



PLANNING & ZONING COMMISSION

**MINUTES OF A
SPECIAL MEETING
HELD MONDAY, SEPTEMBER 10, 2018
AT 7:00 PM**

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

Special Meeting

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

Chairman Joe Matranga
Commissioner Eric Guenther
Commissioner Marc Perry
Becky Summers, Development Coordinator
Aubrey Harbin, City Planner/Director of CDD

Commissioner Richard Sasson
Commissioner Lisa Lundquist

Absent: Clark, Banfield

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. **Oath of Office:** Aubrey Harbin, Notary Public, will administer **Oath of Office for new Commissioner, Marc Perry**

Harbin administered Oath of Office to Marc Perry.

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 August 16, 2018**
- B. Partial Replat Reserve A2 of Forest Creek Subdivision**
- C. Howard Subdivision Partial Replat No. 2**

Motion to approve: Guenther

Second: Lundquist

Vote: 5 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. Discussion regarding conceptual plan of **Georgetown Subdivision**

Harbin explained a conceptual plan was not an action item by the Commission and could not be approved nor disapproved. She stated conceptual plans were informational for the City and a means to show what development was about to be submitted. Harbin said the developer had submitted three preliminary plats this morning. She said the subdivision would be in phases much like West Ranch but while West Ranch was a Planned Unit Development, Georgetown would be Single Family Residential with 90-foot lots.

Jacob Floyd/Pape-Dawson Engineers stated the subdivision would consist of 572 lots developed by pristine Emerald Homes, a DR Horton product. He explained the project was proposed in 2014 by another developer but the financing fell through. He said the subdivision had lots of detention and they had a pending meeting with the Galveston County Consolidated Drainage District on Wednesday. Floyd further explained the subdivision would be split between the City of Friendswood/Galveston County and City of Alvin/Brazoria County, as the main entrance is within Alvin.

Lundquist mentioned Dickinson Bayou flowing through the property. Jonathan Woodruff/DR Horton said the project did not lie in a high risk floodplain. He explained the proposed detention ponds would improve drainage in the area.

Guenther asked how the adjacent shooting range impacted the development. Floyd stated the developer would be adding an additional berm for aesthetics within an easement near the range. He explained safety precautions were already in place for the range.

Guenther asked if they were proposing any commercial development along with the homes. Woodruff said the seller would be retaining the land along FM 528 and had plans for it already. Matranga asked if there would be any commercial opportunity along the future Grand Parkway. Woodruff said, in his experience, the parkway would be elevated without exit or entrance ramps, and commercial opportunity would not be likely.

Lundquist asked if the subdivision would include any trail systems. Woodruff said an amenity center would be built and trails could be installed in places that made sense to the development. He explained projects usually held some meaning to the sellers. He stated the Bakers project in Pearland was themed for Mr. Baker who was a helicopter pilot. He said Georgetown was for Mr. George Bofysil.

Matranga inquired about the price range of the new homes. Woodruff explained Emerald Homes was a higher end product so the homes would range from high \$300,000 to low \$500,000 values. Matranga asked if City services were available in that area of town. Floyd explained the developer would be upgrading a main water line, installing a lift station, and other items. Woodruff stated a utility agreement was already in place with the City from 2014.

Perry asked if a Traffic Impact Analysis had been completed. Floyd said the TIA would be subject to TxDot regulations and would be calculated based on each section as well as total build out. Harbin explained the City would receive the TIA and that staff ensures compliance during construction. Perry asked if a bridge would be installed over Dickinson Bayou and how emergencies would be handled. Harbin explained the bridge would be boulevarded providing two lanes each way.

Matranga asked staff what plans would come back to the Commission. Harbin said the preliminary and final plats would be on future Commission agendas.

Woodruff added they would be re-routing the American Canal with underground pipes. He said DR Horton had also met with Thad Rohr/FISD Superintendent to keep the school district updated.

6. Consideration and possible action regarding **updating the Liaison Assignments**

Matranga stated he spoke or emailed with all Commissioners regarding assignments. Harbin distributed the list of Liaison Assignments. Sasson said he was hoping to change from the FISD position but he was okay staying there.

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

Thursday, September 20 – Regular Meeting
Monday, October 1 – JPH with City Council
Thursday, October 4 – Regular Meeting

Motion to move Oct 4 meeting to Oct 1: Sasson

Second: Lundquist

Vote: 5 to 0 Unanimous

Motion Passed

8. Communications from the Commission

a. Commissioners- Perry suggested the Commission talk to the City about the hazards of a subdivision being built next to a shooting range. Summers explained the range is self contained and Harbin stated the subdivision meets City code. She explained public hearings would not be required.

- b. Council Liaison – Branson attending Council meeting.
- c. Staff – Harbin reminded the Commission the APA Conference was coming up in October and asked who would like to attend. Matranga and Sasson stated they felt the conference was very helpful.

9. The meeting was adjourned at 7:49 pm.

These minutes respectfully submitted by:

Becky Summers

Becky Summers
Development Coordinator/P&Z Secretary