



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
MONDAY, JULY 6, 2020 - 5:30 PM**

Minutes

**MINUTES OF A FRIENDSWOOD SPECIAL MEETING HELD AT 910 S. FRIENDSWOOD
DRIVE, FRIENDSWOOD, TEXAS**

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JULY 6, 2020

1. Call to order

MINUTES OF A SPECIAL MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON MONDAY, JULY 6, 2020, AT 05:41 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER LISA LUNDQUIST
COMMISSIONER MARCUS PERRY
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT
COMMISSIONER RICHARD CLARK, COMMISSIONER BRETT BANFIELD WERE ABSENT FROM THE MEETING.

2. Joint Work Session

A. Comprehensive Plan Update

Harbin presented to City Council that staff is working on updating the 1998 Comprehensive Plan. She showed a presentation outlining the past accomplishments and future goals of the Comp Plan. Harbin said a draft of Chapter 1 is in the backup material and there would be more discussions to come.

B. Joint work session with City Council regarding Zoning Ordinance amendments relating to building height

Harbin presented to Council a presentation outlining the research and discussion had by the Commission regarding building height regulations. Chairman Matranga explained many scenarios had been discussed and other cities were benchmarked for guidance. Matranga said the Commission's recommendation is to clarify the existing language while upholding the current height regulations. Harbin explained the Main Street Committee that met from 2005-2008 created guidelines for the Downtown District (DD). She said the intent of allowing 4-story buildings was that the building height would be around 55-feet, allowing an additional 15-feet for roof top equipment and ornaments.

Mayor Foreman said the Commission researched building heights just as Council asked and stated he would like to find language that would allow the First Baptist Church to build their 90-foot cross. Councilman Scott told the Commission they did a very good job and said he does not want to see property owner rights restricted by zoning. He suggested writing the height exception to include non-combustible materials and uninhabitable spaces.

Commissioner Sasson said the cross or any other ornamental structures could be lighted and stated the light pollution could bother the residential neighbors. He stated Commissioner Clark made a previous comment to imagine ten 90-foot structures, not just one. He explained a change in the ordinance could create unintended consequences.

Councilman Griffon said the city needs to be cognizant of the Religious Land Use And Institutionalized Persons Act (RLUIPA) when discussing restrictions on churches. Chairman Matranga assured Council there was no discrimination as the church was requesting an exception to current code. Matranga said the Commission researched changes to the height ordinance to be applied city wide instead of for one individual project.

Councilman Rockey asked the Commission to include the First Baptist Church in their discussions regarding the ordinance changes. Councilwoman Hanks stated she did not have an issue with the church's request and suggested the ordinance include very specific language as to what could be allowed to exceed the maximum building height. Councilwoman Branson agreed with conferring with the church as the ordinance change will impact the vision for their campus.

Chairman Matranga thanked Council for their direction and said the Commission would draft the requested changes.

3. Adjournment

This meeting was adjourned at 06:39 PM.