



PLANNING & ZONING COMMISSION

**MINUTES OF A
SPECIAL & REGULAR MEETING
HELD MONDAY, JANUARY 8, 2018
AT 7:00 PM**

**CITY HALL
COUNCIL CHAMBERS & 2ND FLOOR
CONFERENCE ROOM
910 S. FRIENDSWOOD DRIVE
FRIENDSWOOD, TEXAS**

Joint Public Hearing

1. The Joint Public Hearing was called to order at 7:05pm with the following people in attendance:

Chairman Rhonda Neel
Commissioner Richard Sasson
Commissioner Dick Clark
Becky Summers, Development Coordinator
Aubrey Harbin, City Planner/Dep. Dir. of CDD

Commissioner Brett Banfield
Commissioner Joe Matranga
Commissioner Eric Guenther
Mary Kay Fischer, City Attorney

Absent: Lawson

2. Receive comments from the public, both oral and written, regarding:
 - A. A request **to vacate a portion, .069 acres (3031.41sqft), of a 40-foot drainage easement located at 10 Steven Luke Ln**, also known as Lot 5, Block 1 of Autumn Creek Section 9, a Subdivision in Harris County, Texas according to the map or plat thereof, recorded in film code No. 497014 of the map records of Harris County, Texas

Harbin explained the applicant was requesting to vacate a portion of an unused drainage easement on his lot in order to build onto his home. She stated the developer did not need the easement and drainage improvements were never installed within said easement.

3. The Joint Public Hearing adjourned at 7:07pm.

Regular Meeting

1. The Regular Meeting was called to order at 7:09pm with the same people in attendance minus the City Attorney.

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 December 7, 2017 regular meeting**
- b. **Final Plat of Mills Estates**

Motion to approve: Guenther

Second: Banfield

Vote: 6 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 a request **to vacate a portion, .069 acres (3031.41sqft), of a 40-foot drainage easement located at 10 Steven Luke Ln**, also known as Lot 5, Block 1 of Autumn Creek Section 9, a Subdivision in Harris County, Texas according to the map or plat thereof, recorded in film code No. 497014 of the map records of Harris County, Texas

Motion to approve: Sasson

Second: Matranga

Vote: 6 to 0 Unanimous

Motion passed

Sasson asked why the easement was not needed and what the intent was for it to be there in the beginning. Summers explained the developer installed the drainage system differently than originally planned and did not utilize the easement. Patrick Donart, City Engineer, joined and said it was brought to this attention a couple years ago that the property owner would be interested in vacating the unused easement. Donart said infrastructure plans for subdivisions commonly change throughout construction. Banfield concurred that developments change during construction and sometimes easements go unused.

5. Consideration and possible action regarding the **Preliminary Plat of Wilderness Estates**, a subdivision of 18.87 acres of land, being Tracts 16, 17 and 17-1 out of and a part of the A.H. Jackson Survey, Abstract #128, City of Friendswood, Galveston County, Texas

Motion to approve: Banfield

Second: Sasson

Vote: 6 to 0 Unanimous

Motion passed

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

Harbin said the next regular meeting would be January 18, 2018.

7. Communications from
- a. Commissioners – None.
 - b. Council liaison – Present at City Council meeting.
 - c. Staff – None.

8. The meeting was adjourned at 7:20pm.

These minutes respectfully submitted by:

Becky Summers

Becky Summers
Development Coordinator/P&Z Secretary