 2019

B. Sterling Creek Section 3-B Final Plat

Motion to approve: Banfield

Second: Clark

Vote: 7 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 a **zone classification change from Community Shopping Center (CSC) to Downtown District (DD) of 1.8864 acres of land, situated in the Sarah McKissick Survey, Abstract 151, being out of Lot 4, in Block 11, also known as 1 Hatcher Lane of Friendswood Subdivision, in Galveston County, Texas, City of Friendswood**

Motion to approve: Sasson

Second: Guenther

Vote: 7 to 0 Unanimous

Motion Passed

Sasson asked if the zone change was pro-active or if the owner was proposing a development. Summers said the change was being driven by a potential buyer.

Guenther asked what the advantages are to being zoned Downtown District. Harbin answered that development fees could be waived and the zoning allowed zero foot setbacks.

Lundquist said she was in favor of the change.

Banfield and Clark both said the property was within the district boundary and saw it as a positive change between commercial districts.

5. Consideration and possible action regarding a **zone classification change from Single Family Residential (SFR) to Planned Unit Development (PUD) for a residential development, “Avalon at Friendswood” being 115.998 acres located along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, consisting of the following tracts: 87.774 acres, more or less, being a portion of a called 96.944 acres tract in the Mary Fabreau Survey, Abstract No. 69 in Galveston County, Friendswood, Texas, save and except a 9.170 acre portion of the same tract; and 28.2240 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract “A” as conveyed to Yellowstone Hill Country Ranching, LLC, Galveston County, Friendswood, Texas**

Motion to approve: Clark

Second: Sasson

Motion to table: Lundquist

Second: Guenther

Vote: 6 to 1 (Clark opposed)

Motion Passed

Clark asked about timing of the development. Bill Dalton/Taylor Morrison said they structured their purchase agreement around the construction of Friendswood Lakes Blvd. Harbin said the road is under design and being overseen by Galveston County. She said the connection would be made between League City Parkway and Pearland Parkway.

Sasson said the big issue is the number of lots and size of the lots. He asked if there was a precedent for the high percentage of smaller lots. Summers said West Ranch and Friendswood Trails are structured the same way. Sasson said he would like to see comparable percentages for the existing PUDs.

Parker explained the overall density of the project is less than had they used the entire property for 90-foot lots. Dalton said without the mixed lot sizes, the project would not be financially worth it for Taylor Morrison.

Perry asked the developer if they were aware the smaller lots may not be received well. Dalton and Parker said they were aware that base zoning requires 90-foot lots and that is why they were requesting a Planned Unit Development. Parker said the PUD would allow some give and take such as smaller lots but increased green space and landscaping.

Banfield said the smaller lots in exchange for amenities seemed a fair deal.

The Commission requested more information from staff before making a decision.

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

Harbin said the next regular meeting would be on Thursday, March 21, 2019.

7. Communications from the Commission

- a. Commissioners – Guenther told Matranga he did a good job on the annual presentation to Council.

Lundquist mentioned changes were made to the Open Meetings Act and asked for the City Attorney to provide an update to the Commission. Lundquist also said the City had begun participating in Simple Recycling. She said residents would be getting bags in the mail to use for worn out clothing not fit for donation. Lundquist also reported from Keep Friendswood Beautiful that Spring Sparkle was coming up in April then School's Out for Summer in June.

- b. Ordinance Subcommittee Update – On hold.

- c. Planning Subcommittee Update – On hold.

- d. Downtown District Subcommittee Update – Matranga said the results of the DD subcommittee's work was seen earlier that night during the Joint Work Session.

- e. Staff – Summers told Matranga the PZ Annual Report he presented was exciting compared to previous reports.

10. The regular meeting adjourned at 8:32 pm.

These minutes respectfully submitted by:

Becky Summers

Becky Summers
Development Coordinator/P&Z Secretary