

City of Friendswood

Anti-NIMBYism Action Plan

It is the policy of the City of Friendswood to combat 'NIMBYism' within our community. NIMBY is an acronym for "Not In My Backyard". The City of Friendswood understands the importance of informed residents, the importance of fair housing, and a diversified tax base that does not rely solely on one type of use within the community. Our City's Codes and Ordinances require certain buffering and screening requirements between different uses and zoning categories, and the City is dedicated to ensuring that new developments and fair housing opportunities in Friendswood are met with cooperation and understanding rather than opposition and misinformation.

To combat NIMBYism, Friendswood will take the following steps:

1. On Wednesdays, Friendswood holds Development Review Committee meetings with potential developers in the community. At these "DRC" meetings, City Staff will make an effort to speak with these potential developers about potential NIMBY pitfalls within the community. Further, Staff will counsel the developer on Friendswood's requirements that are designed to protect the homeowners from commercial development. We will share institutional knowledge about past NIMBY issues and encourage the developer to work with the community to ensure a quality development that cooperates with neighbors and Friendswood as a whole. Staff involved with DRC will also participate in training and educational programs concerning fair housing as available during various times of the year.
2. Friendswood, unlike many communities, requires notice to neighboring properties not only for rezoning applications, but also for replat applications. This practice exceeds State requirements. We also give notice to neighboring properties for variance requests. Typically, the City provides notices to neighboring properties stretching 200 feet from the boundaries of the subject property. This notice gives the neighboring properties the opportunity to be heard, either in person or in writing, about the proposed change. While the entire community has the opportunity to learn about any proposed change by reviewing Planning and Zoning Commission, Zoning Board of Adjustment and/or City Council meeting agendas, this notification system, whether by e-mail, letter or on the City's website, ensures that residents are properly informed about the issues.
3. The City will strive, when appropriate, to host public hearings and town hall-type meetings on any proposed developments that the City feels will harbor any NIMBY-type sentiments. This has been the City's practice in the past, and the City will continue to work toward spreading factual information using all available technology and resources. This is especially important when new commercial or residential development is proposed at a location that abuts an existing development.