

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
OCTOBER 22, 2019

1. Call to order

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD ZONING BOARD OF ADJUSTMENT THAT WAS HELD ON TUESDAY, OCTOBER 22, 2019, AT 07:00 PM AT FRIENDSWOOD CITY HALL COUNCIL CHAMBERS, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING PRESENT CONSTITUTING A QUORUM:

CHAIRMAN PHIL RATISSEAU
VICE-CHAIRMAN MIKE CZAROWITZ
BOARD MEMBER RONALD DYER
BOARD MEMBER DAVID O'BRIEN III
ALTERNATE MEMBER MICHAEL FERNANDEZ
CITY ATTORNEY MARY KAY FISCHER
CHIEF BUILDING OFFICIAL BRIAN ROUANE
DIRECTOR OF CDD/PLANNER AUBREY HARBIN

PRESENT: LINDA THORNTON

ABSENT: GLENN MINTZ, GLEN GRAYBAN, JASON BYERS

2. Communications from the Public

None.

3. Consideration and possible action items

A. Appointment of a chairman and vice chairman

Motion to approve Phil Ratisseau as Chairman.

****Vice-Chairman Ronald Dyer moved to approve Appointment of a chairman and vice chairman.**

Seconded by Board Member David O'Brien III. The motion was approved unanimously.

Motion to approve Mike Czarowitz as Vice-Chairman.

****Chairman Phil Ratisseau moved to approve Appointment of a chairman and vice chairman.**

Seconded by Board Member David O'Brien III. The motion was approved unanimously.

B. Approval of minutes for the November 27, 2018 regular meeting

****Vice-Chairman Ronald Dyer moved to approve Approval of minutes for the November 27, 2018 regular meeting.**

Seconded by Board Member Mike Czarowitz. The motion was approved unanimously.

4. Discussion Items

A. Discussion regarding the number of regular and alternate members appointed to the Zoning Board of Adjustment

Harbin explained Council and staff had discussed appointing seven regular members plus two alternate members. She said state law requires a minimum of five regular members and a 75 percent vote for approval. Harbin talked about the number of members appointed by other cities. She said a change in members would require public hearings and Council approval.

Councilman Rockey said having more members gives the appearance of being more fair. He said with either five or seven members, if two people vote against an item, the case fails either way.

Dyer said he is concerned with having a quorum if the number of members is increased. The board came to a consensus to keep the number of members as is.

B. Discussion regarding amending the authority of the Zoning Board of Adjustment in the Zoning Ordinance to be consistent with State law, specifically Local Government Code Section 211.009

Harbin provided the staff summary explaining the current zoning ordinance is more restrictive than state law. She stated Council suggested amending the authority of the board to be more consistent with state law. Fischer said state law still contains requirements for approval the board would need to follow.

Rockey stated following the hearing of the 505 Brandywyne Drive carport case, after the board denied the variance request, City Council thought the board needed more flexibility when hearing cases.

The board agreed with the proposed changes.

5. Comments from Board Members

Dyer congratulated the new Chair and Vice-Chairman.

6. Staff and/or Council or Board Liaison Reports

No comments.

7. Adjournment

**Board Member Mike Czarowitz moved to approve Adjournment. Seconded by Board Member David O'Brien III. The motion was approved unanimously.

This meeting was adjourned at 07:40 PM.