



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, JULY 23, 2020 - 7:00 PM**

Minutes

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

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JULY 23, 2020

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JULY 23, 2020, AT 07:00 PM 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS

CHAIRMAN JOE MATRANGA
VICE-CHAIRMAN RICHARD SASSON
COMMISSIONER BRETT BANFIELD
COMMISSIONER LISA LUNDQUIST - VIA VIDEO
COMMISSIONER MARCUS PERRY
COMMISSIONER TOM HINCKLEY
COUNCIL LIAISON ROBERT GRIFFON
CITY ATTORNEY MARY KAY FISCHER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT
COMMISSIONER RICHARD CLARK WAS ABSENT FROM THE MEETING.

2. Action Items

According to the Planning and Zoning Rules of Procedure (R2019-15), 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.

- A. Oath of Office: Aubrey Harbin, Notary Public, will administer an Oath of Office for one new Commissioner, Thomas Hinckley

Harbin administered the oath of office to Thomas Hinckley.

3. Communication from the public/committee liaisons

(To comply with 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 be placed on a later regular Commission agenda for discussion and/or possible action)

David Lorenz, pastor of First Baptist Church, said he was in attendance as a result of the last City Council meeting where the council asked the commission to find a solution to allow the church to construct a new tower and cross on the existing building. He stated their designer, Stephanie Kaup, had redesigned the tower to 70-feet tall which lowered the cross to a total of 88-feet high. He said the church was open to going back to City Council for approval.

4. 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 so requests in which case the item would be removed from the consent agenda and considered separately.

****Vice-Chairman Richard Sasson moved to approve Consent Agenda. Seconded by Commissioner Marcus Perry. The motion was approved unanimously.**

- A. Minutes for the regular meeting on June 25, 2020
- B. Minutes for the special meeting held July 6, 2020

5. Consideration and Possible Actions

- A. Consideration and possible action regarding the Sanders Tract Preliminary Plat, .366 acres of land, being a part of and out of "Tract G" out of Lot 1 Block 2 Friendswood Subdivision in the Sarah McKissick League, Abstract 151 Galveston County, City of Friendswood, Texas

**Commissioner Brett Banfield moved to approve with conditions Consideration and possible action regarding the Sanders Tract Preliminary Plat, .366 acres of land, being a part of and out of "Tract G" out of Lot 1 Block 2 Friendswood Subdivision in the Sarah McKissick League, Abstract 151 Galveston County, City of Friendswood, Texas. Seconded by Vice-Chairman Richard Sasson. The motion was approved unanimously.

Harbin explained this property owner is platting their lot and assisting the city with clean up of a road that was not built within the dedicated right-of-way. She stated this plat has several outstanding items to be addressed. Harbin said, under the new state law, if the commission approves with conditions the applicant will need to come back for additional approval. She said the largest outstanding item is that the Galveston County Consolidated Drainage District requires a 100-foot easement from the center line of Mary's Creek.

Matranga asked the difference between denying the plat and approving with conditions. He said it seems to be the same process. Harbin confirmed it was.

Banfield said the big drainage easement could make a difference but if they satisfy the city requirements, he was okay with the project.

Sasson stated he was disappointed they brought the plat forward with so many changes being needed. He said he appreciates staff working on this.

Lundquist made a similar comment that there is a lot of red ink on the plat and it does not seem like it is ready.

Harbin explained that staff gave the applicant the option to withdraw but they did not. She explained the city had to put it on the agenda to comply with state requirements.

6. Discussion Items

- A. Discussion regarding proposed amendments to Appendix C, Zoning Ordinance "Section 7. I. Downtown District (DD), general purpose and description" to add a reference to Section 20. Definitions, "Section 7.Q.3. Area and Height Exceptions" to amend the height exceptions, and "Section 20. Definitions - Height" to remove a duplicate requirement

Harbin said this item was a follow up from the July 6th City Council meeting where building heights had been discussed. She said there are two ways to achieve council's desire to allow the church additions: option #1 change the ordinance for all structures to be allowed a 90-foot maximum height in the Downtown District (DD), with restrictions; option #2 the church can amend their Specific Use Permit (SUP) application to include the additional height. Harbin said the current ordinance will need updates and corrections either way. Harbin stated option #2 achieves three things: (1) surrounding property owners would be notified, (2) the church could be included in the discussions, and (3) avoid unintended consequences. Harbin added the ordinance change could also include a provision to allow the commission to approve alternates in the Downtown District (DD). She stated the commission already has latitude in the other commercial districts.

Lundquist said she is leaning towards the church amending their SUP to keep the ordinance at a maximum height of 70-feet. She said the current allowable height is tall enough.

Perry said he supports option #2 as it gets the most people to the table to collaborate.

Sasson said the consensus on the commission is that 70-feet is tall enough and the consensus of council is to allow an exception for the church. Sasson stated he has not seen a good way to achieve both without unintended consequences so the SUP is a way to allow an exemption for one project.

Banfield stated an SUP is in the city's toolbox for this exact case. He said it should be up to the elected officials to make that call and praised the church for compromising.

Hinckley also supported option #2 citing 70-feet tall is more than neighboring cities allow.

Matranga stated he agrees that 70-feet is tall enough but since council asked the commission to allow it, he thinks option #2 is safer.

Harbin said staff will work with the church to amend their SUP application but that the process would not hold up their projects.

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

- A. Regular meeting - Thursday, August 13, 2020
Regular meeting - Thursday, August 27, 2020

8. Communications

- A. From Commissioners - suggestions for future agenda items, general comments and/or updates from liaison assignments

Matranga said liaison assignments are up for review and told the commission it was almost time for Chairman and Vice-Chairman appointments again. Lundquist stated she would like to keep her liaison assignment with Keep Friendswood Beautiful, if no one objected.

Perry said hearing Commission Hinckley take the oath made him think about the integrity of products sent from the commission to council. Perry stated the commission works very hard on recommendations.

- B. From Planning Subcommittee – update on tasks

No comments.

- C. From Ordinance Subcommittee – update on tasks

No comments.

- D. From City Council Liaison, Robert Griffon - general comments and communication from City Council

Griffon said he is looking forward to being the commission liaison. He stated Hanks will make a great Mayor Pro Tem and she will become the backup liaison for Planning and Zoning.

- E. From Staff - June DRC Report, commercial and residential project updates, City Council action and ordinance updates

Harbin said the DRC report for June only had one project but that the department had been very busy. She said Community Development issued 27 new home permits in June.

9. Adjournment

This meeting was adjourned at 07:35 PM.