



PLANNING & ZONING COMMISSION

**MINUTES OF A
REGULAR MEETING
HELD THURSDAY, APRIL 21, 2016
AT 7:00 PM**

**CITY HALL
COUNCIL CHAMBERS
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS**

Regular Meeting

1. The Regular Meeting was called to order at 7:01pm with the following people in attendance:

Chairman David O'Farrell
Commissioner Rhonda Neel
Commissioner Sally Branson
Commissioner Rich Borghese
Aubrey Harbin, City Planner

Commissioner Craig Lovell
Commissioner Tony Annan
Arnold Polanco, City Attorney
Becky Summers, Dev. Coordinator

2. Communication from the public/committee liaisons
(To comply with the 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 to be placed on a later regular Commission agenda for discussion and/or possible action.)

None

3. Consent Agenda
 - A. Approval of the minutes for the meeting held:
 - 1) **April 4, 2016**

Motion to approve: Branson
Second: Lovell
Vote: 6 to 0 (unanimous)

Motion Carried

4. Consideration and possible action regarding the **zone classification change request of 262.15 acres from Single Family Residential (SFR) and Multi-Family Residential-Medium (MFR-M) to Planned Unit Development (PUD) (Friendswood Trails) and 2.238 acres from Multi-Family Residential-Medium Density (MFR-M) to Neighborhood Commercial (NC)**, property commonly known as the old Sunmeadow

Golf Course, being nine tracts of land situated in the William Henry Survey, A-84 & the Mary Sloan Survey, A-184 Galveston County, Texas, and the R.A. Magee Survey, A-349 & the H. Stevens Survey, A-595, Brazoria County, Texas

Motion to remove from table: Neel

Second: Branson

Vote: 6 to 0 (Unanimous)

Motion Carried

Motion to approve: Lovell

Second: Branson

Vote: 6 to 0 (Unanimous)

Motion Carried

Aubrey Harbin, City Planner, explained the developer had addressed a couple of items discussed at the last meeting. She said the developer drew lots into Phase 5 and created an estate sized section of 120-foot lots. She said the street connection from that section onto Dorado had been removed. Harbin showed that the developer had created an 80' wide, four-lane boulevard, with a median, over both creek crossings to create two egress paths in the event of an emergency. She explained if one side of the boulevard needed to be shut down traffic could still flow both ways on the other side of the boulevard meeting the Fire Marshal and Police concerns. Harbin also stated the emergency gate at Point Royal would remain with the addition of a Knox box for Fire Department access and a keypad for Police access. She said the road would be paved to match the width of the existing street stub out. Finally, Harbin said the developer provided an aerial map showing road access through Brazoria County to Interstate 35, if need be.

Harbin announced the City had received a protest from neighboring residents at 5:00pm that day and staff would be evaluating the protest. She explained if 20% of the landholders within the 200' notification range protested the development, City Council would require a supermajority vote to pass the zone change request.

Richard Kerr, resident, asked who to contact if his home floods post-development. Morad Kabiri, Assistant City Manager, explained the drainage improvements for the new development should also greatly enhance drainage in the surrounding areas such as the Sunmeadow subdivision.

Jerry Pfleeger, Sunmeadow Homeowner Association President, said he recognized that development would eventually come to their area and encouraged the Commission to hold the developer to go above and beyond with flood mitigation. He said Parke Patterson, the developer, had been in steady contact with the HOA and had been helping keep the residents informed. Pfleeger said the subdivision wanted a safety margin in case of an event such as three straight days of 100-year rain events.

Faye Roberson, resident, provided photos of a neighbor's yard during the recent rain. She said drainage was an issue in Sunmeadow. She stated with changes made to the plan, she needed more time to digest the development. Roberson questioned staff about the emergency access gate mentioned. Harbin explained the gate location and use would remain the same but the Fire and Police Departments would have their own access devices on the gate. Roberson said she was not happy about a keypad being utilized on the gate.

Randy Worrell, Palm Aire resident, said he purchased his home for the view. He stated the HOA does not speak on his behalf. He said everyone that was being built behind was against the proposed plan.

Nancy Kessling, Saint Cloud resident, said Windsong Lane would provide a better emergency access than Point Royal. She said she was grateful the Dorado street connection had been removed. She questioned the Brazoria County access roads and Harbin answered they are shale roads in the oilfield that could be used during a worst case scenario, not necessarily for everyday use.

Karen Ross, resident, advised the Commission to be open-minded yet to tread carefully. She said the area received a modest rain on Monday and the creek was at the top of its bank and not draining quickly. She asked what the new homes' elevations would be.

Bob Garner, E. Castle Harbour resident, said he was not happy about the development but understood the land was not his property. He asked why there was a connection left at the end of Dorado. Morad Kabiri said the connection could be beneficial to Sunmeadow.

Gordon Leaflet, resident, stated he had drainage concerns.

Nancy Halverson, resident, was concerned with the green space being developed in the future.

Dr. James Smith, Dorado resident, stated the area was not their land but the Sunmeadow subdivision had concerns. He said their big fear is flooding. He stated the engineers should account for drainage but was still concerned.

Parke Patterson, developer, explained they addressed the resident's traffic concerns by removing the Phase 5 connection to Dorado. He said he had a very successful meeting with Trish Hanks of FISSD. He explained the school needs more students in order to keep school taxes local. He said according to Hanks, FISSD averages .6 children per household rather than over 2 children per household as someone previously mentioned.

Patterson said the current zoning allows multifamily housing which he would like to change to single family housing. He said the horseshoe area is currently zoned single family housing and his plan proposed those 47 acres as green space instead. He stated the green space area will be maintained and could not be developed under the proposed plan.

Patterson said the emergency access gate on Point Royal was not for use by the residents, only emergency personnel.

Patterson explained the golf course naturally drains towards the residential lots to quick dry the greens. He said he would be required by law to catch that water before it impacts nearby property owners should he develop the property. He showed they were proposing four detention ponds to assist with drainage. He said the drainage plans would be reviewed by the City, the Drainage District and their third party engineers as well as the developer's professional engineers.

Parke finished by saying he committed to staff and the HOA that he would remain in communication. He said they wanted to work with the community.

Lovell asked Harbin what the change in density would be. Harbin said the current zoning allowed one acre of Neighborhood Commercial, twelve-acres of Multi-family housing (108 units) and 262 acres of Single family housing (~700 homes). She said the proposed plan consisted of 410 Single family lots, zero Multi-family units.

Commissioner Annan asked if the green space area could be donated to the City. Harbin said the developer tried but the City did not have the funds to maintain the property. She said the developer also approached the drainage district about using the land and they declined. Annan asked about turning the land over the HOA. Pfleeger, HOA president, said HOA fees are capped and they could not afford to maintain the land.

Commissioner Borghese asked at what elevation the new homes would sit. Patterson said the lots would be higher than Sunmeadow but the streets would be lower and contain storm sewer systems to catch runoff. Sel Thint, Everest Design Group engineer, explained the required elevation of how the water would be conveyed to the streets. Thint stated the golf course was designed independently of the subdivision and water runs quickly towards the backyards.

Chairman O'Farrell explained to the residents that the Planning and Zoning Commission was only a recommending body and the final decision would be made by City Council. He suggested if anyone did not agree with the Commission's recommendation they could still speak during public comments at Council's two readings of the ordinance. He stated he appreciated the homeowners' working with the developer. O'Farrell said he understood the residents desire to keep their greenspace view but that he could not deny a man the right to use his property, speaking of the bank's land. He said with a Planned Unit Development, the residents had an opportunity to help mold the plan by working with the developer. He said the drainage would be an improvement and multiple entities would be overseeing the infrastructure. O'Farrell said he walked the area and was surprised by the lack of upkeep in some areas. He said residents have dumped things on the old golf course. O'Farrell finished saying that, by right, roughly 800 units could be built on that property as is. He said the proposed development would cut the density in half and create walkable trail systems. He said those factors impacted his vote.

5. Consideration and possible action regarding the **Preliminary Plat of Friendswood Mary's Creek**, 13.3586 acres being out of Lot 5, Hoidale and Cofman Subdivision (Vol. 215, Pg. 394 G.C.D.R.) transferred to (Plat Record 14, Map Number 48 G.C.M.R.) and being out of Perry & Austin League, Abstract 20 Friendswood, Galveston County, Texas

Motion to approve: Branson

Second: Neel

Vote: 6 to 0 (Unanimous)

Motion Carried

Brett Banfield, the developer, showed a short presentation on the age restricted community he was planning for the site.

O'Farrell asked Banfield what kind of experience he had with his existing communities in Friendswood. Banfield said his properties all had wait lists and high demand.

6. Consideration and possible action regarding **proposed amendments to Appendix C**

Zoning Ordinance Section 8. N. Downtown District 4. Architectural standards

Left on Table

7. Update from the Subcommittee regarding a possible ordinance amendment and a recommendation to City Council regarding whether or not to require a Specific Use Permit for retail uses 100,000 square feet or larger

Commissioner Lovell said the subcommittee previously identified gaps between Council's requested ordinance and existing City ordinances. He said their latest meeting looked at those gaps and discussed requiring the developer to perform an impact analysis and the possibility of extending the public comment period while accepting comments via social media. Lovell said the subcommittee received input from the Commercial and Economic Development Committee before recommending against requiring the developer to submit an impact analysis. Lovell explained the subcommittee saw that as a costly barrier that could drive away development.

Lovell then discussed expanding public comments. He said the committee consulted the City Attorney and found social media comments hard to validate residency through. He said the subcommittee also researched extending the comment period and found time frames set by state law. Lovell said the subcommittee was advising against those changes.

Lovell said research of surrounding cities found others do not require most of the items being sought by Council and said developers may be scared off if Friendswood adds too much burden. He said developers would just move to those other cities.

Morad Kabiri, Assistant City Manager, stated although the Commission does not see it, the developer is required to do an environmental assessment during their due diligence phase while financing.

Commissioner Annan asked how long before the subcommittee addressed City Council with their findings. Lovell answered the subcommittee should be ready in June or July 2016.

8. Discussion regarding requirements and procedures for Joint Public Hearings and P&Z Recommendations

No discussion or action.

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

Harbin said the next regular meeting would be Thursday, May 5th then Thursday, May 19th.

10. Communications from the Commission

Chairman O'Farrell thanked the Commissioners for their patience and hard work.

11. Reports

A. Council Liaison – not present

B. Staff – Harbin said she sent out DRC reports. Harbin announced to the Commission that Commissioner Triplette had resigned and thanked him for all his years of service.

14. The meeting was adjourned at 8:38 pm.

These minutes respectfully submitted by:

Becky Summers

Becky Summers
Development Coordinator/P&Z Secretary