



**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION  
THURSDAY, JANUARY 9, 2020 - 7:00 PM**

## **MINUTES**

**MINUTES OF A FRIENDSWOOD REGULAR MEETING 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, JANUARY 9, 2020, AT 07:02 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS.

CHAIRMAN JOE MATRANGA  
VICE-CHAIRMAN RICHARD SASSON  
COMMISSIONER BRETT BANFIELD  
COMMISSIONER RICHARD CLARK  
COMMISSIONER ERIC GUENTHER  
COMMISSIONER LISA LUNDQUIST  
COMMISSIONER MARCUS PERRY  
DIRECTOR OF CDD/PLANNER AUBREY HARBIN  
DEVELOPMENT COORDINATOR BECKY BENNETT  
COUNCIL LIAISON TRISH HANKS

Absent: Fischer

**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)

No comments.

**3. 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.**

**\*\* Lundquist moved to approve Consent Agenda. Seconded by Sasson . The motion was approved unanimously.**

A. Minutes of the regular meeting held December 12, 2019

B. Minutes of the annual retreat held December 16, 2019

**4. Discussion Items**

- A. Discussion regarding amendments to the Zoning Ordinance Section 7. P. 6. Permitted Uses, specifically the annual review of the North American Industry Classification System (NAICS) codes per Zoning Ordinance Section 7. P. 5. and the Permitted Use Table and to receive staff recommendations for changes regarding NAICS Use #447 Gasoline Stations, #511 Publishing Industries, and #713940 Fitness and Recreational Sports Centers

Harbin explained that staff looks at the North American Industry Classification System (NAICS) book annually to review for changes that need to be incorporated into the Permitted Use Table (PUT). She said staff makes notes throughout the year about recurring issues or items that may need to be revisited.

Harbin said the commission had previously recommended not permitting gasoline stations in the Downtown District (DD) and would like to revisit the discussion. During the last discussion, city council approved gasoline stations within the DD with a Specific Use Permit. She stated there is currently one gasoline station in the DD that would become a non-conforming use should the PUT be amended.

Lundquist supports the ban of gasoline stations in DD. She said they seem to go against the improvements being made to the district.

Sasson stated he did not foresee any circumstance where a gasoline station would be wanted in the Downtown District.

Banfield said the DD is bookended by gasoline stations and does not see the need for one in the middle. He clarified that if the Shell station was destroyed, the use could remain and they would be allowed to rebuild. Harbin confirmed.

Matranga made an extra point saying that having explosive fluids in the middle of DD was not ideal.

Harbin said the proposal to permit publishing uses in the Community Shopping Center (CSC) and Downtown Districts is based on the fact that publishing industry has modernized over the years. She explained publishers that also practice printing would be allowed but printing by itself is a whole separate use that is not allowed in those same districts.

No comments from the commission.

Harbin explained the Fitness and Recreational Sports Centers currently require an SUP in the Downtown District which is burdensome for boutique gyms. She said a gym such as 24-Hr Fitness would be a concern but, in reality, the size of the lease space will limit the number of members. She stated the required parking spaces for such a business would also protect the Downtown District from large gyms while allowing smaller gyms and CrossFit facilities to operate.

Matranga said things like a roller rink would be concerning but Harbin's explanation of parking requirements limiting large venues had made him more comfortable.

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

- A. Thursday, January 23, 2020 - regular meeting  
Thursday, February 13, 2020 - regular meeting  
Thursday, February 27, 2020 - regular meeting

Harbin said the next meeting may not have any items to discuss. She said the resubmittal deadline is Monday, January 13th and then staff will know if a meeting needs to be held. Harbin said she will be absent on the first February meeting and Steven Rhea, Assistant City Manager, will attend in her place.

**6. Communications**

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

No comments.

- B. From Planning Subcommittee – update on tasks

No comments.

- C. From Ordinance Subcommittee – update on tasks

No comments.

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

Hanks said a conference room at the library was dedicated to Joyce Baker, City Historian. She said they had a great turn out at the event.

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

Harbin stated the DRC report was still slim this month. She said the Friendswood Trails plat had finally been recorded and DR Horton has taken over the subdivision. She said DR Horton has broken ground on the first house already.

Lundquist asked when the Chick-fil-a would be open. Harbin responded they should be open in April.

**7. Adjournment**

This meeting was adjourned at 07:24 PM.