



**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.