



## ZONING BOARD OF ADJUSTMENT

MINUTES OF A  
SPECIAL MEETING HELD  
TUESDAY, FEBRUARY 6, 2018 AT 7:00 PM

CITY HALL COUNCIL CHAMBERS  
910 S. FRIENDSWOOD DRIVE  
FRIENDSWOOD, TEXAS

1. The meeting was called to order at 7:01 pm with the following people in attendance:

Chairman Greg Hughes  
Regular Member Ron Dyer  
Alternate Member Glenn Mintz  
Brian Rouane, Building Official  
Jim Hill, City Council Liaison  
Aubrey Harbin, City Planner/Deputy Director of CDD

Regular Member David O'Brien III  
Alternate Member Linda Thornton  
City Attorney Mary K. Fischer  
Becky Summers, Dev. Coordinator

Absent: Czarowitz, Grayban

Dyer announced Board Member Delvin Kendrick passed away not long after the last ZBOA meeting. He said Mr. Kendrick had been a police officer for 43 years and once retired, served the City on a volunteer basis for many years. Dyer said the Board wanted to honor Mr. Kendrick's memory.

Hughes explained the procedure of the meeting and explained that 4 out of 5 votes are required in order for a request to be approved. He stated that if a request is not granted, the applicant has 10 days to file an appeal with the court. Hughes administered an oath to everyone who would be speaking during the meeting.

2. The Board will conduct a public hearing and consider a request **to encroach 1837.55 square feet of pavement into the required 15 foot landscape buffer along the interior side yard** on the property located at **2210 S. Friendswood Drive**, Abstract 9 Pg 13 S Part of Lot 45 (45-2) Slones Unrecorded Subdivision, Friendswood, Galveston County, Texas.

Rouane stated City staff met with the applicant prior to submittal and outlined the city building requirements. He said the applicant requested multiple variances in December which were denied. The applicant has since made significant changes to their site plan and was coming before the Board again for one item they could not remedy.

Mona Miller/Infinity Realty Group (buyer's agent) said they did a lot of due diligence prior to purchasing the property. She said she assisted the buyers in rezoning the property from single family residential to neighborhood commercial. Miller said the owners did not foresee an issue with the required landscape buffer until TxDot (Texas Department of

**Vote:** 4 to 1 (Thornton opposed)

**Motion Passed**

3. Consideration and possible action regarding approval of minutes for the:  
A. **December 19, 2017 regular meeting**

**Motion to Approve:** Thornton

**Second:** Mintz

**Vote:** 3-0 (Hughes & Dyer abstained)

**Motion Passed**

4. Comments from Board Members

Hughes asked Councilman Hill what the process was for filling board member vacancies. City Planner Harbin explained staff would provide volunteer applicants to Council Liaison Hill who would then make his recommendations to the Mayor. Hill stated he preferred that process over the recently revised method the Planning and Zoning Commission uses.

5. Staff and/or Council or Board Liaison Reports

Summers stated two variance applications had been received for the February 27<sup>th</sup> meeting. She said an email would be sent out in the morning regarding the new applications as well as the process for promoting alternate members into regular member positions.

6. The meeting was adjourned at 7:42pm.

Respectfully submitted by:

Approved by:

  
Becky Summers, Development Coordinator

  
Greg Hughes, Chairman