



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 12, 2020 - 7:00 PM**

MINUTES

**MINUTES OF A FRIENDSWOOD REGULAR MEETING (AMENDED AGENDA) 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, MARCH 12, 2020, AT
07:01 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER LISA LUNDQUIST
COMMISSIONER BRETT BANFIELD
COMMISSIONER RICHARD CLARK
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT

COMMISSIONER ERIC GUENTHER, COMMISSIONER MARCUS PERRY, AND
COUNCIL MEMBER TRISH HANKS WERE ABSENT FROM THE MEETING.

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)

Chairman Matranga stated he was aware many in the audience had come to speak regarding tree preservation, specifically on the property being platted as Rothchild Moore Investments (501 South Friendwood Drive). He explained the Commission would only be considering the plat and configuration of land at tonight's meeting. Matranga said if or when the property is developed, the commercial site plan would be on a later agenda where the public would have another opportunity to speak.

Michael Hickey appealed to the Commission to make concessions with the property owner of 501 S. Friendswood Drive in order to save trees on the land.

Fleta Hill said the community would never be the same if the trees are removed.

Brady Mora spoke to encourage a "think tank" be created to save the large trees.

David Smith stated there is a process to change ordinances for things such as tree preservation and explained the property owner at 501 S. Friendswood Dr. is already vested under the current codes. Smith encouraged a more comprehensive tree plan for the community as a whole as opposed to a specific piece of property that is already mid-development.

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.

****Vice-Chairman Richard Sasson moved to remove Item A from the Consent Agenda. Seconded by Commissioner Lisa Lundquist. The motion was approved unanimously.**

A. Rothchild Moore Final Plat, property also known as 501 S. Friendswood Drive

**Vice-Chairman Richard Sasson moved to approve Rothchild Moore Final Plat, property also known as 501 S. Friendswood Drive. Seconded by Commissioner Brett Banfield.

**Vice-Chairman Richard Sasson moved to amend his motion to include staff comments. Seconded by Commissioner Brett Banfield.
The motion was approved unanimously.

Harbin explained the property is currently two tracts of land so the plat being considered is to combine them into a single piece of property.

Lundquist asked why the land was labeled as an Unrestricted Reserve. Harbin explained commercial land was labeled as unrestricted while land for a specific use, such as drainage or parks, would be labeled as restricted and have a use table to outline the restrictions.

Sasson stated he was under the impression the city was already reaching out to the property owner to discuss a middle ground for saving the large oak trees. Harbin said she had been in contact with the design engineer. Harbin stated once the developer submits the project, staff would review and see what could be done to help save the trees.

B. Minutes for the regular meeting held Thursday, February 13, 2020

**Commissioner Brett Banfield moved to approve Minutes for the regular meeting held Thursday, February 13, 2020. Seconded by Commissioner Lisa Lundquist. The motion was approved unanimously.

4. Action Items

According to the Planning and Zoning Rules of Procedure (R2019-15), 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.

- A. Consideration and possible action regarding the TBH Holding Group LLC Preliminary Plat, being a subdivision of 1.849 acres, consisting of a 1.6507 acre tract and a .1975 acre tract out of Lot 4, Block 11 Friendswood Subdivision as recorded in Volume 238, Page 14 Galveston County Map Records, situated in the Sarah McKissick League, Abstract 151, City of Friendswood, Galveston County, Texas, property also known as 104 Whispering Pines Ave.

**Vice-Chairman Richard Sasson moved to approve the TBH Holding Group LLC Preliminary Plat subject to staff comments.

Seconded by Commissioner Brett Banfield. The motion was approved unanimously.

Harbin stated the plat under consideration was for the former Reach Church property currently owned and occupied by Texas Behavioral Health (TBH). She said TBH would like to divide the land into two tracts and build a second building. She said the staff comments may seem numerous but part of this plat was cleaning up errors from decades ago. Harbin explained the old main street through town cut through this property and when the right-of-way was abandoned, the curved portion of road was not accounted for. Harbin said the current property owner is also dedicating 20-feet of right-of-way towards the future expansion of Friendswood Link Road.

Lundquist said it looks like this clean up needs to happen. Harbin responded the plat will be much cleaner on the final plat submittal which the commission will see on a future agenda.

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

- A. Thursday, March 26, 2020 - Regular Meeting
Thursday, April 9, 2020 - Regular Meeting

6. Communications

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

Lundquist said a resident spoke at the last Keep Friendswood Beautiful meeting regarding the large oak trees at 501 S. Friendswood Drive. She said the concern is spreading far and wide with citizens.

Sasson attended the Friendswood Downtown Economic Development Corporation (FDEDC) meeting where it was discussed that TxDOT would be installing accessible sidewalks in the downtown area.

Banfield encouraged the public to reach out to developers directly. He said the commission and council's hands are tied, legally, by current adopted ordinances.

B. From Planning Subcommittee – update on tasks

Harbin stated the Planning Subcommittee would meet next week.

C. From Ordinance Subcommittee – update on tasks

Sasson said the Ordinance Subcommittee met directly before the commission meeting.

D. From City Council Alternate Liaison, Sally Branson - general comments and communication from City Council

Branson said she appreciates all the hard work the commission does.

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

Harbin said the DRC report was sent out and included a meeting with Rustika Café and Bakery whom are moving into the old Cake Lady building. She said Pro-Surv is looking at buying the building next door to their current location. She said the property is located in the Downtown District but not directly on Friendswood Drive. Harbin reported the third meeting held was with CVS Pharmacy who is interested in building a store at Friendswood Lakes Blvd. (Friendswood Parkway) and FM 528.

Harbin stated City Council discussed the city wide traffic study at their March meeting. She encouraged the commission to review the discussion on the city's YouTube channel. Harbin provided an update of items being processed by council; public hearing was held and first readings approved for the Zoning Board Of Adjustment amendments and Permitted Use Table changes.

Harbin also announced the two council members up for re-election, Branson and Scott, are unopposed. City Attorney Fischer stated the General Election is cancelled but the Special Election will remain.

7. Adjournment

This meeting was adjourned at 07:39 PM.