

Memo

To: Mayor and City Council

From: Joe Matranga, Planning & Zoning Commission Chairman
Aubrey Harbin, Director of Community Development/Planner

Date: June 16, 2021

Re: A zone classification change located at 1715 and 1771 S. Friendswood Drive, also known as Reserves D and F in the Howard Subdivision Partial Replat No. 2, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) and Office Park District (OPD) to Planned Unit Development (PUD)

At the Planning and Zoning Commission meeting held June 10, 2021, following the public hearing, the City of Friendswood Planning and Zoning Commission voted 0-5 (Commissioners Matranga, Mann, Clark, Hinkley and Perry opposed; Sasson and Koerner were absent) on a motion to approve the requested zone change, which is a failed motion. The Commission is forwarding a negative recommendation to City Council on granting the zone change to a Planned Unit Development (PUD).

Overall, although the Commissioners voted unanimously against recommending that the PUD be granted, all of the Commissioners were extremely supportive of the project. The primary reasons for not supporting the PUD were that the project did not appear to meet the stated purposes of PUDs which are contained in our city ordinances and that in contradiction to PUD requirements, the apparent sole purpose of this PUD request was to modify the maximum allowable building height. Although it has no direct bearing on the Commission's recommendation to City Council for this request, it should be noted that the Commission and City Staff have been actively working on proposed ordinance revisions that, if approved by City Council, would accommodate this project's building height under its current zoning.

The factors in favor of granting the PUD include, (i) the proposed PUD reduces the permitted uses that are allowed in the Community Shopping Center zoning district, (ii) the proposed PUD would better ensure that additional amenities would be added to the retention pond that are over and

above Zoning Ordinance requirements, (iii) the proposed office building would have a much lower traffic impact than many of the other potential uses of the property and (iv) the PUD would be presented to City Council one month earlier than the commercial building height ordinance changes being developed.

The Planning & Zoning Commission recommends that City Council not immediately approve this zone change request from Community Shopping Center and Office Park District to Planned Unit Development and delay one City Council meeting until the height ordinance changes are presented that would allow the proposed project to be developed without changing the zoning.