

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF
GALVESTON/HARRIS
SEPTEMBER 13, 2021



AGENDA

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD CITY COUNCIL REGULAR MEETING TO BE HELD AT 6:00 PM ON MONDAY, SEPTEMBER 13, 2021, IN THE AT COUNCIL CHAMBERS, FRIENDSWOOD CITY HALL, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, REGARDING THE ITEMS LISTED BELOW:

6:00 PM – REGULAR MEETING

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE – United States and State of Texas

(HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE)

4. COUNCIL COMMENTS AND REPORTS

5. PUBLIC COMMUNICATIONS

In order to comply with the provisions of the Texas Open Meetings Act, the City Council may not deliberate any item not listed on the agenda; as such, the City Council will listen to public comment and may (i) refer the item to City Management for further action or (ii) direct staff for the placement of said item on a future agenda. During public comment, the public shall refrain from any outbursts, or interjections including but not limited to: applause, disparaging noises and remarks. Furthermore, any personnel complaints against a City employee, aside from the City Manager, City Attorney or Municipal Judge, shall not be discussed and shall be referred to City Management.

6. WORK SESSION

- A. Receive and discuss a presentation regarding the drainage projects update.
- B. Receive and discuss a presentation regarding the Future Land Use Map.

7. PROPOSED BUDGET AND TAX RATE FOR FISCAL YEAR 2021-2022

- A. Conduct a public hearing to receive comments both oral and written regarding the proposed tax rate for fiscal year 2021-2022.
- B. Consideration and take possible action on a proposed ordinance for first and final reading approving and adopting the City of Friendswood, Texas, General Budget for the Fiscal Year 2021-2022; making appropriations for the city for such Fiscal Year as reflected in said budget, and making certain findings and containing certain provisions relating to the subject.
 - 1.) Ratify the property tax revenue reflected in the Budget for Fiscal Year 2021-2022, as required by Local Government Code Section 102.007 (c).

- C. Consideration and possible action on a proposed ordinance for first and final reading providing for the levy and collection of Ad Valorem taxes of the City of Friendswood, Texas, for the tax year commencing October 1, 2021, and ending September 30, 2022; providing the date on which such taxes shall be due and payable; providing for penalty and interest on all taxes not timely paid; providing for severability; and repealing all ordinances or parts of ordinances inconsistent or in conflict herewith.

8. ZONE CLASSIFICATION CHANGE REQUEST TO CHANGE APPROXIMATELY 3.65 ACRES FROM COMMUNITY SHOPPING CENTER TO INDUSTRIAL AT INDUSTRY PARK

- A. Conduct a public hearing to receive comments, both oral and written regarding a zone classification change for approximately 3.65 acres out of 18.0137 acres located along FM 2351 (address not yet assigned), the 18.0137 acres more fully described in 4 tracts: 16.592 acres out of and part of Tract B and C of Lot 63 of the Coffman and Hoidale Subdivision, .0918 acres out of and part of Tracts B and C, of Lot 63, of the Coffman and Hoidale Subdivision, and .1119 acres of land out of and part of Division B, of Lot 63 of the Hoidale-Coffman Addition Subdivision, a subdivision in Harris County, Texas out of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, of the Map Records of Harris County, Texas; and 1.218 acres known as Restricted Reserve I within the Partial Plat of Industry Park Friendswood, Film Code 688395, City of Friendswood, Harris County, Texas to change from Community Shopping Center (CSC) to Industrial (I) so that the entirety of the referenced tracts will be zoned Industrial (I).
- B. Consideration and possible action on a proposed ordinance for first reading regarding the requested zone classification change approximately 3.65 acres out of 18.0137 acres located along FM 2351 (address not yet assigned), the 18.0137 acres more fully described in 4 tracts: 16.592 acres out of and part of Tract B and C of Lot 63 of the Coffman and Hoidale Subdivision, .0918 acres out of and part of Tracts B and C, of Lot 63, of the Coffman and Hoidale Subdivision, and .1119 acres of land out of and part of Division B, of Lot 63 of the Hoidale-Coffman Addition Subdivision, a subdivision in Harris County, Texas out of the Perry and Austin League, Abstract 55, Harris County, Texas, as recorded in Volume 3, Page 6, of the Map Records of Harris County, Texas; and 1.218 acres known as Restricted Reserve I within the Partial Plat of Industry Park Friendswood, Film Code 688395, City of Friendswood, Harris County, Texas to change from Community Shopping Center (CSC) to Industrial (I) so that the entirety of the referenced tracts will be zoned Industrial (I).

9. ZONE CLASSIFICATION CHANGE REQUEST TO CHANGE APPROXIMATELY 1.00 ACRE FROM SINGLE FAMILY RESIDENTIAL TO COMMUNITY SHOPPING CENTER

- A. Conduct a public hearing to receive comments, both oral and written regarding a zone classification of 1.00 acre located at 2601 W. Parkwood Ave., being a part of the Mary Sloan Survey, Abstract 184, Galveston County,

Texas, and also being a part of that certain 357.03 acre tract conveyed by William F. McCord, Trustee, et al to Robert E. Holcomb, Trustee, by deed dated December 23, 1965, recorded in the office of the County Clerk of Galveston County, Texas, File No.1788 to change from Single Family Residential (SFR) to Community Shopping Center (CSC).

- B. Consideration and possible action on a proposed ordinance for first reading regarding the requested zone classification change of 1.00 acre located at 2601 W. Parkwood Ave., being a part of the Mary Sloan Survey, Abstract 184, Galveston County, Texas, and also being a part of that certain 357.03 acre tract conveyed by William F. McCord, Trustee, et al to Robert E. Holcomb, Trustee, by deed dated December 23, 1965, recorded in the office of the County Clerk of Galveston County, Texas, File No.1788 to change from Single Family Residential (SFR) to Community Shopping Center (CSC).

10. ZONE CLASSIFICATION CHANGE TO AMEND AVALON AT FRIENDSWOOD PLANNED UNIT DEVELOPMENT 2019-37 TO INCORPORATE 26.921 ACRES OF ANNEXED PROPERTY

- A. Conduct a public hearing to receive comments, both oral and written regarding a zone classification change for 183.386 acres of land located along both sides of future Friendswood Lakes Boulevard/Friendswood Parkway, being 183.386 acres of land consisting of several tracts including 96.944 acres of land in the Mary Fabreau Survey, Abstract No. 69 and 86.442 acres consisting of Tract 1: 59.521 acres of land situated in the Mary Fabreau Survey, Abstract Number 69 and Tract 2: 26.921 acres of land situated in the I&GNRR Company Survey Number 5, Abstract Number 622, all located in Friendswood, Galveston County, Texas, to change from Avalon at Friendswood Planned Unit Development (PUD) 2019-37 (156.4717) and unassigned zoning (26.921 acres) to a revised Avalon at Friendswood Planned Unit Development (PUD) consisting of 183.386 acres.
- B. Consideration and possible action on a proposed ordinance for first reading regarding the requested zone classification change located along both sides of future Friendswood Lakes Boulevard/Friendswood Parkway, being 183.386 acres of land consisting of several tracts including 96.944 acres of land in the Mary Fabreau Survey, Abstract No. 69 and 86.442 acres consisting of Tract 1: 59.521 acres of land situated in the Mary Fabreau Survey, Abstract Number 69 and Tract 2: 26.921 acres of land situated in the I&GNRR Company Survey Number 5, Abstract Number 622, all located in Friendswood, Galveston County, Texas, to change from Avalon at Friendswood Planned Unit Development (PUD) 2019-37 (156.4717) and unassigned zoning (26.921 acres) to a revised Avalon at Friendswood Planned Unit Development (PUD) consisting of 183.386 acres.

11. ZONE CLASSIFICATION CHANGE REQUEST TO REPLACE SPECIFIC USE PERMIT 98-22 WITH A REVISED SPECIFIC USE PERMIT THAT WILL OVERLAY ALL OF THE DESCRIBED PROPERTIES WHICH ARE ZONED SINGLE FAMILY RESIDENTIAL

- A. Conduct a public hearing to receive comments, both oral and written regarding a zone classification change for approximately 54.805 acres known as Friendswood High School described as three tracts: 702/800 Greenbriar Dr. (main campus and sports fields) being a 39.166 acre tract of land located in the Sarah McKissick Survey, Abstract Number 151; 1115 Falling Leaf Dr (natatorium) being 7.788 acres also known as Lot 1 Block 1 of the Final Plat of Friendswood High School Expansion; and 1013 Falling Leaf Dr.; 1101 Falling Leaf Dr.; 0 Falling Leaf Dr.; 1014 Mustang Dr.; 1018 Mustang Dr.; 1102 Mustang Dr.; 1108 Mustang Dr. (residential lots for expansion) being approximately 7.84 acres also known as Lots 2, 3, 4, 6, 7, 8 and 9 of Brenham Estates, all in Friendswood, Galveston County, Texas, and more fully described in the backup materials to replace Specific Use Permit (SUP) 98-22 with a revised Specific Use Permit (SUP) to allow NAICS #6111 Elementary and Secondary Schools that will overlay all of the described properties which are zoned Single Family Residential (SFR).
- B. Consideration and possible action on a proposed ordinance for first reading regarding the requested zone classification change for approximately 54.805 acres known as Friendswood High School described as three tracts: 702/800 Greenbriar Dr. (main campus and sports fields) being a 39.166 acre tract of land located in the Sarah McKissick Survey, Abstract Number 151; 1115 Falling Leaf Dr (natatorium) being 7.788 acres also known as Lot 1 Block 1 of the Final Plat of Friendswood High School Expansion; and 1013 Falling Leaf Dr.; 1101 Falling Leaf Dr.; 0 Falling Leaf Dr.; 1014 Mustang Dr.; 1018 Mustang Dr.; 1102 Mustang Dr.; 1108 Mustang Dr. (residential lots for expansion) being approximately 7.84 acres also known as Lots 2, 3, 4, 6, 7, 8 and 9 of Brenham Estates, all in Friendswood, Galveston County, Texas, and more fully described in the backup materials to replace Specific Use Permit (SUP) 98-22 with a revised Specific Use Permit (SUP) to allow NAICS #6111 Elementary and Secondary Schools that will overlay all of the described properties which are zoned Single Family Residential (SFR).

12. ZONING ORDINANCE AMENDMENTS TO ACCOMMODATE THE DEVELOPMENT OF INDUSTRIAL ZONED PROPERTIES IN THE PANHANDLE AREA

- A. Conduct a public hearing to receive comments, both oral and written regarding proposed amendments to Appendix C, Zoning Ordinance Section 7.P.6. Permitted Use Table to allow NAICS use #524 Insurance carriers and related activities, #541 Professional, scientific and technical services, #551 Management of companies and enterprises, and #561 Administrative and support services as "Permitted" in the Industrial (I) zoning district; amend Section 8.I.2. Perimeter landscaping and screening to allow the Commission to consider alternate screening plans for uses interior to a common development; Section 8.J.c. Lighting and glare to increase the foot-candles allowed interior to common developments; Section 7.5 Community Overlay District (COD) boundary to reduce the COD boundary on FM 2351 from 300 feet to 150 feet from Beamer Road to Clear Creek; and Section 20. Definitions to add a definition of Common Development.

- B. Consideration and possible action on a proposed ordinance for first reading regarding proposed amendments to Appendix C, Zoning Ordinance Section 7.P.6. Permitted Use Table to allow NAICS use #524 Insurance carriers and related activities, #541 Professional, scientific and technical services, #551 Management of companies and enterprises, and #561 Administrative and support services as "Permitted" in the Industrial (I) zoning district; amend Section 8.I.2. Perimeter landscaping and screening to allow the Commission to consider alternate screening plans for uses interior to a common development; Section 8.J.c. Lighting and glare to increase the foot-candles allowed interior to common developments; Section 7.5 Community Overlay District (COD) boundary to reduce the COD boundary on FM 2351 from 300 feet to 150 feet from Beamer Road to Clear Creek; and Section 20. Definitions to add a definition of Common Development.

13. ZONING ORDINANCE AMENDMENTS TO INCREASE MITIGATION REQUIREMENTS TO PROMOTE PRESERVATION OF EXISTING TREES

- A. Conduct a public hearing to receive comments, both oral and written regarding proposed amendments to Appendix C, Zoning Ordinance Section 8.I.f Preserving Trees to amend the tree mitigation requirements.
- B. Consideration and possible action on a proposed ordinance for first reading regarding proposed amendments to Appendix C, Zoning Ordinance Section 8.I.f Preserving Trees to amend the tree mitigation requirements.

14. CITY MANAGER'S REPORT

- A. Present an update regarding the Coronavirus Disease 2019 (COVID-19).
- B. Present an update regarding the Mission Lifeline EMS Award.
- C. Present an update regarding receiving a Texas Association of Municipal Information Officers Award.

15. BUSINESS ITEMS

- A. Discuss and take possible action regarding RFQ 2021-01 for engineering services for water system improvements.
- B. Discuss and take possible action regarding the naming of a city facility currently known as the Imperial Estates Detention Basin to the Harold L. Whitaker Storm Water Basin.
- C. Discuss and take possible action on the appointments of (i) Ethel Zansler to complete the unexpired term of Mona Palmer which is set to end on November 30, 2022; (ii) Rosie Olivo to complete the unexpired term of Dennis Rundell, which is set to end on November 30, 2023; (iii) Tammy Hill to complete the unexpired term of Yolanda Robles, which is set to end on 11/30/2021; and (iv) Michael Culp to complete the unexpired term of Nancy Mastrofrancesco, whose term is set to end on November 30, 2023, as well as, (v) to appoint Charlene Mizener as a regular member from an alternate on the Friendswood Senior Citizen Advisory Committee.

- D. Discuss and take possible action regarding ratifying the City Manager's signature on a contract to purchase Lot 19 of Friendswood Forest, a subdivision in Galveston County, Texas known as Abstract 151 S. McKissick Survey, Lot 19, Friendswood Forest and authorize the City Manager to close on said property.
- E. Discuss and take possible action regarding ratifying the City Manager's signature on a contract to purchase 706 N. Clear Creek Drive, Friendswood, Texas, also known as Lot 20 of Friendswood Forest, a subdivision in Galveston County, Texas and authorize the City Manager to close on said property.
- F. Discuss and take possible action on the City Hall Studio Project and authorize its related agreement with Ford AV.
- G. Discuss and take possible action regarding amendments to the City's Appointment Policy for Boards, Committees, and Commissions.

16. ORDINANCES AND RESOLUTIONS

- A. Consideration and possible action regarding a proposed resolution approving revisions to the City of Friendswood Sports Field Use Policy.
- B. Consideration and possible action regarding a proposed resolution dedicating the use of real property as Municipal Park Land and declaring its acceptance and inclusion into Stevenson Park and repealing all other resolutions inconsistent or in conflict herewith.
- C. Consideration and possible action regarding a proposed resolution amending the Planning and Zoning Commission Rules of Procedure.
- D. Consideration and possible action regarding a proposed resolution regarding nomination(s) to the Board of Directors of the Galveston County Appraisal District (GCAD) for a two-year term set to begin January 1, 2022, and end on December 31, 2023.
- E. Consideration and possible action regarding a proposed ordinance for the second and final reading of an ordinance for proposed amendments to Appendix C Zoning Ordinance, Section 7.Q.2 "Regulation Matrix - Commercial Districts and Regulation Matrix - Residential Districts" in order to clarify reference notes and Section 7.Q.3 "Area and Height Exceptions" to add an exception for building height.
- F. Consideration and possible action regarding a proposed ordinance for the first and final reading of an ordinance amending City of Friendswood, Texas, Ordinance No. 2020-35, passed and approved September 14, 2020, same being an ordinance approving and adopting the City's General Budget for Fiscal Year 2020-2021 by approving "Budget Amendment XI" to the "Original General Budget of the City of Friendswood, Texas, for the Fiscal Year 2020-2021"; providing for supplemental appropriation and/or transfer of certain funds; providing for severability; and providing other matters related to the subject.

17. CONSENT AGENDA

- A. Consider authorizing the final acceptance of the Sterling Creek, Section 4, Public Paving and Utilities improvements project at the completion of the contractor's one-year maintenance bond.
- B. Consider authorizing the acceptance of the 2020-2021 Concrete Street Maintenance Program and initiate the contractor's one-year maintenance program.
- C. Consider approving the ratification of the City Manager's signature on an agreement with Clear Creek Independent School District for School Crossing Guards.
- D. Consider approving the ratification of the Mayor and City Manager signatures on an interlocal agreement with the Galveston County Parks & Cultural Services Department for the FY2022 Meal Program.
- E. Consider accepting the July 2021 tax report.
- F. Consider approving the minutes of the City Council Retreat held on July 10, 2021.
- G. Consider approving the minutes of the City Council Regular meeting held August 2, 2021.
- H. Consider approving the minutes of the City Council Special Meeting held on August 30, 2021.
- I. Consider approving an interlocal agreement with the Harris-Galveston Subsidence District to participate in the WaterWise Conservation Program and authorizing the Mayor to execute the contract.
- J. Consider approving a contract with Galveston County Health District for Water Pollution and Abatement Services for 2021-2022 and authorize the Mayor to execute the agreement.

18. EXECUTIVE SESSION

- A. Recess into and conduct an executive session pursuant to Section 551.071 of the Texas Government Code to seek the advice of the City Attorney regarding the Global Opioid Settlement.
- B. Recess into and conduct an executive session pursuant to Section 551.074 of the Texas Government Code to discuss the Municipal Judge position.

19. ACTION ITEMS RELATED TO EXECUTIVE SESSIONS

- A. Consideration and possible action on a proposed resolution regarding the Global Opioid Settlement.
- B. Consideration and possible action regarding the Municipal Judge position.

20. ADJOURNMENT

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.090 TO DISCUSS ANY MATTERS LISTED ABOVE.

THE CITY OF FRIENDSWOOD IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICE MUST BE MADE TWO (2) BUSINESS DAYS OR MORE PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 996-3270 FOR FURTHER INFORMATION.

I, LETICIA BRYSCH, CITY SECRETARY OF THE CITY OF FRIENDSWOOD DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE FRIENDSWOOD CITY COUNCIL WAS POSTED IN A PLACE CONVENIENT TO THE GENERAL PUBLIC AND IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, ON THIS THE 9TH DAY OF SEPTEMBER, 2021, AT 5:00P.M.

A handwritten signature in black ink, appearing to read "Leticia Brysch", written in a cursive style.

LETICIA BRYSCH, CITY SECRETARY