

THURSDAY, SEPTEMBER 12, 2019 BEGINNING AT 7:00 PM MINUTES OF A REGULAR MEETING OF THE CITY OF FRIENDSWOOD PLANNING AND ZONING COMMISSION, TO BE HELD, IN THE COUNCIL CHAMBERS AT CITY HALL LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS.

MINUTES

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING & ZONING COMMISSION THAT WAS HELD ON THURSDAY, SEPTEMBER 12, 2019, AT 07:00 PM AT FRIENDSWOOD CITY HALL COUNCIL CHAMBERS, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING PRESENT CONSTITUTING A QUORUM:

CHAIRMAN JOE MATRANGA
COMMISSIONER RICHARD CLARK
COMMISSIONER BRETT BANFIELD
COMMISSIONER ERIC GUENTHER
COMMISSIONER LISA LUNDQUIST
COMMISSIONER MARCUS PERRY
MARY KAY FISCHER CITY ATTORNEY
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY SUMMERS

ABSENT: SASSON

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)

3. Public Hearings

A. Receive comments, both oral and written regarding:

A zone classification change request for a 157.2 acre tract of land, located along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) and Planned Unit Development (PUD) 2019-11 to a revised Planned Unit Development (PUD) for a residential development, "Avalon at Friendswood" consisting of the following tracts:

- 1. 96.944 acres in the Mary Fabreau Survey, Abstract No. 69, being all of a 97 acre tract of land described in a deed to Cypress Creek Holdings, Ltd.**
- 2. 59.5277 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.**

Harbin explained the applicant was seeking a partial amendment to the previously approved Planned Unit Development (PUD). She said the developer had since acquired 57 acres and can now build around the entire lake. She said the new PUD would consist of 259 lots made up of 60-foot, 70-foot, and 90-foot lot sizes that would be constructed in five phases. Harbin stated the developer would still need to coordinate their construction time with the county's construction time for Friendswood Lakes Boulevard.

Kathryn Parker/Meta Planning & Design stated the developer now has control of both sides of the lake plus the south side into League City. She said the 80-foot lots around the lake have been up-sized to 90-foot lots and the lake views have been opened up more. Parker stated the intent of the development and the quality of product will remain as originally presented.

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 22, 2019, regular meeting

****Commissioner Richard Clark moved to approve Minutes from August 22, 2019, regular meeting. Seconded by Commissioner Lisa Lundquist. The motion was approved unanimously.**

5. Action Items

- A. Consideration and possible action regarding a zone classification change request for a 157.2 acre tract of land, located along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) and Planned Unit Development (PUD) 2019-11 to a revised Planned Unit Development (PUD) for a residential development, "Avalon at Friendswood" consisting of the following tracts:**
- 1. 96.944 acres in the Mary Fabreau Survey, Abstract No. 69, being all of a 97 acre tract of land described in a deed to Cypress Creek Holdings, Ltd.**
 - 2. 59.5277 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.**

****Commissioner Lisa Lundquist moved to approve the Consideration and possible action regarding a zone classification change request for a 157.2 acre tract of land, located along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) and Planned Unit Development (PUD) 2019-11 to a revised Planned Unit Development (PUD) for a residential development, "Avalon at Friendswood" consisting of the following tracts:**

- 1. 96.944 acres in the Mary Fabreau Survey, Abstract No. 69, being all of a 97 acre tract of land described in a deed to Cypress Creek Holdings, Ltd.**
- 2. 59.5277 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.**

Seconded by Commissioner Marcus Perry. The motion was approved 4-2 with Chairman Joe Matranga, Commissioner Eric Guenther opposed.

Lundquist said she appreciates the attention paid to the Commission's previous comments.

Perry asked if the subdivision would have additional access from League City. Parker said a stub street was on the south end but main access would be from the Friendswood entrance. Perry asked how complex it is to design drainage across City limits. Parker said the engineer would be coordinating with both cities. She explained a conversation was started but they have not gotten into the details yet. Perry asked if water and sewer would all be from the City of Friendswood. Parker replied that utilities were still in the works, as well.

Banfield asked if the green spaces would be open to both sides of the neighborhood to which Parker said yes. Banfield said the home density decreased and the green space increased so he would still support the PUD.

Matranga said he had concerns with the previous plan and that he still has concerns with the new plan. He said the plan only met six of the seven requirements of a PUD. Matranga said the development did not provide any amenities. Matranga also said he was concerned with the PUD's ability to increase/decrease the make up of lot size percentage by ten percent. Matranga stated he thought the product would be nice but did not meet the standards set forth in Friendswood for Planned Unit Developments.

B. Consideration and possible action regarding a site plan amendment for HEB Curbside expansion at 701 W. Parkwood Ave.

****Commissioner Brett Banfield moved to approve Consideration and possible action regarding a site plan amendment for HEB Curbside expansion at 701 W. Parkwood Ave.. Seconded by Commissioner Richard Clark. The motion was approved unanimously.**

Harbin said the HEB Grocery Store was proposing an additional 1,188 square feet to the Curbside Pickup. She said they are not removing any parking or trees and there will not be any lighting changes. Harbin said the exterior facade would match the existing building.

Scott Broadben/architect said the store was expanding to add refrigerated box space to the Curbside section.

C. Consideration and possible action regarding site plan approval for Valvoline Instant Oil change to be located at 1701 S. Friendswood Dr.

**Commissioner Eric Guenther moved to approve Consideration and possible action regarding site plan approval for Valvoline Instant Oil change to be located at 1701 S. Friendswood Dr.. Seconded by Commissioner Richard Clark. The motion was approved unanimously.

Harbin stated Valvoline would be built behind Jack-In-The-Box and next to Chipotle. She said they were proposing a 2,108 square foot, single story building. Harbin said the auto bays were not facing the right-of-way, per the Community Overlay District regulations. Harbin mentioned staff had one comment to clarify the shared drive easement location.

Richard Gains/Valvoline said they have been in business for over 100 years. He explained the Valvoline Instant Oil Change was designed for the customer to stay in their car during the oil change. Gains stated they usually serve about four cars per hour and have a low impact on traffic. He said they recycle all their products.

Guenther asked if Valvoline has any special environmental things. Gains said they tie into City water and sewer but do have an oil separator. Lundquist asked if they had to remove the one tree on site. Gains answered the tree could not remain. Banfield said the 25 trees being added sound good. Banfield said it was a good looking building.

Perry stated the rendering showed signs on two sides of the building. Harbin said the business is allowed a total sign square footage of 1.5 times the linear frontage of the building.

Guenther asked about the detention pond. Harbin said a Property Owner Association had been set up to maintain the pond. Guenther asked if a traffic study was done. Harbin answered that Virgata Properties installed driveways inside the development to help with traffic circulation. Matranga asked if cars would be waiting on the Valvoline property. Gains said if one or two cars are waiting then additional customers would just come back later. Gains said there is a stacking lane on the east side of the building.

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

A. Thursday, September 26, 2019 - regular meeting

B. Thursday, October 10, 2019 – Staff will be in San Antonio, Tx to receive Scenic City Award. This meeting needs to be moved to Thursday, October 17, 2019, to replace the October 10 meeting

Motion to move meeting from October 10 to October 17.

****Commissioner Lisa Lundquist moved to approve Thursday, October 10, 2019 – Staff will be in San Antonio, Tx to receive Scenic City Award. This meeting needs to be moved to Thursday, October 17, 2019, to replace the October 10 meeting. Seconded by Commissioner Brett Banfield. The motion was approved unanimously.**

7. Communications

A. From P&Z Commissioners - Suggestions for future agenda items, general comments and/or updates from liaison assignments

Lundquist said Keep Friendswood Beautiful had a big meeting. She said they discussed the school's recycling system, Santa in the Park, and fairy trails. Lundquist said there was a cutting in the pollinator garden that is a direct descendant from Thomas Jefferson's garden.

Perry said the Galveston County Consolidated Drainage District does not get enough credit. He said people are griping about the amount of dump trucks going through Friendswood but they are doing so much good to decrease flooding.

Banfield said for every truck you see, imagine it hauling off a truckload of water. He said he would like to address the PUD process on a future agenda. Banfield said he thought the administrative allowance of a 25% change was too high and suggested putting a time limit on PUDs. Banfield said he read the DRC report and was not happy about a gas station looking at prime property in the Downtown District. Banfield was excited about the recent Ice Cream Social. He said over 800 ice creams were served this year.

Matranga asked if everyone going was signed up for the American Planning Association Conference. Harbin answered that Matranga, Sasson, and Lundquist were all going.

B. From City Council Liaison Trish Hanks - General comments and communication from City Council

Council Liaison Hanks said the Ice Cream Social was good. She announced the Library would be holding a Speakeasy fundraiser on October 4th. Hanks said Council would be holding special meetings to discuss budget and taxes but staff was anticipating a penny decrease for taxes.

Hanks said she wanted to explain the tabled vote for the religious organization at Raton Plaza. She said she misunderstood the rules about distance for alcohol sales. She said she also felt guilty about voting for the Whispering Pines zone change against resident wishes but that she had to support the goal of 80% residential and 20% commercial.

C. From Staff - August DRC Report; Commercial and residential project updates; and/or Council action and ordinance updates

Harbin said the August DRC report was included in the backup material. She stated Council approved the zone changes for 107 Shadwell Ln and 402 E. Edgewood Drive. The zone change for the religious organization had been tabled and the realtor was getting a letter from the property owner stating they understand renting to a religious organization could limit renting to an establishment that sells alcohol.

8. Adjournment

The meeting adjourned at 8:09 pm.