

STATE OF TEXAS)(
CITY OF FRIENDSWOOD)(
COUNTIES OF GALVESTON/HARRIS)(
MARCH 04, 2019)(

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD CITY COUNCIL THAT WAS HELD ON MONDAY, **MARCH 04, 2019**, AT 5:30 PM AT FRIENDSWOOD CITY HALL COUNCIL CHAMBERS, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING PRESENT CONSTITUTING A QUORUM:

MAYOR	MIKE FOREMAN
MAYOR PRO-TEM	JOHN SCOTT
COUNCILMEMBER	STEVE ROCKEY
COUNCILMEMBER	SALLY BRANSON
COUNCILMEMBER	TRISH HANKS
COUNCILMEMBER	ROBERT J. GRIFFON
COUNCILMEMBER	CARL GUSTAFSON
CITY ATTORNEY	MARY KAY FISCHER
CITY MANAGER	MORAD KABIRI
CITY SECRETARY	MELINDA WELSH

REGULAR SESSION

Mayor Foreman called the meeting to order.

The invocation was given by Pastor Bobby Kirkpatrick with Friendswood Friends Church.

Cub Scouts Jamie Lindsey and Isaac Wagner from Pack 442 Den 6 led the Pledge of Allegiance to the United States and to the State of Texas.

COMMUNICATIONS FROM THE PUBLIC

Mayor Foreman asked if anyone would like to speak. No one spoke.

WORK SESSION

Mayor Foreman opened the discussion regarding Galveston County Community Development Block Grant-Disaster Recovery funds. Deputy Fire Marshal Brian Mansfield presented a PowerPoint presentation regarding Houston-Galveston Area Council (H-GAC) Community Development Block Grant-Disaster Recovery (CDBG-DR) allocation. A brief background was given, following Hurricane Harvey, Texas was awarded \$5.024 Billion in CDBG-DR funds through Housing and Urban Development (HUD), H-GAC developed a Method of Distribution (MOD) to distribute more than \$240 Million to local cities in the H-GAC region (excludes Harris County and City of Houston), Staff outlined possible project for City of Friendswood's allocation at the December Council meeting, and Council approved a resolution for three infrastructure projects and two acquisition projects at the January Council meeting. Under H-GAC MOD, the City of Friendswood was calculated to receive \$2.7 Million for buyouts and acquisitions, and Galveston County was calculated to receive \$4.3 Million for buyouts and acquisitions. Friendswood projects for buyouts and acquisitions include possible acquisition property identified in Frenchman's Creek Subdivision. In December 2018, a meeting was held with Staff and Frenchman's Creek stakeholders to assess interest, Friendswood's application addresses three of the five buildings on Moss Point for \$2.1 Million, and Galveston County's application addresses the remaining two buildings for \$1.7 Million. A tentative timeline includes this public work session, the application was made available via the city's website for a 30-day public comment period on March 1, 2019, and Council will consider a resolution supporting the CDBG-DR project at the April Council meeting.

City Manager Morad Kabiri clarified that the application is currently online at the city's website and the public

can provide their comments digitally there.

Discussion took place between Mayor, Council, and Staff regarding that each of the five buildings in Frenchman's Creek Subdivision includes four townhomes, grateful Galveston County has agreed to step in and help out, possible future use of property, and the entire subdivision is privately owned and maintained with the exception of water and sewer lines.

Mayor Foreman opened the discussion between Council, Staff, and the Planning and Zoning Commission regarding Zoning Ordinance amendments associated with the Downtown District.

Planning and Zoning Commission Chair Joe Matranga opened the Planning and Zoning Commission's portion of the Joint Work Session and gave the floor to Community Development Director/City Planner Aubrey Harbin who explained the Planning and Zoning Commission (P&Z) has been hard at work and has new information regarding Downtown District zoning and supplemental regulations. Ms. Harbin presented a PowerPoint presentation regarding proposed amendments to the Downtown District zoning and supplemental regulations. P&Z has had several inquiries from property owners and developers regarding some zoning regulations in the Downtown District. The commission formed a Downtown District subcommittee, which was made up of three commissioners, reviewed a list of items relating to the Downtown District, and discussed if there was interest in proposing any amendments to the district. Downtown District was created in 2007, boundary was formed, got the ball rolling for current Downtown District, benches, pavers and lights are indicative of the city's downtown zoning. The list of items the subcommittee reviewed include the boundary of the district, distance requirement for head-in/on-street parking, façade materials, fenestration requirements, Community Overlay District items to also incorporate into Downtown District, Permitted Uses, pedestrian lighting, and light-emitting diode (LED) storefront lighting. P&Z is bringing the list to Council to get any additional input, no decisions will be made tonight, and trying to figure out what needs to be changed. The Downtown District boundary was shown, only properties within the Downtown District boundary are eligible to apply for Downtown District zoning, two different items to discuss, the Downtown District boundary, then the zoning district itself. In order to change the Downtown District boundary, an amendment to the Zoning Ordinance is required. The request P&Z reviewed was actually for a specific piece of property, area of interest is 108 Whispering Pines which is within the boundary, and 110 Whispering Pines which is outside the boundary. The subcommittee looked at the entire boundary to see if there were any other areas of concern, and none was discovered. Currently 108 and 110 Whispering Pines are zoned as Single-Family Residential. The subcommittee reviewed other requirements tied to the boundary, Neighborhood Empowerment Zone Resolution R2008-103, and development fees are waived for for-profit businesses that are zoned Downtown District. There are two areas of Neighborhood Empowerment Zone, one waives development fees for Area A, and in Area B benches/lights/and pavers must be incorporated into the development to have fees waived. The amendment process for the Neighborhood Empowerment Zone Resolution would be one reading by Council, not required to change the Downtown District boundary. If approved, the new tract would be able to have their fees waived. The other item tied to the Downtown District boundary is the 4B Sales Tax, overseen by Friendswood Downtown Economic Development Corporation, and amendment process would be a public election. It is not required to change the Downtown District boundary, but it would have to be amended in order to spend tax dollars on the particular property. If the Downtown District boundary is not changed, a property owner would have the following options, remain zoned as Single-Family Residential, apply for another commercial zoning district such as Community Shopping Center, or apply for a Planned Unit Development designating Downtown District regulations.

City Manager Morad Kabiri stated the width of 110 Whispering Pines is estimated at 125 feet. If Downtown District was expanded to include 110 Whispering Pines, would not recommend using 4B Sales Tax on the property. In comparison to the remainder of the district, it is not worth an election.

Ms. Harbin continued the PowerPoint presentation with a comparison of the zoning districts. Downtown District's zoning is a mixed-use district, allows residential on second floor and up, minimum lot size of 15,000 square feet, maximum building height of 70 feet (four stories), side yard setback adjacent to residential zoning is 15 feet, and maximum lot coverage is 60%. Community Shopping Center zoning is strictly commercial district, does not allow residential, minimum lot size of 15,000 square feet, maximum

building height of 40 feet (exception if additional setback is provided), side yard setback adjacent to residential zoning is 25 feet, and maximum lot coverage is 30%. Single-Family Residential zoning is residential use only with no commercial allowed, minimum lot size of 11,600 square feet, maximum building height of 35 feet, side yard setback adjacent to residential zoning is 10 feet, and maximum lot coverage is 35%. There is a Joint Public Hearing later in the agenda to allow the property at 110 Whispering Pines into the Downtown District boundary.

Discussion took place between Mayor, Council, the Planning and Zoning Commission, and Staff regarding clarification on the location of the property at 110 Whispering Pines, part of the property fronts Quaker Drive. Proposed property of 110 Whispering Pines would not be eligible for current 4B Sales Tax due to Downtown District boundaries which were specified in the 2016 proposition to voters. Staff recommends zoning for 108 and 110 Whispering Pines be the same zoning, different zoning for each property would make it difficult to develop, and Staff will work with any decision made by the Planning and Zoning Commission (P&Z) and Council. The P&Z subcommittee recommended notifying all property owners within 200 feet of the area being considered, is not a required notice but just to inform. The current property owner would like the Downtown District boundary changed and would like both properties to be changed to Downtown District zoning. The discussion to expand the Downtown District was initiated by the property owner, and the earliest a request could come before Council would be at the May Council meeting.

Ms. Harbin continued the PowerPoint presentation with the distance requirement for head-in/on-street parking, current requirement is 400 feet from FM 518 or FM 2351, proposed amendment is to change to 75 feet from FM 518 or FM 2351, consistent with driveway distance requirement from a major thoroughfare per the Design Criteria Manual, would contribute to pedestrian-friendly environment and walkability of the district, and adds flexibility for parking options.

Discussion took place between Mayor, Council, the Planning and Zoning Commission, and Staff regarding that current head-in parking properties that do not meet the proposed requirement would be grandfathered.

Ms. Harbin continued the PowerPoint presentation with facade materials, current requirements do not allow cement fiber, proposed amendment to allow lap siding cement fiber board, building materials used by the original Quakers were natural and simple, a few original buildings in the Downtown District area that are lap siding, and cement fiber board is a masonry product with a long life span. Fenestration is openings in a wall such as doors and windows, more inviting to pedestrians, influences the social character of public spaces, affects how welcoming a building is and whether it participates with other buildings in creating a visually harmonized and immersive landscape, and provides eyes on the street and inhibits street crime. Fenestration difficulties include uses that have difficulty with providing fenestration, particularly on interior sides and rear include pharmacies and banks due to security concerns, coffee shops due to drive thru on side facing right-of-ways, and library due to bookshelves on inside walls, rear or sides of commercial buildings abutting residential property, and the amount of windows affects interior energy efficiency of buildings. Proposed amendment is to do away with the 25% fenestration requirement on interior sides and rears of buildings. A chart was shown demonstrating Community Overlay District requirements versus Downtown District requirements, Community Overlay District is additional requirements that apply to properties that front all major thoroughfares, currently a statement in the Zoning Ordinance that says Community Overlay District does not apply to the Downtown District. The Planning and Zoning Commission recommends including the following requirements from the Community Overlay District to the Downtown District: earth-tone colors, underground utility service, garage bay doors cannot front thoroughfares, and screening materials for air conditioning units and dumpsters must be the same material as the main structure.

Discussion took place between Mayor, Council, the Planning and Zoning Commission, and Staff regarding clarification on proposed amendments are to include earth-tone color restrictions, underground utility wires, garage bay doors cannot front thoroughfares, screening materials for air conditioning units and dumpsters must be the same material as the main structure.

Ms. Harbin continued the PowerPoint presentation with permitted uses. Uses are defined in the Permitted Use Table in the Zoning Ordinance, and at this time the Planning and Zoning Commission (P&Z) does not

recommend any changes. P&Z reviewed Downtown District pedestrian lighting in the Design Criteria Manual and at this time does not recommend any changes. The Friendswood Downtown Economic Development Corporation is currently working on a Downtown Improvement Plan.

Discussion took place between Mayor, Council, the Planning and Zoning Commission, and Staff regarding that the City Attorney will research the city's franchise agreement to see if the city could require utility franchises installing new lines to place them underground.

Ms. Harbin continued the PowerPoint presentation with light-emitting diode (LED) storefront lighting, there is no current requirement, proposed amendment is to prohibit LED storefront lighting in the Downtown District, make the ordinance apply to businesses that currently have LED storefront lighting, and allow 90-days for current lighting to be removed.

Discussion took place between Mayor, Council, the Planning and Zoning Commission, and Staff regarding that the proposed amendment for LED storefront lighting would allow open/closed lighting and holiday lighting between November and January.

Planning and Zoning Commission Chair Joe Matranga adjourned the Planning and Zoning Commission's portion of the Joint Work Session.

SPECIAL RECOGNITION AND ACKNOWLEDGEMENTS

City Manager Morad Kabiri presented the Five Star Spirit Award for the fourth quarter of 2018 to Communications Operator Ashley Hempel with the Friendswood Police Department who has been with the city since March 2013. Ms. Hempel was nominated by a co-worker for her actions taken during a 911 call received for a man down at Timber Creek Golf Course, and the patient was not conscious nor breathing. Ms. Hempel gave Automated External Defibrillator (AED) and Cardiopulmonary Resuscitation (CPR) instructions to the caller as Emergency Medical Service (EMS) and the Police Department (PD) were dispatched. The patient was given the best opportunity to make a successful recovery due to Ms. Hempel's instructions to the caller and the quick response of EMS and PD. The City of Friendswood and PD should be proud of Ms. Hempel's dedication to the citizens of Friendswood and her reliability to provide excellent service. Ms. Hempel's actions certainly exemplify the attributes of the Five Star Spirit Award being courteous, competent, reliable, professional and enthusiastic. The city congratulates Ms. Hempel on being the recipient of the Five Star Spirit Award for the fourth quarter of 2018.

Library Director Matt Riley presented the City of Friendswood Public Library's 2019 Outstanding Educational Programming Award to Dorte Koustrup. Ms. Koustrup is a qualified mindfulness based stress reduction teacher from Aarhus University in Denmark and the University of Massachusetts. Ms. Koustrup has provided the library with over 20 mindfulness meditation programs over the past year with attendance ranging from 20 to 40 people per program. Her programs receive high praise from members of the community, and she has brought great value to the library.

With concurrence of Council, Mayor Foreman moved to Agenda Item 10A, Animal Shelter Advisory Committee annual report.

COMMUNICATIONS FROM COMMITTEES AND SPECIAL REPORTS

Animal Shelter Advisory Committee Chair Dr. Donald Stran presented the annual report from the Animal Shelter Advisory Committee. Dr. Strand stated the advisory committee is doing well, goal is to get animals back to their rightful owners, and due to the microchip system a lot of animals are returned to their owners while out in the field. The Animal Shelter had over 1,500 calls during the year, there were 525 animals picked up, 55 of those were returned to their owners almost immediately due to the microchip program, and another 156 were returned once they got to the facility. The Animal Shelter adopted out 112 dogs and 153 cats throughout the past year. There were 29 calls for animal bites and 409 wildlife releases. Everything is running smoothly with the committee and he would not change a thing.

Mayor Foreman recessed the meeting at 6:28 PM, and reconvened the meeting at 7:00 PM.

With concurrence of Council, Mayor Foreman moved to Agenda Item 12, Discussion and possible action regarding concurrence with the City Manager's appointment of the Fire Marshal/Emergency Management Coordinator.

ACTION ITEMS

**Councilmember Gustafson moved to approve the City Manager's appointment of Brian Mansfield as the Fire Marshal/Emergency Management Coordinator.

Seconded by Councilmember Hanks. The motion was approved unanimously.

City Manager Morad Kabiri stated recently Terry Byrd retired from his position as Fire Marshal/Emergency Management Coordinator with 23 years of service with the city. Brian Mansfield joined the City of Friendswood's staff in 2000, currently on his 19th year of service with the city, and he has worked every position within the Fire Marshal's Office/Emergency Management Office. The City Manager recommended Brian Mansfield as the new Fire Marshal/Emergency Management Coordinator.

With concurrence of Council, Mayor Foreman moved to Agenda Item 7, Joint Public Hearings.

JOINT PUBLIC HEARINGS

Mayor Foreman and planning and Zoning Commission Chair Joe Matranga called a Joint Public Hearing to order to receive comments from the public both oral and written, regarding a zone classification change request for 1.8864 acres of land out of Lot 4, Block 11, Friendswood Subdivision, located at 1 Hatcher Lane, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) to Downtown District (DD).

Community Development Director/City Planner Aubrey Harbin explained the owner is requesting to change to Downtown District zoning, property is within the established Downtown District, if approved the development would be subject to downtown regulations, and development fees would be waived for any for-profit business that incorporates the Downtown District requirements.

Planning and Zoning Commission Chair Matranga asked if the applicant would like to speak. No one spoke.

Planning and Zoning Commission Chair Matranga asked if anyone would like to speak in favor or in opposition of the request. No one spoke.

Planning and Zoning Commission Chair Matranga adjourned the Planning and Zoning Commission's portion of the Joint Public Hearing. Mayor Foreman left Council's portion of the Joint Public Hearing open.

Mayor Foreman and Planning and Zoning Commission Chair Joe Matranga called a Joint Public Hearing to order to receive comments from the public both oral and written, regarding a zone classification change request for 115.998 acres of land along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) to Planned Unit Development (PUD) for a residential development, "Avalon at Friendswood", consisting of the following tracts: 87.774 acres, more or less, being a portion of a called 96.944 acres tract in the Mary Fabreau Survey, Abstract No. 69 in Galveston County, Friendswood, Texas, save and except a 9.170 acre portion of the same tract; and 28.2240 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract "A" as conveyed to Yellowstone Hill Country Ranching, LLC, Galveston County, Friendswood, Texas.

Community Development Director/City Planner Aubrey Harbin explained that META Planning + Design, on behalf of Taylor Morrison Homes and the property owners, are requesting Planned Unit Development (PUD) zoning, new 206 home private gated subdivision with a variety of 60 to 90 foot lots, and development is contingent on the proposed extension of Friendswood Lakes Boulevard. A lot of details still need to be

worked out with construction plans, will have to meet Design Criteria Manual requirements, and all submittals will have to go through the drainage district to meet drainage criteria.

Planning and Zoning Commission Chair Matranga asked if the applicant would like to speak.

Kathryn Parker, representative with META Planning + Design, stated are proposing Avalon at Friendswood Subdivision, would be located west of West Ranch, developer is Taylor Morrison Homes, national renowned homebuilder with over a hundred years of experience, showed pictures of existing Avalon communities throughout the Houston area, key factor is lake lots, unique element is unobstructed views of the lake, and offers high-end homes. The proposed development will have a lake on the north and south side of Friendswood Lakes Boulevard, variety of lot sizes from 60 to 90 foot lots, larger lots will primarily be around the lake, and a fair amount of green space. Proposed regulations for the project include current zoning requirements for residential setbacks and general development regulations, primary change would be lot size, incorporated into the proposed Planned Unit Development (PUD) allowance for lake lots, trying to maintain character unique to Avalon with an unobstructed view of the lake, and in one area proposing an increase in maximum cul-de-sac links. The proposed project is a gated community, private streets with two entrances off of Friendswood Lakes Boulevard. The proposed PUD includes language for temporary signage limited to builders and lenders. Phasing of the development would be timed with construction of Friendswood Lakes Boulevard.

Councilmember Griffon asked why a Planned Unit Development (PUD) was being requested, and Ms. Parker answered the request is due to smaller lot sizes.

Councilmember Griffon asked if an agreement had been secured with the adjacent developer of the lake, and Community Development Director/City Planner Aubrey Harbin answered that the property owner has signed off on the zoning request application and is an applicant on the application.

Councilmember Hanks asked if the proposed houses would be similar to Avalon in Cinco Ranch, and Ms. Parker answered yes they would be similar.

Councilmember Hanks asked what the lot sizes in Cinco Ranch were, and Ms. Parker answered they are comparable to the proposed lot sizes, most of the Avalon products have similar lot sizes.

Councilmember Rockey asked since a significant number of houses are on lots less than 90 feet will there be deeper depths on some of the properties, and Ms. Parker answered the overall density of the whole development is consistent with the Zoning Ordinance requirements, variety of lot sizes allows for the area to incorporate the lakes to the project.

Councilmember Rockey asked what the estimated price range would be for the houses, and Ms. Parker answered that she did not currently have that information but the prices would be consistent with similar projects in the area.

Councilmember Scott stated he will continue to press for 90 foot lots, city has a lot size standard that Council should adhere to, need to remain consistent, does not believe it is good business to be inconsistent, and it is the responsibility of Council to adhere to 90 foot lots.

Planning and Zoning Commission Chair Matranga asked how the percentages on different lot sizes was established, and Ms. Parker answered is dictated by constraints on the site, primary focus was to ensure lots around the lake with higher amenities were larger lots, also dictated by the market and what will most likely be successful in the area.

Planning and Zoning Commission Chair Matranga asked if anyone would like to speak in favor or in opposition of the request. No one spoke.

Planning and Zoning Commission Chair Matranga adjourned the Planning and Zoning Commission's portion of the Joint Public Hearing. Mayor Foreman left the Council's portion of the Joint Public Hearing

open.

With concurrence of Council, Mayor Foreman moved to Agenda Item 10B, Planning and Zoning Commission annual report.

COMMUNICATIONS FROM COMMITTEES AND SPECIAL REPORTS (continued)

Planning and Zoning Commission Chair Joe Matranga presented the annual report and stated the Planning and Zoning Commission (P&Z) was able to accomplish so much during 2018 due to the dedication and hard work of the entire Planning and Zoning team, especially the city staff that supports P&Z, and recognized all members of P&Z. Over the past year, P&Z looked at six preliminary plats, eight final plats, seven commercial site plans, five zone change recommendations, and three vacation of rights-of-way. Accomplishments that P&Z had throughout the year include welcoming two new commissioners, three commissioners and two Staff members attended the American Planning Association Texas Chapter Conference, conducted an annual review of the Permitted Use Table and NAICS codes, formed a Downtown District subcommittee to review design criteria for new and redevelopment in the downtown area, held a retreat to establish and prioritize goals for the commission, and discussed and reviewed various zoning related items. Ongoing projects include review/update of the Zoning Ordinance, Subdivision Ordinance, Design Criteria Manual, Official Zoning map, Future Land Use map, Zoning Ordinance and Subdivision Ordinance updates. During P&Z's retreat, priorities were set that include improving communications with Friendswood Downtown Economic Development Corporation, consider changing joint public hearings with Council to separate public hearings and then consider changing P&Z's meeting dates. P&Z is looking forward to working with Council in the upcoming year.

Mayor Foreman thanked the Planning and Zoning Commission for all they do, appreciates the commission, and Council could not do their job without them. The Mayor also thanked Community Development Director/City Planner Aubrey Harbin, Development Coordinator Becky Summers, and City Attorney Mary Kay Fischer for their support.

With concurrence of Council, Mayor Foreman moved to Agenda Item 8, Communications from the Public.

COMMUNICATIONS FROM THE PUBLIC

Alyssa Tjaden, Friendswood resident, addressed Council and stated she is the President of Friendswood Youth Baseball, currently have 718 registered players, scrimmage games started this week, are experiencing growth in the league, renovated two fields, hired a professional company to help improve playing surfaces, and is currently in the process of improving safety concerns at the ballpark. She stated she is requesting the city's help with funding for a netting project to help improve the safety environment at Renwick Park with multiple games and playing ages going on at one time each night. Nets of Texas has provided a quote of \$29,000 for the full netting system for the seven-year-old teams. As a league, they are required to care for everything within the fence lines of Renwick Park, all capital improvements are funded by the league's fundraisers and community business sponsors, gave a history of improvements the league has done, and fundraising efforts will be done to allocate money to care for the netting.

CITY MANAGER'S REPORT

City Manager Morad Kabiri reported that Youth Sports Day is scheduled for Saturday, March 23, 2019, at 9:00 AM. The parade will travel from Heritage Drive to Renwick Park, where PONY League and Girls Softball will kick off the season with the first pitch being thrown by Councilmembers Branson and Gustafson.

The City Manager reported in regard to Hurricane Harvey, the city recently received a \$48,000 deductible reimbursement check from the Federal Emergency Management Agency (FEMA) for lift stations and Shadwell Drive properties for funds expended immediately after Hurricane Harvey. Staff is close to finalizing the project on the Deepwood site.

The City Manager reported that there will be curbs between the sidewalk and the current roadway on

Greenbriar Drive, project is currently under construction and is not complete.

The City Manager reported there was vandalism to the generator at Surface Water Plant No. 2, and copper wiring was stolen making the generator inoperable. Staff worked with the contractor to get the generator operational. There has been quite a bit of vandalism throughout the city at city facilities. Staff is working to get cameras at more facilities in order to capture the culprits in action.

With concurrence of Council, Mayor Foreman moved to Agenda Item 11, Discussion and possible action regarding approving appointments/reappointments to Boards, Committees and Commissions.

ACTION ITEMS (continued)

****Councilmember Branson moved to approve the appointment of Justin Estopinal to Keep Friendswood Beautiful to fill a vacancy with a term to expire November 2021, and appointment of Brent Bell to Keep Friendswood Beautiful to fill a vacancy with a term to expire November 2021.**
Seconded by Councilmember Gustafson. The motion was approved unanimously.

With concurrence of Council, Mayor Foreman moved to Agenda Item 13, Discussion and possible action regarding the approval of an Amended and Restated Cost Sharing Agreement relating to the 42-inch Southeast Transmission Line.

****Councilmember Scott moved to approve an Amended and Restated Cost Sharing Agreement relating to the 42-inch Southeast Transmission Line.**
Seconded by Councilmember Griffon. The motion was approved unanimously.

****Councilmember Scott moved to approve assisting the Friendswood PONY Baseball League with the installation of field netting at Renwick Park.**
Seconded by Councilmember Hanks. The motion was approved unanimously.

RESOLUTIONS

****Councilmember Rockey moved to approve Resolution **R2019-05** – A resolution of the City Council of the City of Friendswood, Texas, authorizing and approving the 2019 Homeland Security Grant Program application (Nano Drones).**
Seconded by Councilmember Hanks. The motion was approved unanimously.

****Councilmember Branson moved to approve Resolution **R2019-06** – A resolution of the City Council of the City of Friendswood, Texas, authorizing and approving the 2019 Homeland Security Grant Program application (Mobile Camera System).**
Seconded by Councilmember Hanks. The motion was approved unanimously.

****Councilmember Gustafson moved to approve Resolution **R2019-07** – A resolution of the City of Friendswood regarding Tax Assessment and Collection Services.**
Seconded by Councilmember Rockey. The motion was approved unanimously.

****Councilmember Scott moved to approve Resolution **R2019-08** – A resolution of the City Council of the City of Friendswood, Texas, designating the Mayor as the City's representative in seeking eligible grant funds under the Emergency Federal Law Enforcement Assistance (EFLEA) Grant Program; and authorizing the submission of such grant application to the Criminal Justice Division of the Office of Governor.**
Seconded by Councilmember Hanks. The motion was approved unanimously.

ORDINANCES

****Councilmember Branson moved to approve the Second and Final reading of Ordinance No. **2019-05** – An ordinance amending Appendix C – "Zoning," Section 8, "Supplementary District Regulations," Subsection I, "Landscaping and Screening Requirements", by amending various landscape requirements**

and amending Subsection I. "Reserved," by adding screening details for dumpsters and recycling storage containers; providing a penalty for violation in an amount not to exceed \$2,000, or as otherwise provided by law; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; and providing for severability.

Seconded by Councilmember Gustafson. The motion was approved 5-2 with Councilmembers Griffon and Scott opposed.

****Councilmember Branson moved to approve the Second and Final reading of Ordinance No. 2019-06 – An ordinance amending Appendix C – "Zoning," Section 7.5, "Community Overlay District," Subsection 3, "Screening", Subsection D, "Refuse Storage Areas, Dumpsters, and all Related Activities" by adding a reference to Section 8.I. for additional screening details for dumpsters and recycling storage containers; providing a penalty for violation in an amount not to exceed \$2,000, or as otherwise provided by law; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; and providing for severability.**

Seconded by Councilmember Rockey. The motion was approved 5-2 with Councilmember Griffon and Scott opposed.

****Councilmember Branson moved to approve the Second and Final reading of Ordinance No. 2019-07 – An ordinance amending Appendix B – "Subdivisions," Section IV, "Parkland Dedication," Subsection F, "Additional Requirements", Subsection 2, guidelines used in designing parks and adjacent development, adding Subsection (G), identifying impervious cover requirements of the open space area; providing a penalty for violation in an amount not to exceed \$2,000, or as otherwise provided by law; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; and providing for severability.**

Seconded by Councilmember Rockey. The motion was approved 5-2 with Councilmembers Griffon and Scott opposed.

****Councilmember Scott moved to approve the Second and Final reading of Ordinance No. 2019-08 – An ordinance amending the Code of Ordinances of the City of Friendswood, Texas, Appendix C – "Zoning," by amending the zoning classification for a tract or parcel containing 1.91 acres of land, being part of Abstract 151, Page 6, part of Lot 4 (4-1), Block 11, Friendswood Subdivision and adjacent abandoned Hatcher Lane right-of-way, Galveston County, Texas; amending the zone classification from Single-Family Residential (SFR) to Downtown District (DD); providing for amendment of the Official Zoning Map; providing a penalty in an amount not to exceed \$2,000 for each day of violation of any provision hereof; and providing for severability.**

Seconded by Councilmember Griffon. The motion was approved unanimously.

City Manager Morad Kabiri stated the Planning and Zoning Commission is still in their meeting. A recommendation for Agenda Item 16E, First reading of Ordinance No. T2019-10, and Agenda Item 16F, First reading of Ordinance No. T2019-11 has not been provided.

****Councilmember Scott moved to approve the First and Final reading of Ordinance No. 2019-12 – An ordinance amending City of Friendswood, Texas, Ordinance No. 2018-28, passed and approved October 1, 2018, same being an ordinance approving and adopting the City's General Budget for Fiscal Year 2018-2019 by approving "Budget Amendment V" to the "Original General Budget of the City of Friendswood, Texas, for the Fiscal Year 2018-2019"; providing for supplemental appropriation and/or transfer of certain funds; providing for severability; and providing other matters related to the subject.**

Seconded by Councilmember Griffon. The motion was approved unanimously.

COMMUNICATIONS FROM THE MAYOR AND COUNCILMEMBERS

Councilmember Gustafson stated he attended Music Fest, lovely time, nice crowd, and well attended event.

Councilmember Griffon thanked City Manager Morad Kabiri and Staff for getting agenda backup information to Council a week in advance. Most of Council will be going to Austin on March 6, 2019, will have as much face time as they can get with representatives at the state level, looking for assistance with problems with Clear Creek Watershed and multiple creeks throughout the city, and Council is working hard for residents

to get help.

Councilmember Branson congratulated Fire Marshal Brian Mansfield on his new position.

Councilmember Rockey congratulated Councilmember Griffon on being unopposed in the upcoming May election, and stated he has been elected to the position of Second Vice President of the Texas Association of Mayors, Councilmembers and Commissioners (TAMCC) which is affiliated with Texas Municipal League (TML).

Mayor Foreman stated he made a trip to Austin last week with Mayors from the region and had a chance to visit with representatives, was very productive, and glad he went. He reminded everyone the Citizens Advisory Team kickoff meeting is March 5, 2019. The Citizens Advisory Team will look at the potential of holding a bond election this coming fall. There has already been over 40 people volunteer to sit on the team, citizens of Friendswood will be able to determine the needs of the city. A slide show was shown of projects supported by the 2013 bond election.

Councilmember Scott stated he had nothing to report.

With concurrence of Council, Mayor Foreman moved to Agenda Item 16E, Ordinance T2019-10.

ORDINANCES (continued)

City Manager Morad Kabiri reported that the Planning and Zoning Commission's vote for Agenda Item 16E, First reading of Ordinance No. T2019-10, An ordinance amending the Code of Ordinances of the City of Friendswood, Texas, Appendix C – "Zoning," by amending the zoning classification for a tract or parcel containing 1.8864 acres of land, situated in the Sarah McKissick Survey, Abstract 151, being out of Lot 4 in Block 11 of Friendswood Subdivision according to the plat thereof recorded in Volume 238, Page 14, Friendswood, Galveston County, Texas; amending the zone classification from Community Shopping Center (CSC) to Downtown District (DD); providing for amendment of the Official Zoning Map was **approved unanimously**.

****Councilmember Scott moved to approve the First reading of Ordinance No. T2019-10 – An ordinance amending the Code of Ordinances of the City of Friendswood, Texas, Appendix C – "Zoning," by amending the zoning classification for a tract or parcel containing 1.8864 acres of land, situated in the Sarah McKissick Survey, Abstract 151, being out of Lot 4 in Block 11 of Friendswood Subdivision according to the plat thereof recorded in Volume 238, Page 14, Friendswood, Galveston County, Texas; amending the zone classification from Community Shopping Center (CSC) to Downtown District (DD); providing for amendment of the Official Zoning Map; providing a penalty in an amount not to exceed \$2,000 for each day of violation of any provision hereof; and providing for severability.**

Seconded by Councilmember Branson. The motion was approved unanimously.

City Manager Morad Kabiri stated the Planning and Zoning Commission would not have a recommendation at this meeting for Agenda Item 16F, First reading of Ordinance No. T2019-11, An ordinance amending the Code of Ordinances of the City of Friendswood, Texas, Appendix C – "Zoning," by amending the zoning classification for a tract or parcel containing 115.998 acres of land along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) to Planned Unit Development (PUD) for a residential development, "Avalon at Friendswood", consisting of the following tracts: 1) 87.774 acres, more or less, being a portion of a called 96.944 acres tract in the Mary Fabreau Survey, Abstract No. 69 in Galveston County, Friendswood, Texas, save and except a 9.170 acre portion of the same tract; and 2) 28.2240 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract "A" as conveyed to Yellowstone Hill Country Ranching, LLC, Friendswood, Galveston County, Texas; amending the zone classification from Single Family Residential (SFR) to Planned Unit Development (PUD) for a residential development, "Avalon at Friendswood"; providing for amendment of the Official Zoning Map.

No motion was made on the First reading of Ordinance No. T2019-11 – An ordinance amending the Code

of Ordinances of the City of Friendswood, Texas, Appendix C – “Zoning,” by amending the zoning classification for a tract or parcel containing 115.998 acres of land along the future Friendswood Lakes Boulevard between West Ranch and Friendswood Lakes Subdivisions, Friendswood, Galveston County, Texas, to change from Single Family Residential (SFR) to Planned Unit Development (PUD) for a residential development, “Avalon at Friendswood”, consisting of the following tracts: 1) 87.774 acres, more or less, being a portion of a called 96.944 acres tract in the Mary Fabreau Survey, Abstract No. 69 in Galveston County, Friendswood, Texas, save and except a 9.170 acre portion of the same tract; and 2) 28.2240 acres of land, more or less, being a portion of a called 194.21 acre tract described as Tract “A” as conveyed to Yellowstone Hill Country Ranching, LLC, Friendswood, Galveston County, Texas; amending the zone classification from Single Family Residential (SFR) to Planned Unit Development (PUD) for a residential development, “Avalon at Friendswood”; providing for amendment of the Official Zoning Map; providing a penalty in an amount not to exceed \$2,000 for each day of violation of any provision hereof; and providing for severability.

With concurrence of Council, Mayor Foreman moved to Agenda Item 18, Consent Agenda.

CONSENT AGENDA

****Councilmember Rockey moved to approve all items on the Consent Agenda as presented with the exception of Agenda Item D,** A. Approving a license to use agreement between the City and Forest Bend Homeowners Association (HOA) for a detention pond. B. Approving the disposal of a decommissioned police vehicle through Houston Auto Auction. C. Approving a contract between the City and Enterprise Systems for a Voice over Internet Protocol (VoIP) telephone system replacement. E. Authorize Mayor and Council to sign a Letter of Appreciation to Lucy Woltz for her years of service with the Friendswood Chamber of Commerce. F. Approving a lease agreement with David Davis for use of a 24-acre park property near Lundy Lane. G. Accepting the January 2019 Property Tax Report. H. Approving the minutes of the February 02, 2019, and February 04, 2019, Council Meetings.

Seconded by Mayor Foreman. The motion was approved unanimously.

****Councilmember Rockey moved to approve Consent Agenda Item D. Suspend the rules for the April 2019 Council meeting related to the Order of Business/Drainage Subcommittee report.**

Seconded by Councilmember Branson. The motion was approved unanimously.

Councilmember Rockey stated the proposed change is for the April Council meeting, work session portion of the agenda will begin at 7:00 PM, and the remaining portions of the agenda will be done prior to 7:00 PM. The Drainage Subcommittee will give their recommendations to Council during the 7:00 PM work session.

The meeting was adjourned at 8:00 PM.



Mayor Mike Foreman

Attest:



Melinda Welsh, TRMC
City Secretary

