



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, DECEMBER 12, 2019 - 7:00 PM**

MINUTES

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION TO BE HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, DECEMBER 12, 2019, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS,

VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER RICHARD CLARK
COMMISSIONER MARCUS PERRY
COMMISSIONER ERIC GUENTHER
COMMISSIONER LISA LUNDQUIST
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

Absent: Matranga

2. Public Hearing

- A. Adoption of an updated official zoning map per Appendix C, Zoning Ordinance "Section 3. Provision for Official Zoning Map" incorporating zone changes and corrections since the last adopted map dated January 8, 2015

Harbin explained that staff periodically updates the zoning map to incorporate approved zone changes. She said the map had been reviewed by the Ordinance Subcommittee.

- B. Proposed amendments to Appendix C Zoning Ordinance "Sections 7. Schedule of District Regulations," "Section 7.5. Community Overlay

District," and "Section 8. N. Downtown District Supplemental Requirements" to change building material requirements per HB 2439

Harbin explained House Bill 2439, that was passed by the Texas legislature, went into effect September 2019. She said the bill prohibits cities from regulating building materials. The proposed ordinance change is to bring the zoning ordinance into compliance with state law. Harbin said staff did leave the city's preferred materials in the ordinance.

- C. Proposed amendments to Appendix B Subdivision Ordinance "Section III. k.3. Sidewalks" to not require sidewalks in existing residential areas if sidewalks do not already exist

Harbin explained the proposed ordinance change is to add some exceptions for sidewalk installation in residential areas. She said new subdivisions would still be required to install sidewalks during development. Harbin stated this proposed

change is to add exceptions for situations such as flooded homes rebuilding and infill lots that do not have sidewalks in the neighborhood. She said the intent is to not put the onus on one owner to install sidewalks where no others exist.

3. 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

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 the regular meeting held November 14, 2019

****Commissioner Lisa Lundquist moved to approve Minutes from the regular meeting held November 14, 2019. Seconded by Commissioner Richard Clark. The motion was approved unanimously.**

5. Action Items

- A. Consideration and possible action regarding the preliminary plat of Sterling Creek Section 4 being 10.0623 acres of land out of a called 194.21 acre tract of land known as Tract A and being recorded in Clerk's File No. 2010059686, being out of and part of Lots 1-3, 13-16 and 19-20 of the David Fahey Subdivision as recorded in Volume 118, Page 417 and also being out of and a part of Lot 4 of the Burgess Subdivision as recorded in

Volume 119, Page 14, both subdivisions being situated in the Geo Patterson Survey, Abstract Number 645 and the Mary Fabreau Survey, Abstract Number 69, Friendswood, Galveston county, Texas; and a partial replat of Reserves B and a portion of Reserve A of Sterling Creek Section

3-B as recorded in Clerk's File Number 2019028674 of the Plat Records of Galveston County, Texas

Harbin said the plat would contain about ten acres consisting of twenty-four lots and one reserve. She said the property owner would be constructing a second access point outside the plat boundary which would be dedicated via separate instrument. She said the access easement is on the next city council agenda for consideration because it will eventually will become a permanent public road for Sterling Creek Section 4. Harbin stated the temporary road will meet fire truck requirements, in the meantime.

Adam thanked staff for helping get the project to this point. He said this section is just a continuation of the Sterling Creek development and would be 90-foot lots.

Clark asked what the status of Friendswood Lakes Boulevard was. Harbin said the access easement would extend to the right-of-way of Friendswood Lakes Blvd. and there would need to be some coordination between the developer and Galveston County. Harbin stated the road is 95% designed. Clark asked if the neighborhood would begin construction before the road. Harbin answered yes.

Sasson commented the motion should be subject to staff comments.

Lundquist amended the motion to approve subject to staff comments.
Guenther seconded.

Sasson said there did not appear to be a pool or any park areas. He asked what kind of amenities were in the other sections. Hill said the sections contain detention ponds and you can walk around. Hill stated that in the price point for Sterling Creek, people put in their own pools.

****Commissioner Lisa Lundquist moved to approve Consideration and possible action regarding the preliminary plat of Sterling Creek Section 4 being 10.0623 acres of land out of a called 194.21 acre tract of land known as Tract A and being recorded in Clerk's File No. 2010059686, being out of and part of Lots 1-3, 13-16 and 19-20 of the David Fahey Subdivision as recorded in Volume 118, Page 417 and also being out of and a part of Lot 4 of the Burgess Subdivision as recorded in Volume 119, Page 14, both subdivisions being situated in the Geo Patterson Survey, Abstract Number 645 and the Mary Fabreau Survey, Abstract Number 69, Friendswood, Galveston county, Texas; and a partial replat of Reserves B and a portion of Reserve A of Sterling Creek Section 3-B as recorded in Clerk's File Number 2019028674 of the Plat Records of Galveston County, Texas. Seconded by Commissioner Eric Guenther. The motion was approved unanimously.**

- B. Consideration and possible action regarding a recommendation to City Council for the adoption of an updated official zoning map per Appendix C, Zoning Ordinance "Section 3. Provision for Official Zoning Map" incorporating zone changes and corrections since the last adopted map dated January 8, 2015

No discussion.

- C. Consideration and possible action regarding a recommendation to City Council for proposed amendments to Appendix C Zoning Ordinance "Sections 7. Schedule of District Regulations," "Section 7.5. Community Overlay District," and "Section 8. N. Downtown District Supplemental Requirements" to change building material requirements per HB 2439

**Commissioner Marcus Perry moved to approve Consideration and possible action regarding a recommendation to City Council for proposed amendments to Appendix C Zoning Ordinance "Sections 7. Schedule of District Regulations," "Section 7.5. Community Overlay District," and "Section 8. N. Downtown District Supplemental Requirements" to change building material requirements per HB 2439. Seconded by Commissioner Eric Guenther. The motion was approved unanimously.

Guenther asked if the city can still regulate building colors. Harbin said the earth tone requirements are allowed to remain.

Sasson said this item had already been through the ordinance subcommittee followed by a meeting with the commission and he did not have any further discussion. The other commissioners agreed.

- D. Consideration and possible action regarding a recommendation to City Council for proposed amendments to Appendix B Subdivision Ordinance "Section III. k.3. Sidewalks" to not require sidewalks in existing residential areas if sidewalks do not already exist

Lundquist said she thought the change would be a good thing.

**Commissioner Lisa Lundquist moved to approve Consideration and possible action regarding a recommendation to City Council for proposed amendments to Appendix B Subdivision Ordinance "Section III. k.3. Sidewalks" to not require sidewalks in existing residential areas if sidewalks do not already exist . Seconded by Commissioner Richard Clark. The motion was approved unanimously.

6. Discussion Items

- A. Discussion regarding proposed amendments to Appendix C, Zoning Ordinance Section 11. Powers and Duties to amend the authority of the Zoning Board of Adjustment to be consistent with state law, particularly Chapter 211 of the Local Government Code

Harbin said the zoning board of adjustment met and were in agreement to amend their authority to mimic state law. Harbin said the board did not want to change the number of members, though. Harbin explained the current ordinance was a lot more detailed than state law. She said the city's zoning ordinance describes special exceptions plus things such as temporary special exceptions and it ends up tying the board's hands. Harbin stated that by taking the details out of the ordinance and aligning more with state law, that would give the board the flexibility they may need.

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

- A. Monday, December 16, 2019 - annual retreat at Library; 6pm
Thursday, December 26, 2019 - No Meeting
Thursday, January 9, 2020 - regular meeting
Thursday, January 23, 2020 - regular meeting

Harbin reminded the commission of the upcoming retreat at the library. She said plans for next year would be discussed plus what had been accomplished this year.

8. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments

Lundquist said Keep Friendswood Beautiful held the annual Fall Haul. She said KFB would also be holding a tree giveaway. Lundquist reminded everyone that Santa in the Park was happening this weekend.

- B. From Planning Subcommittee – update on tasks

Harbin stated the planning subcommittee was on hold with the comprehensive plan until after the city council retreat. Lundquist encouraged a sustainability plan be included in the comprehensive plan.

- C. From Ordinance Subcommittee – update on tasks

Sasson asked if the Permitted Use Table review would be in January. Bennett said the subcommittee could meet to discuss the PUT review or they could communicate via email because there were not many changes for this year.

- D. From City Council Liaison, Trish Hanks - general comments and communication from City Council

Hanks said the commission and council would still have a joint meeting to discuss the comprehensive plan but council wanted to meet first. She explained that with several new members this year, they needed a chance to hash through their roles before meeting with another board.

- E. From Staff - November DRC Report, commercial and residential project updates, City Council action and ordinance updates

Harbin stated the DRC report was pretty slim around the holidays. She stated second reading of the Sterling Creek Garden Home District zone change had been approved at council's last meeting.

9. Adjournment

This meeting was adjourned at 07:26 PM