



PLANNING & ZONING COMMISSION

**MINUTES OF A
REGULAR MEETING
HELD THURSDAY, JUNE 13, 2019
AT 7:00 PM**

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

Public Hearing

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

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

Commissioner Richard Sasson
Commissioner Lisa Lundquist
Commissioner Marc Perry
Mary Kay Fischer, City Attorney

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.)

a. A zone classification change from Neighborhood Commercial (NC) to Neighborhood Commercial/Specific Use Permit (NC/SUP) to allow NAICS Use #8131 Religious Organizations for .7471 acres of land out of Reserve G (G4) in Forest Bend Subdivision Section 3, Harris County, Friendswood, Texas, also known as 17158 Blackhawk Blvd.

Harbin explained Calvary Church located on FM 528 also owns the building on Townes Rd. that was previously operated as a day care. Since the hurricane, the church did not reopen the day care and has been using the building for offices and counseling. The SUP request is to clean up the zoning on the property.

b. A zone classification change for 1.7243 acres of land, consisting of two tracts 1.477 acres and .2473 acres, situated in the Sarah McKissick League, Abstract 51, Galveston County, Texas, being out of Lot 4, Block 11, Friendswood Subdivision, also known as 108 Whispering Pines Ave, to change from Single Family Residential (SFR) to Downtown District (DD)

Harbin said the subject property is currently zoned Single Family Residential (SFR) and within the boundary of the Downtown District (DD). She said any new development would be subject to the design requirements of the DD.

Greg Crinion/representative of owners said the properties are within the boundary and the owners are asking to rezone. He said the Harris' are retired and these properties are their life savings. He said they need to sell and move somewhere with better care.

Jane Gibson/neighbor stated she lives in Timberfield Estates and is against the rezoning. She said when she bought her home 25-30 years ago, it was a residential area and rezoning these properties would create a large development.

c. A zone classification change for 1.8367 acres of land, situated in the Sarah McKissick League, Abstract 51, Galveston County, Texas, being out of Lot 4, Block 11, Friendswood Subdivision, also known as 110 Whispering Pines Ave, to change from Single Family Residential (SFR) to Downtown District (DD)

Harbin said the Commission voted against changing the Downtown District boundary but Council voted in favor of the change so this property is now eligible to be rezoned to DD.

3. The public hearing adjourned at 7:09 pm.

Regular Meeting

1. The regular meeting was called to order at 7:09 pm with the same people in attendance.
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.)

Janis Lowe said she was there to speak on fencing and asked when property is rezoned from residential to commercial the required fence be addressed at that time.

Jackie Bailey stated she owns the house next to Farmers Insurance on Melody Lane and is requesting a wooden fence be installed between the two lots.

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. **Oaths of Office:** Aubrey Harbin, Notary Public, will administer **Oaths of Office for three reappointed Commissioners – Joe Matranga, Richard Clark and Marcus Perry**

Harbin administered oaths to all three Commissioners.

4. 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 May 16, 2019

Motion to approve: Sasson

Second: Lundquist

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.

5. Consideration and possible action regarding a **site plan amendment for Farmers Insurance located at 104 Melody Ln**

Motion to remove from table: Banfield

Second: Clark

Vote: 7 to 0 Unanimous

Motion Passed

Motion to discuss: Lundquist

Second: Clark

Harbin presented two options for screening: (18) 7-gallon trees or (7) 30-gallon trees to be clustered to block the view of the parking area.

Sasson said he preferred the second option as it aligns with the needs of the neighbor.

Banfield said he really wanted the neighbors to resolve this issue themselves. He stated he is not a fan of wood fences and felt the middle ground would be heavy landscaping.

Johnson said she would be willing to install (10) of the larger trees.

Motion to plant 10 trees: Lundquist

Second: Clark

Vote: 7 to 0 Unanimous

Motion Passed

6. Consideration and possible action regarding a **site plan amendment for West Parkwood Place located at 1501 W. Parkwood Ave.**

Motion to approve: Banfield

Second: Perry

Vote: 7 to 0 Unanimous

Motion Passed

Harbin stated the Commission approved this site plan several months back and staff failed to have the owner install screening to separate the commercial site from the adjacent residential properties. Harbin explained staff was unaware the existing HOA

fence was missing two sections. Staff spoke with Mr. Garza (owner) and he would prefer to install the missing fence sections than put up a separate fence.

Banfield asked if the HOA was agreeable. Harbin answered yes.

7. Consideration and possible action regarding a recommendation to City Council for the requested **zone classification change from Neighborhood Commercial (NC) to Neighborhood Commercial/Specific Use Permit (NC/SUP) to allow NAICS Use #8131 Religious Organizations for .7471 acres of land out of Reserve G (G4) in Forest Bend Subdivision Section 3, Harris County, Friendswood, Texas, also known as 17158 Blackhawk Blvd.**

Motion for positive recommendation: Clark

Second: Sasson

Vote: 7 to 0 Unanimous

Motion Passed

Harbin explained the church was not proposing any exterior changes to the building.

Sasson said the Future Land Use map identifies the area as retail, not office. Harbin said the building had never been used for retail and the map could be updated to reflect the actual use. Banfield said the area was not a good retail area.

Matranga asked if they would be able to hold services in the building with the SUP. Harbin said the size of the building would make services unlikely.

8. Consideration and possible action regarding a recommendation to City Council for the requested **zone classification change for 1.7243 acres of land, consisting of two tracts 1.477 acres and .2473 acres, situated in the Sarah McKissick League, Abstract 51, Galveston County, Texas, being out of Lot 4, Block 11, Friendswood Subdivision, also known as 108 Whispering Pines Ave, to change from Single Family Residential (SFR) to Downtown District (DD)**

Motion for positive recommendation: Banfield

Second: Lundquist

Vote: 7 to 0 Unanimous

Motion Passed

Banfield said the lot was already in the Downtown District boundary and surrounded by commercial. He was for the change.

Lundquist said she understands the neighbors are leery of the change. She said taking the lots separately, she was in favor of changing 108 Whispering Pines Ave. to Downtown District. Sasson agreed. He said he was sympathetic to the neighborhood but the property was across the road, not adjacent to their homes.

Crinion stated the application was for both properties. Harbin explained the two lots were separate properties and would be considered separately.

9. Consideration and possible action regarding a recommendation to City Council for the requested **zone classification change for 1.8367 acres of land, situated in the Sarah McKissick League, Abstract 51, Galveston County, Texas, being out of Lot 4, Block**

11, Friendswood Subdivision, also known as 110 Whispering Pines Ave, to change from Single Family Residential (SFR) to Downtown District (DD)

Motion for positive recommendation: Matranga

Second: Banfield

Vote: 2 to 5 (Matranga, Perry for)

Motion Failed

Banfield said he wished the applicant had come with a development plan instead of a blanket zone change. He said the property has a house on it and there is a house next door and the property was not originally in the Downtown District boundary.

Matranga said City Council made the property in the boundary and, although there may have been a better path, he was in favor of the zone change.

Lundquist said it would set a precedent for other homes to want into the boundary.

Perry stated he did not support the boundary change but, now that it is done, he would support the zone change.

Sasson said there is no plan for the property and the unsuspecting neighbor could end up with a 3-story building next door. Sasson said he could not support it. Clark agreed.

Banfield said the Harris family is an awesome family but recounted the first Planning Conference he attended. He said he learned that zoning goes with the land, not the applicant, and said never forget that.

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

Harbin said the next regular meetings would be June 27th and July 11th.

11. Communications from the Commission

a. Commissioners – Perry said he attended the GCCDD meeting and there was lots of activity around drainage projects. Lundquist said KFB has lots going on, as well. She said the Pollinator Garden at Stevenson Park was completed.

Matranga said he, Sasson, and Harbin had attended PZ Commission meetings at other cities just for information. He said most run their meetings similarly.

b. Council Liaison – Branson congratulated the Commission on their first separate Public Hearing. She introduced Councilperson Trish Hanks as a visitor to the night's meeting.

c. Staff – Harbin stated City Council approved all five Downtown District ordinance changes.

Harbin said the Texas Legislature had approved several bills that will affect the City. She said she was working on a new fee schedule to comply with the changes and hoped to present it to Council in July.

Harbin explained one bill prohibits cities from regulating façade materials. Another requires plats be approved or disapproved without conditions. And the most talked about bill involves plumbing licenses but the Governor has issued a temporary order through 2021.

12. The regular meeting adjourned at 8:36 pm.

These minutes respectfully submitted by:

Becky Summers

Becky Summers
Development Coordinator/P&Z Secretary