



**CITY OF FRIENDSWOOD
ZONING BOARD OF ADJUSTMENT
TUESDAY, JANUARY 25, 2022 - 7:00 PM**

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD ZONING BOARD OF ADJUSTMENT REGULAR MEETING TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL, LOCATED AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

AGENDA

1. Call to Order

2. Communications from the Public

In order to comply with the provisions of the Open Meeting Act, the Board may not deliberate on subjects discussed under this agenda item but may direct such subjects be placed on a later regular agenda for discussion and/or possible action.

3. Public Hearing

- A. Conduct a public hearing regarding a request for a variance to allow three (3) apparatus bay doors to front a major thoroughfare (FM 528/West Parkwood Avenue) in the Community Overlay District (COD) on the property located at 2601 West Parkwood Avenue, 1.00 acre of land being a part of Abstract 184, Page 2 of the Mary Sloan Survey, Tract 18, Galveston County, Friendswood, Texas.

4. Discussion and Possible Actions

- A. Consider approving a variance request to allow three (3) apparatus bay doors to front a major thoroughfare (FM 528/West Parkwood Avenue) in the Community Overlay District (COD) on the property located at 2601 West Parkwood Avenue, 1.00 acre of land being a part of Abstract 184, Page 2 of the Mary Sloan Survey, Tract 18, Galveston County, Friendswood, Texas.

5. Approval of Minutes

- A. Consider approving the minutes for the Zoning Board of Adjustment regular meeting held Tuesday, December 21, 2021.

6. Reports

- A. Receive liaison updates and staff communication regarding volunteer opportunities.

7. Adjournment

Becky Bennett

Becky Bennett
Development Coordinator

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made **two (2)** business days or more prior to this meeting. Please contact the City Secretary's Office at (281) 996-3270 for further information.

I, LETICIA BRYSCH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE FRIENDSWOOD ZONING BOARD OF ADJUSTMENT WAS POSTED IN A PLACE CONVENIENT TO THE GENERAL PUBLIC AND IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, ON THURSDAY, JANUARY 20, 2022 AT 11:30 A.M.

Leticia Brysch

LETICIA BRYSCH
CITY SECRETARY

ALL MEETINGS OF THE ZONING BOARD OF ADJUSTMENT ARE OPEN TO THE PUBLIC, EXCEPT WHEN THERE IS A NECESSITY TO MEET IN AN EXECUTIVE SESSION (CLOSED TO THE PUBLIC) UNDER THE PROVISIONS OF SECTION 551, TEXAS GOVERNMENT CODE. THE ZONING BOARD OF ADJUSTMENT RESERVES THE RIGHT TO CONVENE INTO EXECUTIVE SESSION TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFIES FOR AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT.



Proposed Building Elevation

Current City of Friendswood zoning regulations state: garage bays or other similar large openings designed for automotive or industrial work, or designed for vehicles to drive into, shall not front a COD thoroughfare unless screened with architectural or landscaping materials as outlined under subsection 3 of this section.

The subject property is zoned Community Shopping Center (CSC), abutted by vacant Neighborhood Commercial (NC) property to the north, and Single Family Residential/Specific Use Permit (SFR/SUP) to the east and south used by The Harbor Church. There are several pipelines south of the property, as well.

The subject property is unplatted and qualified for a Certificate of Platting Exemption in July 2021.

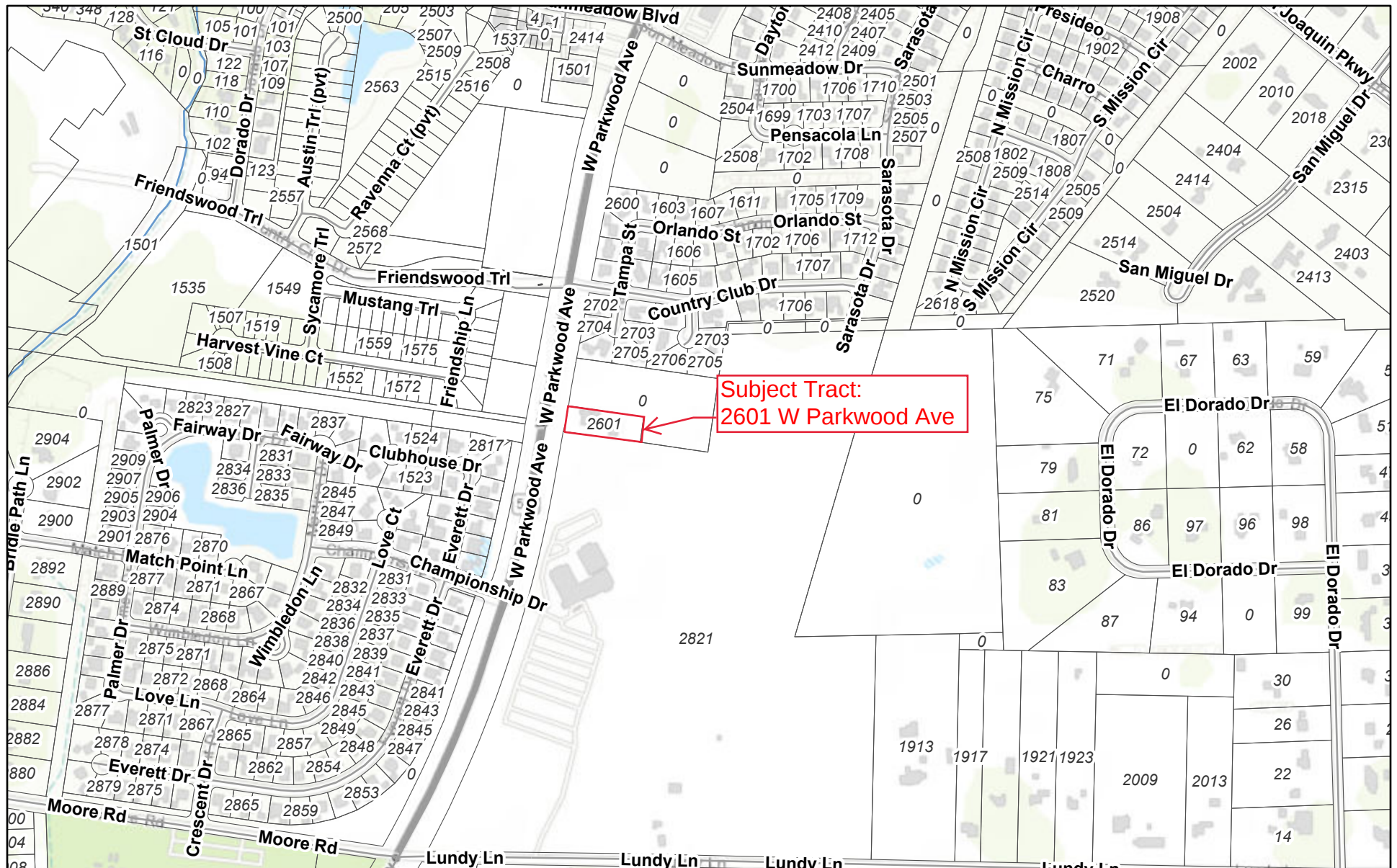


Friendswood GIS Zoning Map



- Maps: Location, Aerial and Zoning Map
- ZBOA Application
- Denied site plan and elevation
- Copy of the property owner notice that was mailed to owners within 200 feet of the subject property

ArcGIS Web Map

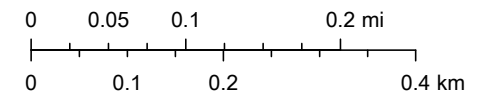


7/22/2021, 9:21:07 AM

 City Limits  Parcels

Streets All Linear Water Features

1:9,028



Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT

ArcGIS Web AppBuilder

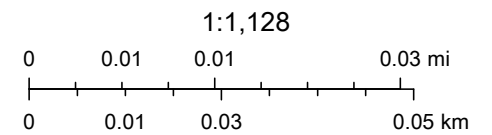
Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Page 6 of 6

ArcGIS Web Map



7/22/2021, 9:23:55 AM

 City Limits  Streets  Parcels



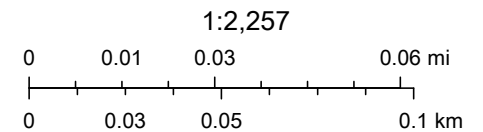
Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife,

ArcGIS Web Map



1/5/2022, 4:59:20 PM

- City of Friendswood- Storm Sewer System Layer - Inlets
- City of Friendswood- Storm Sewer System Layer - Open Drains
- City of Friendswood- Storm Sewer System Layer - Gravity Mains
- City Limits
- Streets



Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife,

ArcGIS Web AppBuilder



FRIENDSWOOD ZONING BOARD OF ADJUSTMENT

\$100 Application Fee per Request



Request for Variance



Request for Appeal



Request for Special Exception

Property Address: 2601 W Parkwood Ave

Legal Description of Property (attach certified metes & bounds):

Abstract 184 Page 2 M Sloan Survey, Tract 18, 1.00 acres

County: Galveston

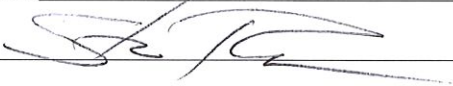
Property Owner Information:

Printed Name: City of Friendswood - Steven Rhea, Assistant City Manager

Email: srhea@friendswood.com

Phone: 281-996-3203

Mailing Address: 910 S Friendswood Dr, Friendswood, TX 77546

Signature: 

Date: 1-4-2022

Agent Information: (if applicable)

Printed Name: City of Friendswood - Hailee Medwedeff, Engineering Technician

Email: hmedwedeff@friendswood.com

Phone: 281-996-3402

Mailing Address: 15355 Blackhawk Blvd, Friendswood, TX 77546

Signature: 

Date: 1-4-2022

VARIANCE: From what number and section of the zoning ordinance is the variance being requested?

(Variance cannot be for the purpose of rezoning – see Appendix C, Zoning, Section 11.A.(2)(a))

Appendix C, Zoning Ordinance, Section 7.5.6. Community Overlay District,
Architectural elements.

APPEAL: From what order, requirement, decision, or determination of the administrative official is the appeal being requested?

SPECIAL EXCEPTION: From what number and section of the zoning ordinance is the special exception being requested?

EVIDENCE: Please state the grounds for the appeal/variance/special exception you are seeking.

Example: Variance due to physical hardship such as irregular shaped lot or flood plain issues. *Hardships cannot be self-imposed nor monetary in nature.*

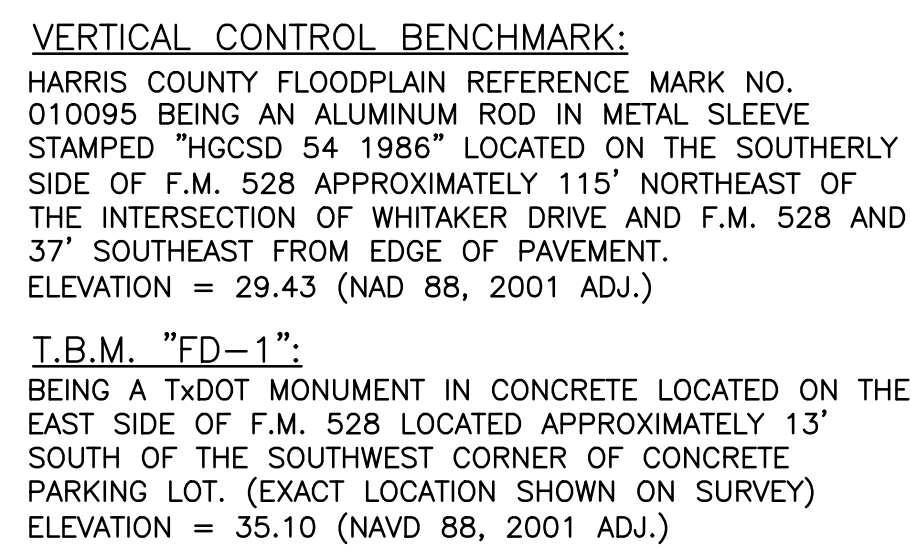
To ensure optimum emergency response times, the apparatus bays must continue facing Parkwood Avenue (FM 528). Screening the bay doors is not practical and re-orienting the building would both hinder the maneuverability of the fire trucks.

You may attach additional pages or evidence exhibits to this application.

Jan 4, 2022 9:00am
Date & Time Received

Becky Bennett
City Official

1. ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE.
2. REFER TO TOPOGRAPHIC SURVEY PREPARED BY C.L. DAVIS & CO., DATED 11/10/2021 FOR EXISTING CONDITIONS, SURVEY BENCHMARKS, HORIZONTAL AND VERTICAL CONTROL.
3. ALL DISTURBED GRASS AND NON-PAVED AREAS NOT INDICATED FOR IMPROVEMENTS BY LANDSCAPING PLANS ARE TO BE STABILIZED AND RESTORED WITH 4" MINIMUM TOPSOIL AND SODDING AS INDICATED TO MATCH FINISH GRADES PER GRADING PLAN.
4. REFER TO PROJECT EARTHWORK SPECIFICATIONS AND GEOTECHNICAL REPORT FOR PREPARATION OF BUILDING AND PAVING SUBGRADES.
5. REFER TO PROJECT SPECIFICATIONS FOR ALL MINIMUM AND ADDITIONAL REQUIREMENTS.



-

910 S. FRIENDSWOOD DR.
FRIENDSWOOD, TX 77546
[T] (281) 996-3200
[F]



3131 BRIARPARK DRIVE
SUITE 200
HOUSTON, TX 77042
[T] 713 622 1444
[F] 713 968 9333
www.pgal.com
PGAL TBPE REG. NO: F-2742

CONSULTANT

REGISTRATION
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DRAWING HISTORY		
Nr.	DATE	DESCRIPTION
	09/29/2021	ISSUE FOR TxDOT PERMIT
	10/20/2021	100% CONSTRUCTION DOCUMENTS
	10/29/2021	ISSUE FOR GCCDD PERMIT
	11/11/2021	GCCDD PERMIT-PRELIMINARY
	11/11/2021	GCCDD PERMIT-FINAL
1	11/18/2021	ADDENDUM NO. 1
2	12/28/2021	ADDENDUM NO. 2

PROJECT NAME
FIRE STATION NO. 2
RECONSTRUCTION &
TRAINING FIELD
UPGRADES

PROJECT LOCATION
2601 W. PARKWOOD DR.
FRIENDSWOOD, TX 77546

PROJECT NUMBER
1005508

PROJECT STATUS
100% CONSTRUCTION
DOCUMENTS

DATE OF ISSUE
10/20/2021

SHEET TITLE

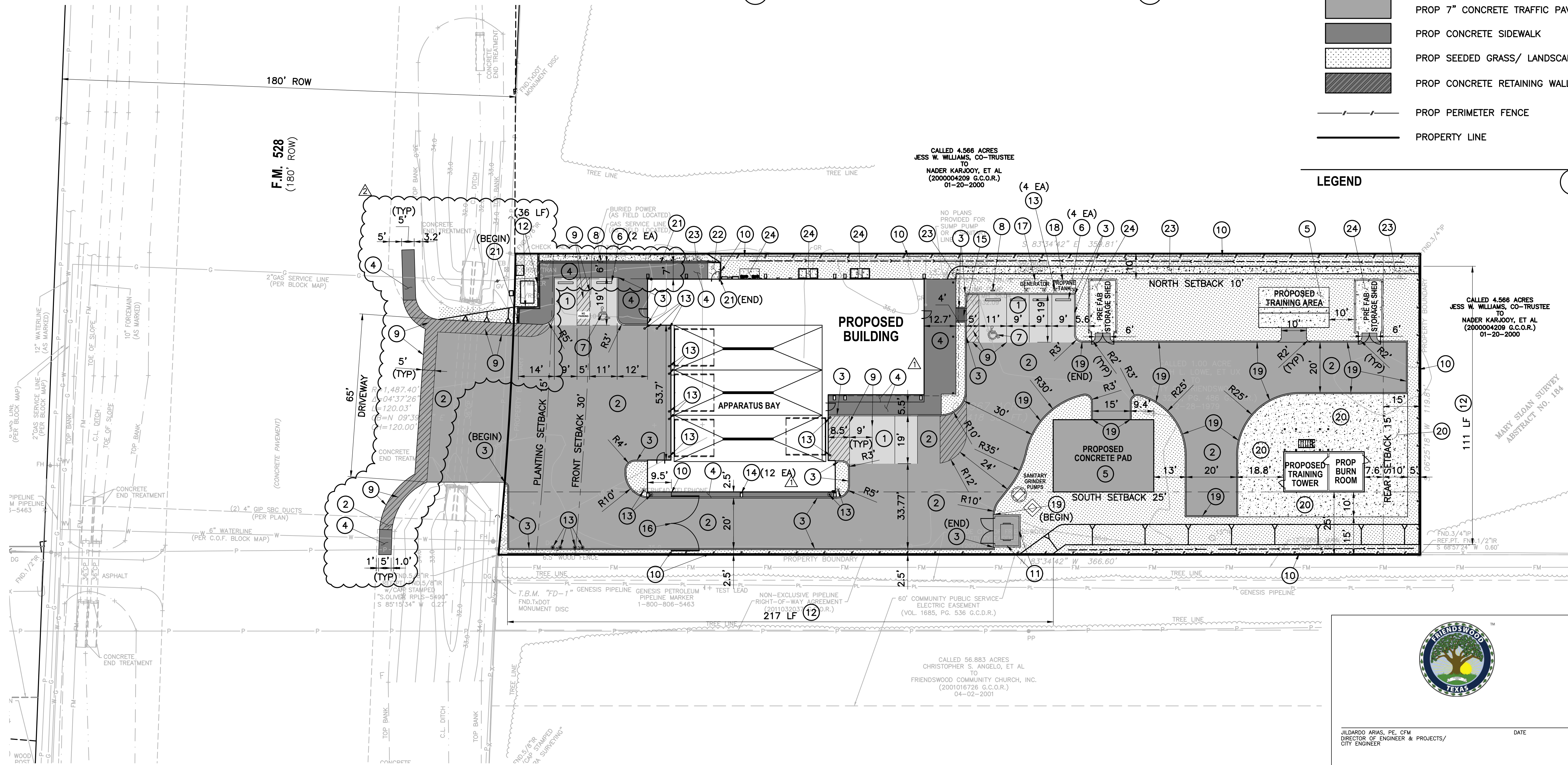
SITE PLAN

SHEET NUMBER

C2.10

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GENERAL NOTES



LEGEND

(2)

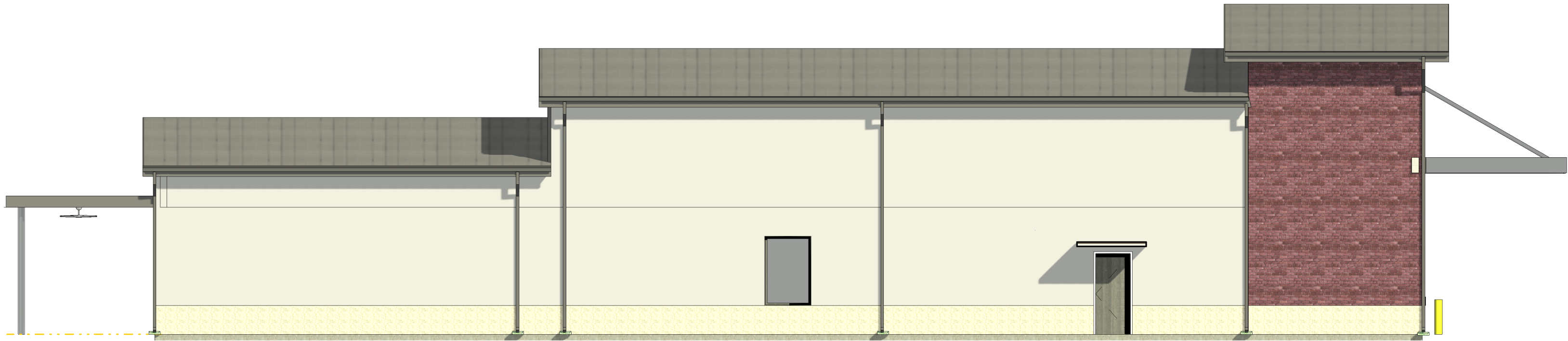
1"=20' (1

1

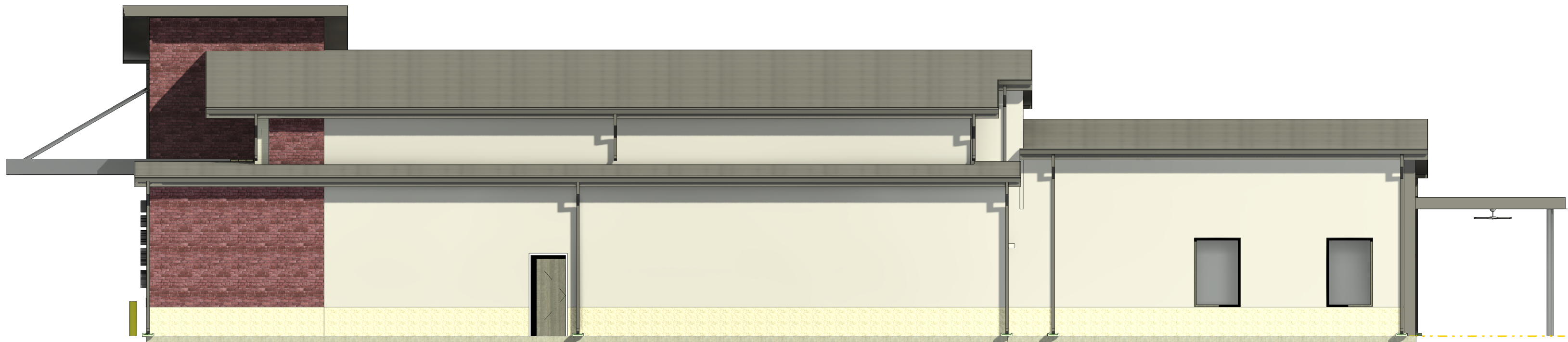
EFFECTIVE DATE: APRIL 3RD, 2019

FILE NAME: C210-5508 SITE PLAN/LING
DATE STAMP: 12/28/2021 3:20:20 PM

FILE NAME: C:\@Revit\Localis\FNDSWD_FS2_CENTRAL_21_iperezRBTSY.rvt
DATE STAMP: 12/28/2021 6:39:18 PM



NORTH ELEVATION 1/8" = 1'-0" 4



SOUTH ELEVATION 1/8" = 1'-0" 3



EAST ELEVATION 1/8" = 1'-0" 2



WEST ELEVATION 1/8" = 1'-0" 1

CLIENT



CITY OF FRIENDSWOOD
910 S. FRIENDSWOOD DR.
FRIENDSWOOD, TX 77546
T 281.996.3200

ARCHITECT



PGAL, Inc.
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 968 9333
www.pgal.com

CONSULTANT

REGISTRATION

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DRAWING HISTORY

No.	DATE	DESCRIPTION
1	12.28.2021	ADDENDUM NO. 2

PROJECT NAME

FIRE STATION No.2
RECONSTRUCTION
& TRAINING FIELD
UPGRADES

PROJECT LOCATION

2601 W. PARKWOOD
DR. FRIENDSWOOD,
TEXAS 77546

PROJECT NUMBER

1005508

PROJECT STATUS

100%
CONSTRUCTION
DOCUMENTS
DATE OF ISSUE
10/20/2021

SHEET TITLE

RENDERED
ELEVATIONS

SHEET NUMBER

A6.03
Page 12 of 17



City of Friendswood

Community Development Department
910 S. Friendswood Drive
Friendswood, Texas 77546-4856

January 13, 2022

TO WHOM IT MAY CONCERN:

In accordance with State and Local Zoning Law, all owners of land within two hundred feet of any property being considered for an appeal, variance, or a special exception must be afforded an opportunity to address the subject at a public meeting held for this purpose.

You are hereby notified that the **Friendswood Zoning Board of Adjustment** will hold a Public Hearing to consider a request for a variance that may be of interest to you.

PROPERTY OWNER: City of Friendswood

LOCATION OF PROPERTY: **2601 W. Parkwood Ave.**
1.00 acre of land being a part of Abstract 184, Page 2 of the
Mary Sloan Survey, Tract 18, Galveston County,
Friendswood, Texas

REQUEST: To allow three apparatus bay doors to front a major thoroughfare (FM 528/Parkwood Ave) in the Community Overlay District (COD), being a variance from Appendix C, Zoning Ordinance, Section 7.5.6. Architectural Elements.

The Public Hearing will be held at
Friendswood City Hall, Council Chambers, 910 S. Friendswood Drive
Friendswood, Texas

PUBLIC HEARING DATE: January 25, 2022

PUBLIC HEARING TIME: 7:00 PM

Documentation will be available online 72 hours prior to the meeting.

www.ci.friendswood.tx.us

Government Information > Meeting Agendas & Minutes

Staff contact: Becky Bennett, Development Coordinator
281-996-3290 or Email: bbennett@friendswood.com



**CITY OF FRIENDSWOOD
ZONING BOARD OF ADJUSTMENT
TUESDAY, DECEMBER 21, 2021 - 7:00 PM**

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
DECEMBER 21, 2021

1. Call to Order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD ZONING BOARD OF ADJUSTMENT THAT WAS HELD ON TUESDAY, DECEMBER 21, 2021, AT 07:00 PM AT FRIENDSWOOD CITY HALL COUNCIL CHAMBERS, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING PRESENT CONSTITUTING A QUORUM:

CHAIRMAN PHILIP RATISSEAU
VICE CHAIRMAN GLEN GRAYBAN
BOARD MEMBER RON DYER
BOARD MEMBER GLENN MINTZ
BOARD MEMBER MICHAEL FERNANDEZ
ALTERNATE MEMBER LES FRENCH
DIRECTOR OF CDD/CHIEF BUILDING OFFICIAL BRIAN ROUANE
DEVELOPMENT COORDINATOR BECKY BENNETT
CITY ATTORNEY MARY KAY FISCHER

ALTERNATE MEMBERS MCKAY, BYERS, AND SMITH WERE ABSENT. COUNCIL LIAISON ROCKEY WAS ABSENT.

2. Communications from the Public

- A. In order to comply with the provisions of the Open Meetings Act, the Board may not deliberate on subjects discussed under this agenda item but may direct such subjects be placed on a later regular agenda for discussion and/or possible action.

No public comments.

The Chairman explained the meeting procedure and swore in speakers.

3. City Attorney Communication

- A. Receive a legislative update from City Attorney.

Fischer explained House Bill 1475 added requirements for an applicant to qualify for a hardship. She stated the necessity for a hardship is not a new requirement, but the state now specifies what qualifies as a hardship to provide consistency across boards of appeals.

4. Public Hearing

- A. Conduct a public hearing to receive comments, both oral and written, regarding a request for a variance of 10 feet, 11 inches from the required rear yard setback of 25 feet on the property located at 902 Pine Breeze Drive, Lot 25, Block 1 of The Forest subdivision, Section Eleven (11), Galveston County, Friendswood, Texas. The hearing will include:

1. Staff Presentation;
2. Applicant Presentation; and
3. Public Comments.

Building Official Rouane stated the applicant submitted a permit application to extend a patio cover which would encroach the rear building setback. He said the city notified the applicant the permit could not be issued in violation of the zoning ordinance.

Mr. Ted Conlon/902 Pine Breeze Dr said he is asking to extend a patio cover. He said the shape of the lot and the 25-foot setback limits what they can build. Mr. Conlon mentioned there are no rear neighbors but a pipeline easement.

Steve Maricelli/Forest of Friendswood ACC stated the declarations of covenants for the subdivision include a 10-foot rear setback and they were not aware of a 25-foot setback.

City Attorney Fischer stated the city zoning ordinance supersedes a deed restriction. Bennett further explained deed restrictions very often conflict with city ordinance but the more stringent will always apply.

5. Discussion and Possible Actions

- A. Discuss and take possible action regarding a request for a variance of 10 feet, 11 inches into the required rear yard setback of 25 feet on the property located at 902 Pine Breeze Drive, Lot 25, Block 1 of The Forest subdivision, Section Eleven (11), Galveston County, Friendswood, Texas.

Dyer asked Mr. Conlon whom of his neighbors have patios that encroach on the 25-foot rear setback. Conlon said he can see structures along the same fence line that are viewable from the pipeline easement. Dyer asked if he would be replacing the pavers with concrete. Conlon answered

the pavers would remain but he would like to remove the existing, portable cover with a permanent structure. Ratisseau asked Rouane if a permit was required for pavers or a temporary structure. Rouane answered that permits are not required for temporary structures. Ratisseau commented that the swimming pool encroaches on the building setback. Rouane explained only vertical structures are subject to building setbacks. He also said there are different setbacks for attached structures versus detached structures.

Grayban asked for clarification between a primary structure and an accessory structure. Rouane said the main house is the primary structure and by attaching the patio cover it then requires the same setback. Grayban said a detached garage would be different then. Rouane confirmed a detached structure would have a 10-foot rear setback.

Mintz asked Rouane if he had any knowledge of nearby projects that would appear to encroach on the setback. Rouane said there is a secondary detached structure nearby. Grayban asked for clarification. Rouane answered about a patio cover attached to a detached garage. Fernandez questioned breezeways. Rouane stated garages connected with a breezeway are still considered detached.

Mintz asked Conlon what percentage of the property became unusable by complying with the 25-foot setback. Conlon answered about 20 percent.

Ratisseau read through the Fact of Findings and the board agreed the variance would not be contrary to public interest. Two out of three board members did not believe there were special conditions peculiar to the property. Fischer advised the board the case could go no further.

****Board Member Ronald Dyer moved to approve the request for a variance of 10 feet, 11 inches into the required rear yard setback of 25 feet on the property located at 902 Pine Breeze Drive, Lot 25, Block 1 of The Forest subdivision, Section Eleven (11), Galveston County, Friendswood, Texas. Seconded by Board Member Glenn Mintz. The motion was approved 1-4 with Chairman Philip Ratisseau, Board Member Ronald Dyer, Board Member Glenn Mintz, Member Glen Grayban opposed.**

6. Approval of Minutes

A. Consider approving the minutes for the Zoning Board of Adjustment regular meeting held Tuesday, October 26, 2021.

****Board Member Ronald Dyer moved to approve Consider approving the minutes for the Zoning Board of Adjustment regular meeting held Tuesday, October 26, 2021. Seconded by Member Glen Grayban. The motion was approved unanimously.**

7. Staff, Board and/or Board Liaison Reports

A. Receive comments from members of the staff, board and/or board liaison.
No comments.

8. Adjournment

****Board Member Ronald Dyer moved to approve Adjournment. Seconded by Board Member Michael Fernandez. The motion was approved unanimously.**

This meeting was adjourned at 07:31 PM.

