



PLANNING & ZONING COMMISSION

MINUTES OF A
SPECIAL & REGULAR MEETING
HELD MONDAY, AUGUST 6, 2018
AT 7:00 PM

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

Joint Public Hearing

1. The Joint Public Hearing began at 7:00pm with the following people in attendance:

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

Commissioner Brett Banfield
Commissioner Eric Guenther
Commissioner Lisa Lundquist
Mary Kay Fischer, City Attorney
Morad Kabiri, City Manager

Absent: Perry

2. Receive comments from the public, both oral and written, regarding:

- A. **Zone change request** for a .3337 acre tract of land in the Sarah McKissick League Survey, Abstract 151, Galveston County, Texas, being out of Lot 9, Block 2 Friendswood Subdivision, also known as **315 S. Friendswood Drive, to change from Light Industrial (LI) to Downtown District (DD)**

Harbin explained the existing building is a grandfathered structure and the property owner wanted to change the zoning to opt into the Downtown District.

- B. **Zone change request** for a tract of land containing .6804 acres situated in the Sarah McKissick Survey, Abstract 549, Harris County, Texas, being out of "Reserve A" of Forest Creek Subdivision also known as **4203 Friendswood Link Rd., to change from Neighborhood Commercial (NC) to Neighborhood Commercial with a Specific Use Permit (NC/SUP) to allow NAICS Use #713940 Fitness and Recreational Sports Centers**

Harbin explained the site held an existing, out of use car wash and the applicants were proposing to demolish the car wash to build a new fitness center with exercise and nutrition programs. She said the use would require a Specific Use Permit and the

proposed plans would be tied to the ordinance. Harbin added that Staff suggested using the existing trees along the rear property line to count towards required landscaping. She said removing the trees and planting new, different class trees in the easement was not advised.

3. The Joint Public Hearing adjourned at 7:05pm.

Regular Meeting

1. The regular meeting was called to order at 7:08pm 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. Consideration and possible action regarding a **zone change request for a tract of land containing .6804 acres situated in the Sarah McKissick Survey, Abstract 549, Harris County, Texas, being out of "Reserve A" of Forest Creek Subdivision also known as 4203 Friendswood Link Rd., to change from Neighborhood Commercial (NC) to Neighborhood Commercial with a Specific Use Permit (NC/SUP) to allow NAICS Use #713940 Fitness and Recreational Sports Centers**

Motion to approve: Banfield

Second: Clark

Vote: 6 to 0 Unanimous

Motion Passed

Sasson stated he liked the plan presented. He asked if the wood fence would be replaced. Ben Sundin/architect answered the wood fence adjacent to the residential neighbor would be replaced and the chain link fence around the AT&T site would remain.

Clark asked what hours the business planned to operate. Mr. Parker/applicant said his existing facility opens at 5:00am for general gym use and they hold classes a few times a day. He said the new location would have similar hours. Lundquist asked if the gym would adjust their hours due to the school across the street, considering school zone times. Mr. Parker stated many of his clients have school aged children and the business hours should remain fine.

Guenther asked if the facility would produce noise for the neighboring residents. Parker answered they play music inside the building at their existing site and it does not affect the neighbors. Guenther asked if AT&T would be able to access their site in the rear.

Sundin said arrangements have been made with AT&T to use the gym's parking lot for access.

Matranga questioned if onsite detention was being utilized. Sundin and Harbin said the civil engineer would be submitting drainage plans following zoning approval. Matranga asked if the fence between the site and the day care would remain in place. Sundin said the fence belonged to the day care and would remain.

Guenther asked what recourse neighbors would have should the facility be too loud. Summers answered the City has a noise ordinance and the neighbors could contact the Police Department to file a noise complaint.

Lundquist asked what colors the building would be. Alice Parker presented a preliminary colored rendering showing a blue and gray theme.

4. Consideration and possible action regarding a **zone change request for a .3337 acre tract of land in the Sarah McKissick League Survey, Abstract 151, Galveston County, Texas, being out of Lot 9, Block 2 Friendswood Subdivision, also known as 315 S. Friendswood Drive, to change from Light Industrial (LI) to Downtown District (DD)**

Motion to approve: Sasson

Second: Clark

Vote: 6 to 0 Unanimous

Motion Passed

Lunquist asked what being "grandfathered" meant for this property. Harbin said the building and site could remain as is but the owners could choose to add the Downtown District improvements. She said if the building is expanded, the new portion must meet current code.

Guenther questioned if there was a proposed tenant for the building. Harbin said the new owners currently had a yarn shop in League City and were wanting to relocate to Friendswood.

Banfield said he thought it was a no-brainer to change the zoning from Light Industrial to Downtown District.

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

Thursday, August 16, 2018

Thursday, September 6, 2018

Monday, September 10, 2018 – JPH with City Council

Thursday, September 20, 2018

Motion to move Sept 6 to Sept 10 meeting: Sasson

Second: Guenther

Vote: 6 to 0 Unanimous

Motion Passed

6. Communications from the Commission

- a. Commissioners – Matranga said he will start working on new liaison assignments.
 - b. Staff – Harbin reminded the Commission the American Planning Association conference would be held in Galveston in October. Lundquist said she would not be able to attend.
7. The regular meeting adjourned at 7:34 pm.

These minutes respectfully submitted by:

Becky Summers

Becky Summers
Development Coordinator/P&Z Secretary