



# PLANNING & ZONING COMMISSION

**MINUTES OF A  
REGULAR MEETING  
HELD THURSDAY, FEBRUARY 15, 2018  
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:

Vice-Chairman Brett Banfield  
Commissioner Joe Matranga  
Becky Summers, Development Coordinator  
Aubrey Harbin, City Planner/Dep. Dir. of CDD

Commissioner Richard Sasson  
Commissioner Eric Guenther  
Commissioner Dick Clark

Absent: Neel, Lawson, Fischer

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  
*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 February 1, 2018 regular meeting**
- b. **Minutes from February 5, 2018 special meeting**
- c. **Arbor Gate at West Ranch Pond Reserve Final Plat**

**Motion to approve:** Sasson

**Second:** Clark

**Vote:** 5 to 0 Unanimous

**Motion passed**

## Action Items

*According to the Planning and Zoning Rules of Procedure (R2010-09), 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.*

### 4. Consideration and possible action regarding **the Major Thoroughfare Plan (R2004-07)**

**Motion to approve:** Guenther

**Second:** Sasson

**Vote:** 5 to 0 Unanimous

**Motion Passed**

Harbin provided a summary of the joint work session with Council. She said the City mailed notices to all adjoining property owners and stated no public opposition was presented regarding removing the Blackhawk extension from the Major Thoroughfare Plan (MTP). She said several Council members expressed a desire for a citywide traffic study which could be addressed at a later date.

Harbin said CEDC gave a unanimous recommendation to remove Blackhawk Blvd from the Major Thoroughfare Plan. She said the redlined MTP was emailed out and the proposed map had three changes since last seen.

Sasson asked if any new comments had been received from the property owner notices that had been sent out. Harbin said no new comments had been received.

Matranga asked why the median landscaping section was removed from the MTP. Harbin said that information was located in the Design Criteria Manual. Matranga asked why the removal of the “industrial” and “commercial” streets. Harbin said those terms were not used or referenced anywhere else in the document.

Banfield stated the idea of the roadway seemed good in 2004 but the market has since changed and the extension no longer makes such.

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

Harbin said the next regular meeting would be March 1<sup>st</sup> followed by a Joint Public Hearing on March 5<sup>th</sup>. Harbin apologized for the meeting heavy month and said the Commission would also meet March 15<sup>th</sup> for their second regular meeting.

### 6. Communications from

a. Commissioners – Clark said he attended the Zoning Board of Adjustment meeting this month while Sasson reported he attended the Friendswood Independent School District board meeting.

b. Planning Subcommittee Update – Banfield said now that the Major Thoroughfare Plan update is nearing completion, the next item to research would be the Future Land Use map.

c. Ordinance Subcommittee Update – Sasson reported the subcommittee received a rough draft of the zoning ordinance organized into a new layout.

d. Council liaison – Hill reported on the Clear Creek Steering Committee saying many cities, including Friendswood, were involved in discussing the recent flooding. He expressed the need for FEMA to adopt more accurate floodplain maps, as well.

e. Staff – Harbin said the State of the City event would be held March 8<sup>th</sup> and told the Commissioners to let her know if they were interested in attending.

7. The meeting was adjourned at 7:15pm.

These minutes respectfully submitted by:

*Becky Summers*

Becky Summers  
Development Coordinator/P&Z Secretary