CITY OF FRIENDSWOOD
ZONING BOARD OF ADJUSTMENT
TUESDAY, MARCH 22, 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**

   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 to be placed on a later regular agenda for discussion and/or possible action.

3. **Setback Variance for Property located at 500 North Shadowbend**

   A. Conduct a public hearing to receive comments, both oral and written, regarding a request for a variance to allow the main structure to encroach the 35-foot front and exterior side, platted building lines by 7.2 feet on the property located at 500 North Shadowbend, Imperial Estates Section 2, Lot 105, Abstract 151 Sarah McKissick Survey, Galveston County, Friendswood, Texas.

      1. Open the Public Hearing

      2. Explain the procedures for the hearing
         The Chairman of the Board will provide a brief summary of the hearing procedures.

      3. Administer Oaths
         The Chairman of the Board will administer oaths to all persons speaking before the Board.

      4. Receive Evidence
         The Board shall receive evidence on behalf of the City and the Applicant.

      5. Public Comments

The public may speak in favor or against the request.

6. Close the Public Hearing

B. Consider approving a variance to allow the main structure to encroach the 35-foot front and exterior side, platted building lines by 7.2 feet on the property located at 500 North Shadowbend, Imperial Estates Section 2, Lot 105, Abstract 151 Sarah McKissick Survey, Galveston County, Friendswood, Texas.

4. Approval of Minutes

A. Consider approving the minutes for the Zoning Board of Adjustment regular meeting held Tuesday, January 25, 2022.

5. Training

A. Receive training regarding procedures and responsibility of the Zoning Board of Adjustment.

6. Reports

A. Receive comments from members of staff, board, and/or board liaisons. Notice is hereby given in accordance with Section 551.0415 of the Texas Government Code, the Zoning Board of Adjustment may receive a report about items of community interest from City staff, a member of the Board, and /or a City Council Liaison, but no action or possible action shall be taken or discussed concerning the subject of such report, except as provided by Section 551.042 of the Texas Government Code.

7. Adjournment

Becky Bennett

Becky Bennett
Development Coordinator

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CONTACT THE CITY SECRETARY'S OFFICE BY PHONE AT (281) 996-3270, FAX (281) 482-1634, OR CONTACT (281) 996-3270 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TYY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: HTTP://RELAYTEXAS.COM.

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 THIS THE 18TH DAY OF MARCH, 2022, AT 12:00 P.M.

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.

City of Friendswood

Memo

To: **Zoning Board of Adjustment Members**

From: **Brian Rouane, Building Official**
Becky Bennett, Development Coordinator

Date: **March 11, 2022**

Subject: **500 N Shadowbend**

The applicant is requesting the following:

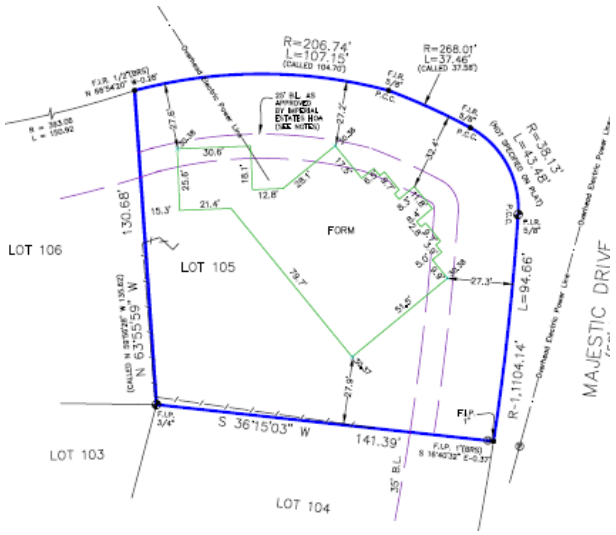
To grant a variance to allow the main structure to encroach the 35-foot front and exterior side, platted building lines by 7.2 feet being a variance to Appendix C, Zoning Ordinance, Section 7.Q.2. Regulation Matrix – Residential Districts.

The home at 500 N. Shadowbend was demolished and rebuilt following Hurricane Harvey. The subdivision plat contains a 35-foot front and exterior side building line which is more restrictive than the standard 25-foot front and 20-foot exterior side building lines per city ordinance.

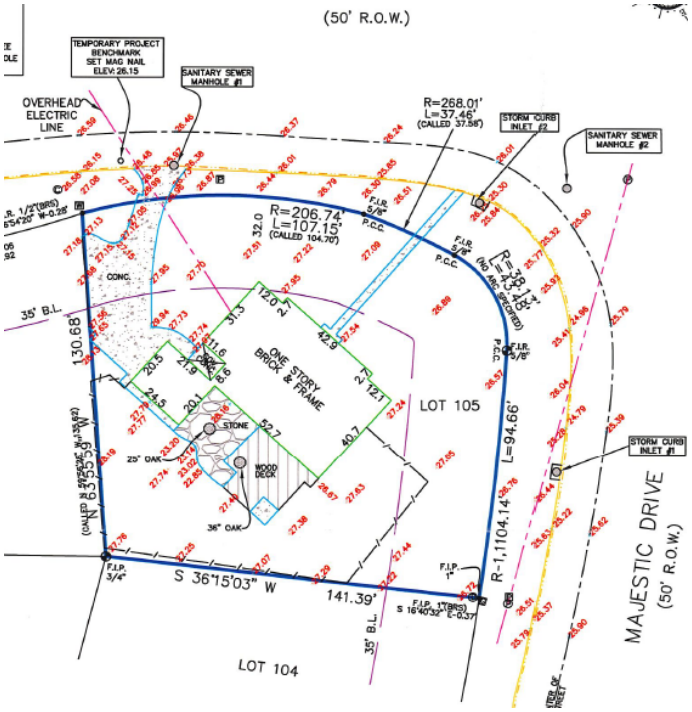
The homeowner obtained approval from the Imperial Estates Section 2 Homeowner's Association Architectural Control Committee to build the new home with a 25-foot setback, a variance to their Covenants, Conditions, and Restrictions. The HOA approval would not authorize a deviation from a platted building line, though. Platted building lines must be addressed through a replat with the city.

The Building Department erroneously approved the location for the new home and did not become aware of the oversight until the house was substantially built. Compliance at this stage of construction would exceed 50% of the value of the construction.

Form Survey



The demolished home encroached the front 35-foot building line on N. Shadowbend by approximately 3-feet.



Current City of Friendswood zoning regulations require a front building line of 25-foot, an exterior side building line of 20-feet, an interior side building line of 10-feet, and a rear building line of 25-feet on property zoned Single Family Residential (SFR).

The subject property is zoned Single Family Residential (SFR), a corner lot with right-of-way on two sides and abutted on the remaining sides by properties also zoned Single Family Residential (SFR).

Friendswood GIS Zoning Map

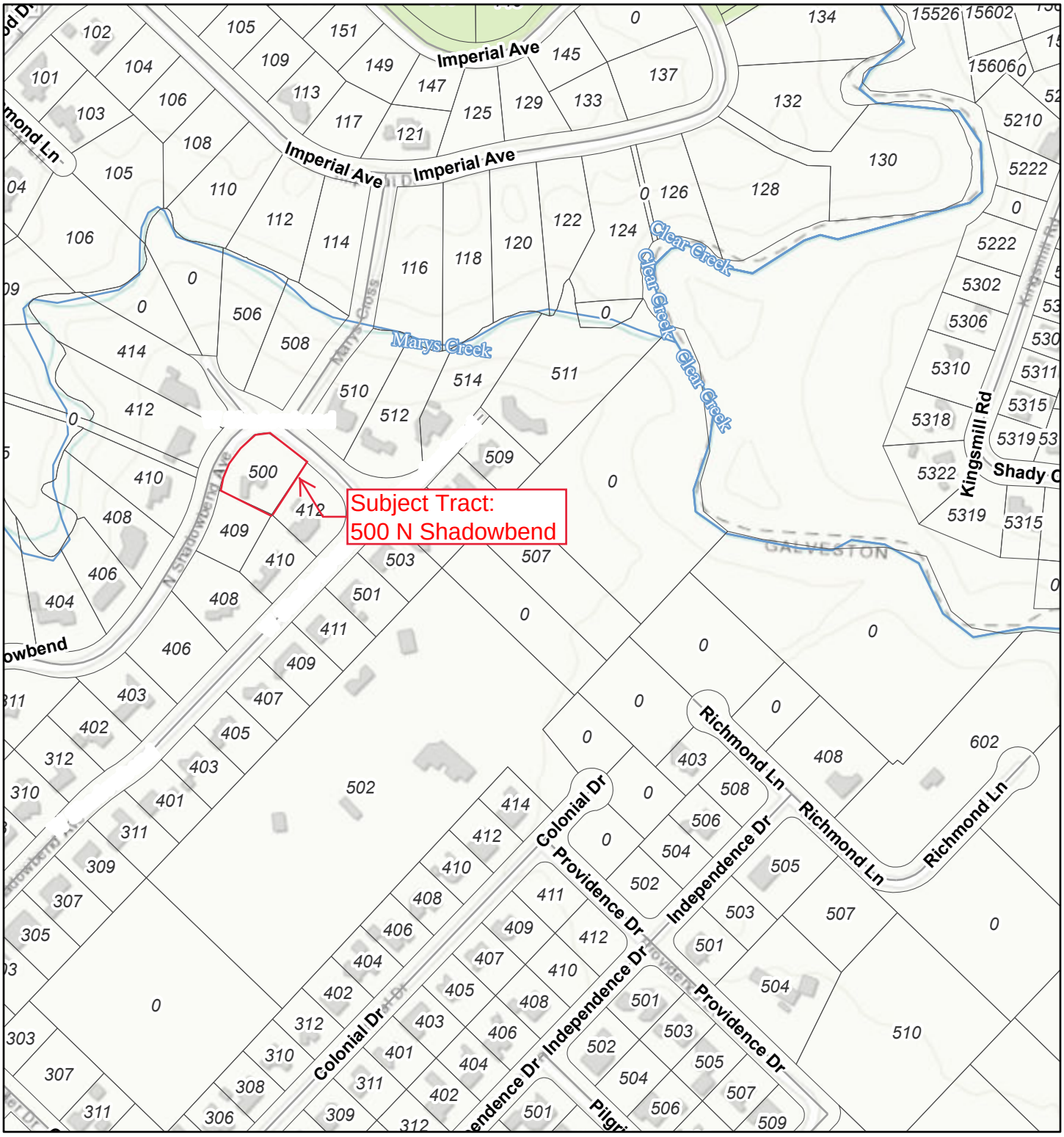
The subject property was platted within Imperial Estates Section 2 in December 1962.

Friendswood GIS Aerial Map

Attachments:

- Maps: Location, Aerial and Zoning Map
- ZBOA Application
- Form Survey for new home
- Demolished home survey
- HOA Approval Letter
- Imperial Estates Section 2 plat
- Copy of the property owner notice that was mailed to owners within 200 feet of the subject property

ArcGIS Web Map



3/2/2022, 11:26:42 AM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

City Limits

Streets

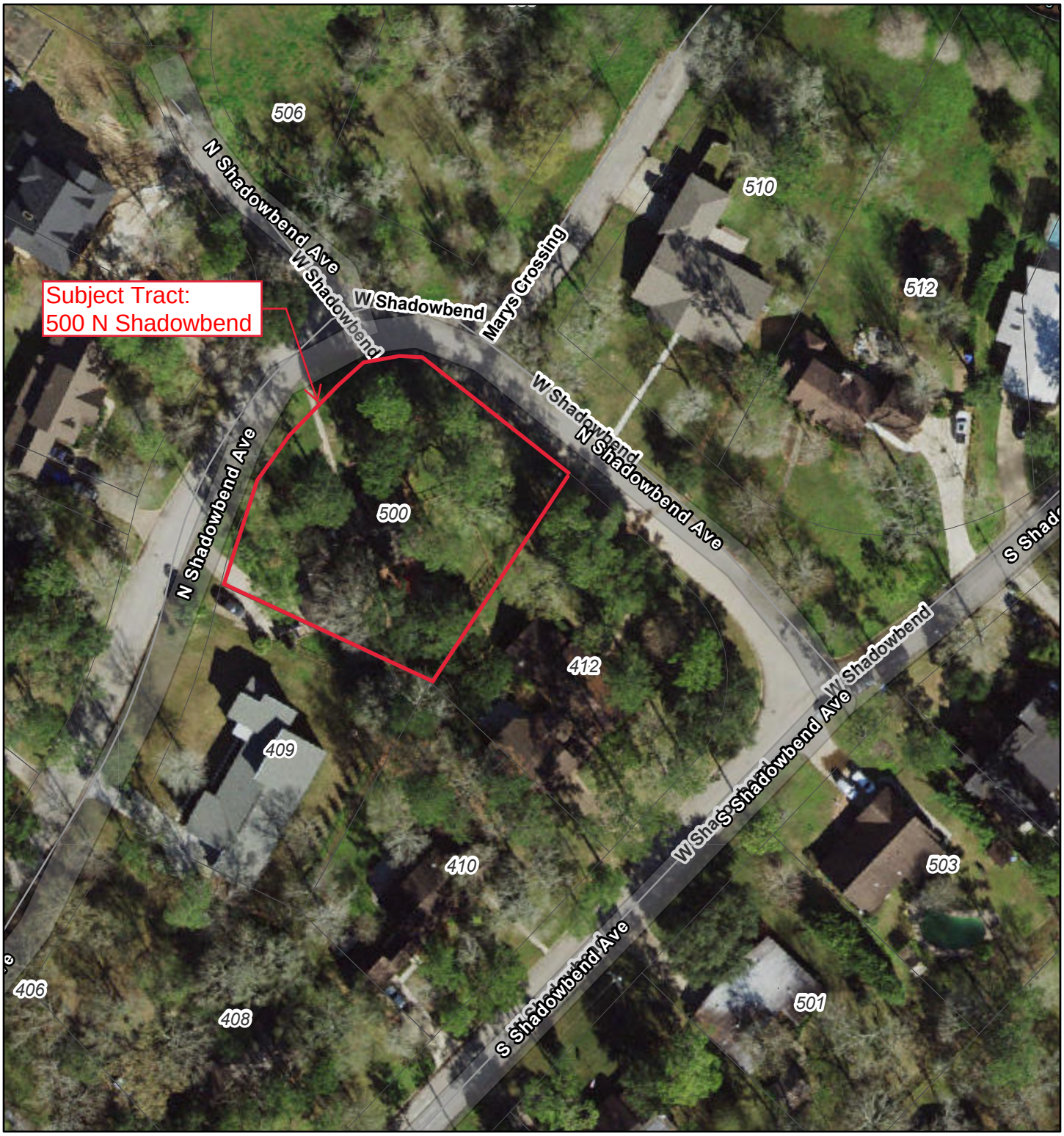
Parcels

Parcels Owner Information

All Linear Water Features

City of Houston, HPB, Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

ArcGIS Web Map



3/2/2022, 11:29:19 AM

1:1,128

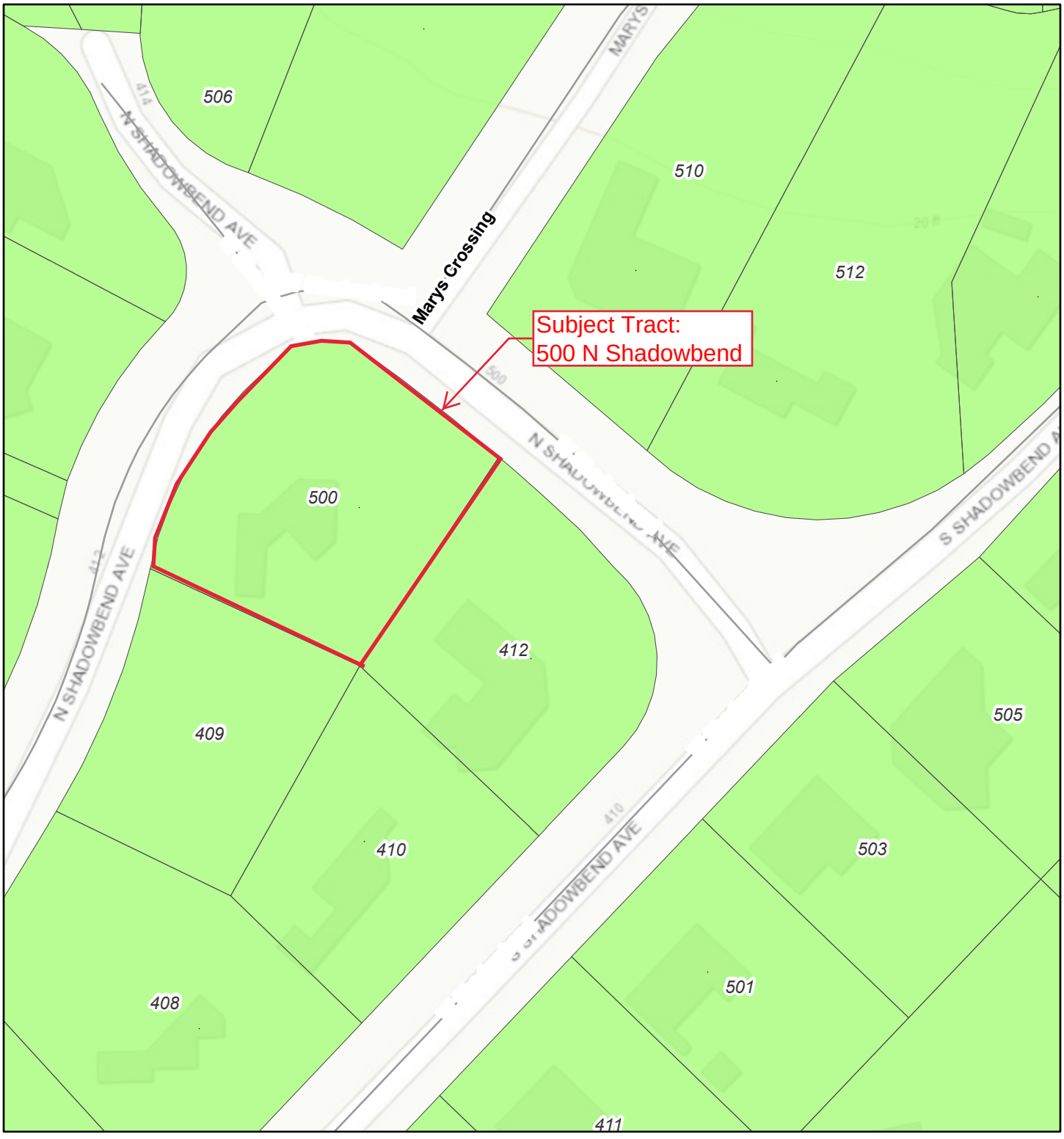
0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

- City Limits
- Streets
- Address Points
- Parcels
- Parcels Owner Information

Esri Community Maps Contributors, City of Houston, Brazoria County, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

ArcGIS Web Map



3/2/2022, 11:28:20 AM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

City Limits

Streets

Address Points

Parcels

Parcels Owner Information

Zoning of Parcels

SFR

City of Houston, HPB, Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

ArcGIS Web AppBuilder

City of Houston, HPB, Brazoria County, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

ZBOA - 2022 - 0024

FRIENDSWOOD ZONING BOARD OF ADJUSTMENT

$100 Application Fee

☑ Request for Variance ☐ Request for Appeal ☐ Request for Special Exception

Property Address: 500 N Shadowbend

Legal Description of Property (attach certified metes & bounds): Imperial Estates Section 2, Lot 105
Abstract 151 Sarah McKissick Survey

County: Galveston

Property Owner Information:

Anthony & Kami Elam
Printed Name

travis@e2ms llc. com
Email

713-907-9538
Phone

Signature Date 2/1/2022

Agent Information: (if applicable)

Ryan McDaniel
Printed Name

ryanmcdaniel04@yahoo.com
Email

281-914-8286
Phone

Signature Date 3/1/21

****

VARIANCE: From what ordinance (number and section) is the variance being requested?
(Variance cannot be for the purpose of rezoning – see Appendix C, Zoning, Section II B)
Appendix C, Zoning Ordinance, Section 7-Q.2 Regulation Matrix - Residential Districts

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

SPECIAL EXCEPTION: From what ordinance (number and section) is the special exception being requested?
N/A

****

Please state the grounds for the appeal/variance/special exception you are seeking:
The platted building lines are more restrictive than the standard building lines per ordinance. The Homeowner's Association has granted a variance to encroach the building lines. The house is already constructed and compliance would exceed 50% of the value of the home.

3/1/2022 3:50 PM
Date & Time Received

Becky Bennett
City Official

2/18/16

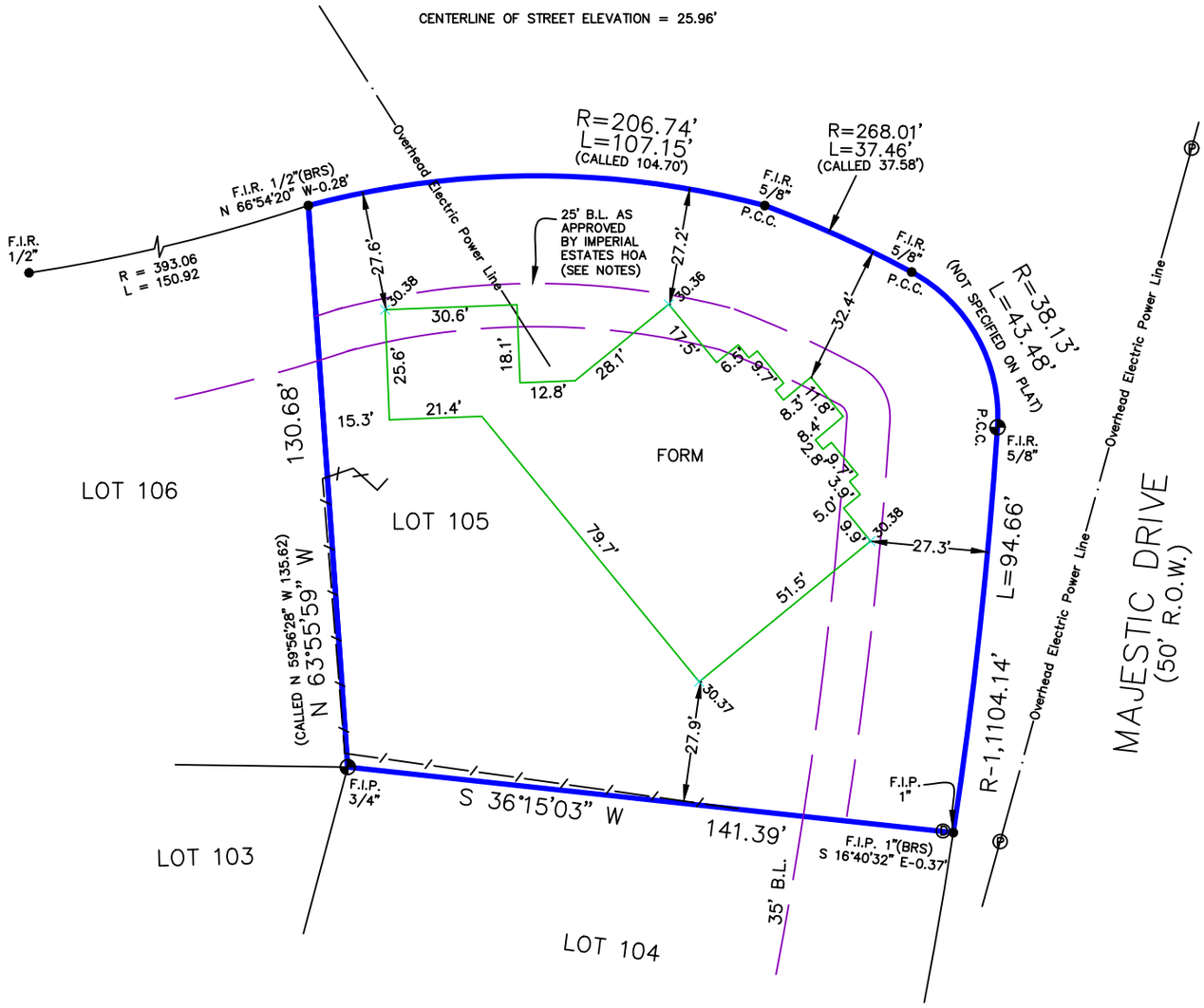
LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
BRS = BEARS
C.F.# = CLERK'S FILE NUMBER
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FND. = FOUND
M.P. = METAL POST
M.U.E. = MUNICIPAL UTILITY EASEMENT
P.A.E. = PERMANENT ACCESS EASEMENT
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
P.P. = POWER POLE
P.R.C. = POINT OF REVERSE CURVATURE
P.T. = POINT OF TANGENCY
P.U.E. = PUBLIC UTILITY EASEMENT
S.I.R. = SET IRON ROD
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
U.T.S. = UNABLE TO SET
U.E. = UTILITY EASEMENT
W.L.E. = WATER LINE EASEMENT
W.P. = WOODEN POST
W.S.E. = WATER & SEWER EASEMENT

= NOT TO SCALE
= GUY ANCHOR
= POWER POLE
= SERVICE DROP
= CONTROL MONUMENT
= PROPERTY CORNER
= PROPERTY LINE
= EASEMENT LINE
= BUILDING SETBACK LINE
= BUILDING WALL
= WOODEN FENCE
= CHAIN LINK FENCE
= METAL FENCE
= WIRE FENCE
= VINYL FENCE

TOP OF FORM ELEVATION = 30.38'
TOP OF PAD ELEVATION = 29.90'
BACK OF CURB ELEVATION = 26.06'

SCALE 1"=40'



Reviewed & Accepted by: _____ Date _____ / _____ Date _____

NOTES:
- BEARING BASIS: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT/COMMITMENT, ADDITIONAL BUILDING SETBACK LINES, EASEMENTS OR RIGHTS-OF-WAY MAY APPLY
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- SANITARY SEWER ESMT. AWARDED TO CITY OF FRIENDSWOOD, TEXAS RECORDED VOL. 3329, PG. 163 (C.F. 8036745)
- SUBJECT LOT DOES NOT CLOSE OUT MATHEMATICALLY ACCORDING TO INFORMATION PROVIDED ON RECORDED SUBDIVISION PLAT. DIMENSIONS AND CALLS ALONG THE RIGHT OF WAY LINE ARE BASED ON FOUND MONUMENTS ALONG NORTH SHADOWBEND AVENUE
- DUE TO ERRORS ON RECORDED PLAT SURVEYOR RECOMMENDS A BOUNDARY LINE AGREEMENT BE PURSUED TO ALLEVIATE ANY ISSUES TO DISPUTES OVER COMMON LINES DUE TO LONG STANDING OCCUPATION OR EXISTING IMPROVEMENTS
- 25 FOOT FRONT SETBACK AS SHOWN AS DECLARED PER IMPERIAL ESTATES HOA IN LETTER FORM TO TRAVIS ELAM FROM CHARLES VAUGHN, NO RECORDING INFORMATION PROVIDED OR FOUND

LEGAL DESCRIPTION

LOT ONE HUNDRED FIVE (105), OF IMPERIAL ESTATES, SECTION TWO (2), AN ADDITION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 4, PAGE 58 (FORMERLY IN VOLUME 254A, PAGE 87) OF THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

ANTHONY TRAVIS ELAM
KAMI RENEE ELAM

ADDRESS
500 NORTH SHADOWBEND AVENUE

STATE OF TEXAS REGISTERED TOBY PAUL COUCHMAN 5655 PROFESSIONAL LAND SURVEYOR

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JOB # 2111327
DATE 11-18-2021 REV 11-22-2021
GF# N/A

PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113 FAX: 281-996-0012
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

© 2021 PRO-SURV - ALL RIGHTS RESERVED

LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

M.U.E. = MUNICIPAL UTILITY EASEMENT
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W.L.E. = WATER LINE EASEMENT
= NOT TO SCALE

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= BUILDING SETBACK LINE
= BUILDING WALL

= WOODEN FENCE
= CHAIN LINK FENCE
= METAL FENCE
= WIRE FENCE
= VINYL FENCE

TOPOGRAPHIC SURVEY

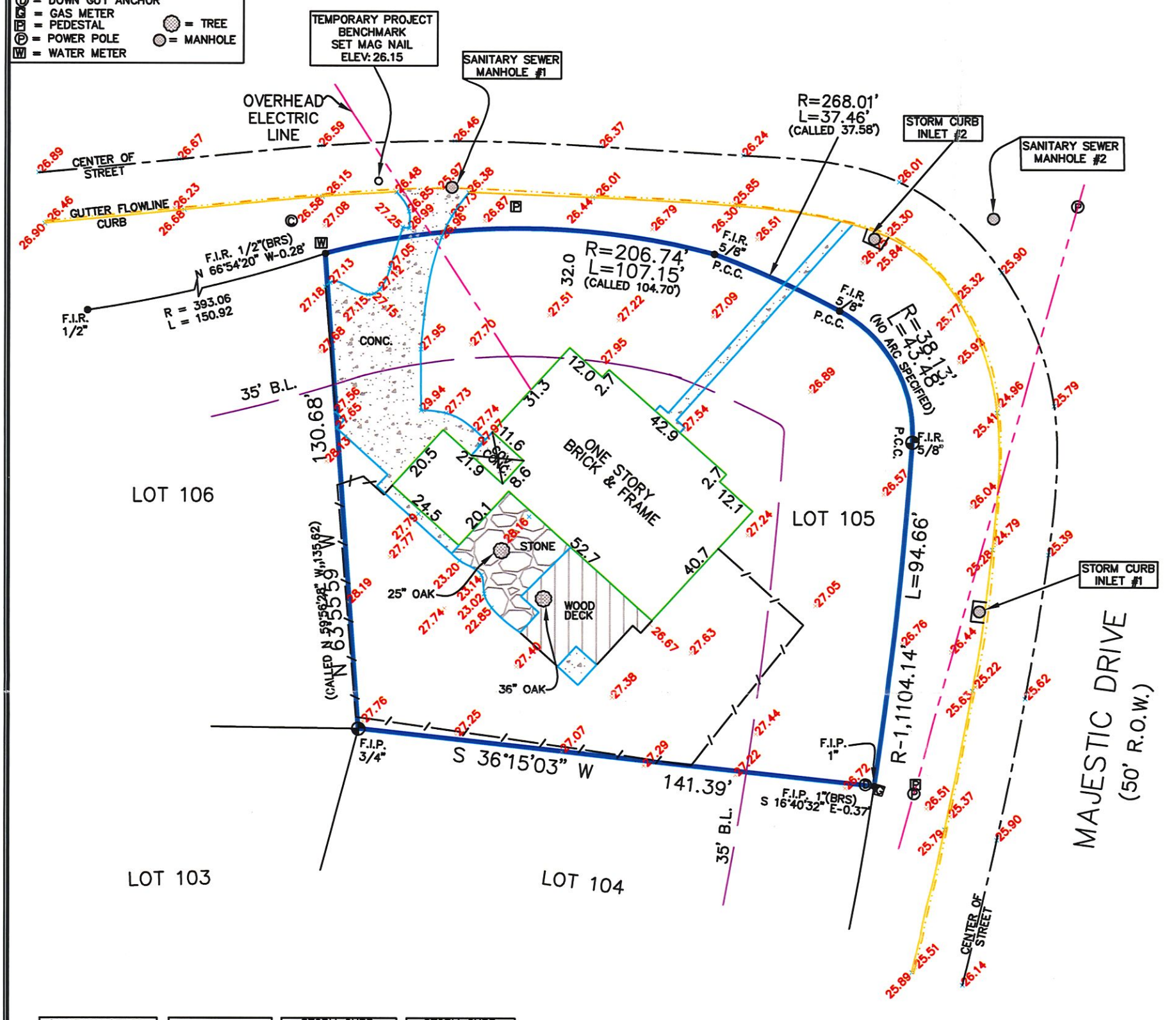
FLOOD NOTE
FLOOD ZONE: X & AE
PANEL #: 48167C 0012G
EFFECTIVE DATE: 8-15-19

TOPOGRAPHIC LEGEND
+12.34 12.34+ = ELEVATIONS
© = CLEAN OUT
= DOWN GUY ANCHOR
G = GAS METER
P = PEDESTAL
Ⓟ = POWER POLE
W = WATER METER
= TREE
= MANHOLE

SCALE 1"=40'

500 NORTH SHADOWBEND AVENUE

(50' R.O.W.)



SANITARY SEWER MANHOLE #1	SANITARY SEWER MANHOLE #2	STORM CURB INLET #1	STORM CURB INLET #2
RIM ELEV: 26.01	RIM ELEV: 25.96	RIM ELEV: 25.49	RIM ELEV: 25.93
W FLOWLINE: 19.41 (8"PVC)	E FLOW: 19.76 (8"PVC)	NE FLOWLINE: 23.09 (18"REINFORCED CONCRETE PIPE)	N FLOWLINE: 22.03 (18"PVC)
E FLOWLINE: 19.61 (8"PVC)	SW FLOW: 19.76 (8"PVC)		
SW FLOWLINE: 19.51 (8"PVC)	NW FLOW: 19.76 (8"PVC)		

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

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- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- SANITARY SEWER ESMT. AWARDED TO CITY OF FRIENDSWOOD, TEXAS RECORDED VOL. 3329, PG. 163 (C.F. 8036745)
- SUBJECT LOT DOES NOT CLOSE OUT MATHEMATICALLY ACCORDING TO INFORMATION PROVIDED ON RECORDED SUBDIVISION PLAT. DIMENSIONS AND CALLS ALONG THE RIGHT OF WAY LINE ARE BASED ON FOUND MONUMENTS ALONG NORTH SHADOWBEND AVENUE
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LEGAL DESCRIPTION

LOT ONE HUNDRED FIVE (105), OF IMPERIAL ESTATES, SECTION TWO (2), AN ADDITION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 4, PAGE 58 (FORMERLY IN VOLUME 254A, PAGE 87) OF THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

ANTHONY TRAVIS ELAM
KAMI RENEE ELAM

ADDRESS
500 NORTH SHADOWBEND AVENUE

STATE OF TEXAS REGISTERED TOBY PAUL COUCHMAN 5565 PROFESSIONAL LAND SURVEYOR

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JOB # 2006100
DATE 6-18-2020
GF# 760861

PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113 FAX: 281-996-0012
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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January 10, 2021

To: Travis Elam
Fr: Charles Vaughn
Imperial Estates H.O.A.
Architectural Control Committee (A.C.C.)

Travis,

The A.C.C. is granting a variance to the Imperial Estates Section Two Declaration of Covenants, Conditions, and Restrictions to allow you to build your home with a 25" setback at 500 North Shadowbend Ave., Friendswood, Tx. Please be aware of the other conditions in the Covenants pertaining to square footage and percent of masonry on the exterior.

Charles Vaughn

Lisa Wilkins, November 24, 2021

LISA LYNN WILKINS
Notary Public, State of Texas
Comm. Expires 12-06-2023
Notary ID 132276963

REORDER BY PART NUMBER 6551

REORDER BY PART NUMBER 6551

IMPERIAL ESTATES
SECTION 2
FRIENDSWOOD, TEXAS
LEON BROWN, DEVELOPER

PAUL A. MILLIGAN
CONSULTING ENGINEER
GALVESTON COUNTY SURVEYOR

SCALE: 1" = 150'

STATE OF TEXAS — PAUL A. MILLIGAN — 5000 — REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS — PAUL A. MILLIGAN — 209 — REGISTERED PUBLIC SURVEYOR

5 6 7 8 9

PROP. LINE CURVE DATA

No. 6: Δ = 8°01'58" R= 268.01
" 7: Δ = 65°24'16" R= 38.13
" 8: Δ = 32°12'27" R= 134
" 9: Δ = 90°00'06" R= 39.53

℄ CURVE DATA

Curve No. 1: Δ = 60°08'30" R= 49.83
" 2: Δ = 19°23' R= 267.01
" 3: Δ = 32°21'48" R= 167.29
" 4: Δ = 19°37'42" R= 23.98
" 5: Δ = 19°48'28" R= 199.01

CREEK — NORTH — DIAMOND LANE — 35 Setback Line — ROYAL COURT — PRIVATE ROAD — QUEEN'S CROSSING — MAJESTIC DRIVE — 35' Setback Line — 20' Drainage Easement — 10' Utility Easement — 10' Easement — 60 FOOT STREET — NOT PART OF SUBDIVISION — MARY'S — DRIVE

Block 2 of Friendswood Here

Perry & Austin League Here

N45°00'E ℄ Choate Road N.W. Line of Friendswood & of Sarah McKissick League

Northeast Line Lot 5

Lot 6 Block 9 Here

Lot 5 Block 9 Here

Ellington Field — Webster — Pearland — FRIENDSWOOD — FM 518 — 528 — League City — Cloverfield Airport — Alvin — FM

A SUBDIVISION OF LOT 5 AND PARTS OF LOTS 3, 4, 8, 9 AND 10, ALL IN BLOCK 9 OF FRIENDSWOOD
A SUBDIVISION IN THE SARAH MCKISSICK OR J. R. WILLIAMS LEAGUE, GALVESTON COUNTY, TEXAS

THE STATE OF TEXAS }
COUNTY OF GALVESTON }

Know all men by these presents, that we, Leon Brown, President and Richard J. Higgins, Secretary, respectively, of IMPERIAL DEVELOPMENT COMPANY, a corporation, owner of the property subdivided in the above and foregoing map of IMPERIAL ESTATES, SECTION 2, do hereby make subdivision of said property for and on behalf of said IMPERIAL DEVELOPMENT COMPANY according to the lines, lots, building lines, streets and easements shown thereon and do designate the said subdivision as IMPERIAL ESTATES, SECTION 2, located in the Sarah McKissick or J. R. Williams League in Galveston County, Texas. There is also dedicated for utilities an unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upward located adjacent to utility easements shown hereon. There is also provided for utilities an easement of 3 feet by 35 feet at the front corners of each lot where same is on a curve and all private roads indicated on the above map shall also be utility easements.

IN TESTIMONY WHEREOF, the IMPERIAL DEVELOPMENT COMPANY, a corporation, has caused these presents to be signed by Leon Brown, its president, thereunto authorized, attested by its Secretary, Richard J. Higgins, and its common seal hereunto affixed this the 16th day of June, A. D. 1962.

IMPERIAL DEVELOPMENT COMPANY, By: Leon Brown, President ATTEST: Richard J. Higgins Secretary

THE STATE OF TEXAS }
COUNTY OF GALVESTON }

Before me, the undersigned authority, on this day personally appeared Leon Brown and Richard J. Higgins, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed

Given under my hand and seal of office this the 16th day of May, A. D. 1962. S P O'Farrell
Notary Public in & for Galveston County, Texas

APPROVED by the City Council of the City of Friendswood on the 21st day of May, A. D. 1962

ATTEST: Lu Greathouse
City Secretary

Kenneth M Camp
Mayor of the City of Friendswood, Texas

Filed for record _____, 196__, at _____ o'clock, ___.M.

Recorded _____, 196__, at _____ o'clock, ___.M.

JOHN R. PLATTE, County Clerk, By: _____, Deputy

Filed for record at ? o'clock
on 12-28-62 at the Galveston
County Clerks Office, Galveston, Texas.
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Original

City of Friendswood

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

March 10, 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: **Travis & Kami Elam**

LOCATION OF PROPERTY: **500 N Shadowbend**
Imperial Estates Section 2, Lot 105, Abstract 151 Sarah McKissick Survey, Galveston County, Friendswood, Texas

REQUEST: To grant a variance to allow the main structure to encroach the 35-foot front and exterior side, platted building lines by 7.2 feet being a variance to Appendix C, Zoning Ordinance, Section 7.Q.2. Regulation Matrix – Residential Districts.

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

PUBLIC HEARING DATE: March 22, 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, JANUARY 25, 2022 - 7:00 PM

Minutes

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

DRAFT

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
JANUARY 25, 2022

1. Call to Order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD ZONING BOARD OF ADJUSTMENT THAT WAS HELD ON TUESDAY, JANUARY 25, 2022, AT 07:02 PM AT FRIENDSWOOD CITY HALL COUNCIL CHAMBERS, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING PRESENT CONSTITUTING A QUORUM:

CHAIRMAN PHILIP RATISSEAU
BOARD MEMBER GLENN MINTZ
BOARD MEMBER MICHAEL FERNANDEZ
ALTERNATE MEMBER JASON BYERS
ALTERNATE MEMBER LES FRENCH
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNING AUBREY HARBIN
DEVELOPMENT COORDINATOR BECKY BENNETT
COUNCIL LIAISON STEVE ROCKEY

ALTERNATE MEMBER CLAY SMITH WAS ABSENT FROM THE MEETING. REGULAR MEMBER GLEN GRAYBAN AND ALTERNATE MEMBER MEGAN MCKAY WERE PRESENT IN THE AUDIENCE.

2. Communications from the Public

A. 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.

No public comments.

3. Public Hearing

Chairman Ratisseau explained the meeting procedure and swore in all who would be giving testimony.

A. Conduct a public hearing to receive comments, both oral and written, 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
   1. Staff Presentation;
   2. Applicant Presentation; and
   3. Public Comments.

Planner Harbin stated the proposed Fire Station No. 2 is located on a major thoroughfare that falls within the Community Overlay District (COD). She explained the COD is an overlay that requires enhanced landscaping and screening and prohibits bay doors facing the right-of-way unless screened.

Bria Whitmire, City of Friendswood Engineering Department, said the orientation of the fire station is necessary for the long fire trucks to be able to maneuver efficiently. She said the property is long and narrow and turning the building sideways would impact emergency response times. Whitmire additionally stated the bay doors are closed for the most part, unlike mechanics bays, for which the COD ordinance was intended. Whitmire said decreased response times would impact lives and the city's insurance rating.

4. Discussion and Possible Actions

A. Consider approving the 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

Ratisseau said, as a former industrial firefighter, he understands how hard fire trucks can be to maneuver. He asked if the bays were meant for trucks to drive through or back in. Whitmire answered that two of the bays are to be backed into while the third has a pull through option.

The board read through the variance criteria and agreed the request met each condition.

**Board Member Glenn Mintz moved to approve the 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. Seconded by Alternate Member Jason Byers. The motion was approved unanimously.

5. Approval of Minutes

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

**Chairman Philip Ratisseau moved to approve the minutes for the Zoning Board of Adjustment regular meeting held Tuesday, December 21, 2021. Seconded by Vice Chairman Michael Fernandez. The motion was approved unanimously.

6. Reports

A. Receive comments from members of staff, board, and/or board liaisons.

No comments.

7. Adjournment

**Board Member Glenn Mintz moved to adjourn. Seconded by Alternate Member Jason Byers. The motion was approved unanimously.

This meeting was adjourned at 07:20 PM.