AGENDA

STATE OF TEXAS)(
CITY OF FRIENDSWOOD)(
COUNTIES OF GALVESTON/HARRIS)(
MAY 06, 2019)(

NOTICE IS HEREBY GIVEN OF A FRIENDSWOOD CITY COUNCIL REGULAR MEETING TO BE HELD AT 5:30 PM ON MONDAY, MAY 06, 2019, AT FRIENDSWOOD CITY HALL, COUNCIL CHAMBERS, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, REGARDING THE ITEMS OF BUSINESS ACCORDING TO THE AGENDA LISTED BELOW:

5:30 PM – REGULAR MEETING

1. Call to order

2. Invocation – Pastor Mike Cervantes, New Hope Church

3. Pledge of Allegiance – Boy Scouts Michael Coleman and Lee Meyer with Pack 452
   United States and Texas (HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE)

4. Communications from the Public
   (To comply with provisions of the Open Meetings Act, the City Council may not deliberate on items discussed under this agenda item. The Council may refer this item to the City Manager or direct this item to be placed on the next regular Council agenda. PowerPoint presentations are not conducted during the citizen comment period. Out of respect for those speaking during public comment, please refrain from any outbursts or interjections to include, but not limited to, applause and/or disparaging noises from the audience. Doing so discourages others from voicing their thoughts and opinions, and disrupts the meeting.)

5. Work Session
   A. Drainage Subcommittee Recommendations

6. CLOSED EXECUTIVE SESSION – (Executive Conference Room/Adjacent to Council Chambers-City Hall)
   A. Communications from the Public regarding Executive Session topics.
   B. Council may convene into Executive Session in accordance with Texas

Government Code, pursuant to Section 551.072: Deliberations about Real Property – to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governing body in negotiations with a third party with possible discussion and action related thereto in open session.(park land) and Section 551.074: Personnel Matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee with possible discussion and action related thereto in open session. (Evaluation of the City Manager)

7. RECONVENE INTO OPEN SESSION

8. Special Recognition and Acknowledgements
   A. Presentation of the Texas Municipal Library Directors Association's (TMLDA) 2018 Achievement of Library Excellence Award by Rebecca Pool, Library Director at the Deer Park Public Library and past President of TMLDA

9. Joint Public Hearings

   To receive comments from the public, both oral and written, regarding:

   A. Amending the City of Friendswood Code of Ordinances, Appendix C, Zoning Ordinance "Section 8.N.1. Geographic limits" regarding proposed amendments to the established boundary of the Downtown District.
   B. Amending the City of Friendswood Code of Ordinances, Appendix C, Zoning Ordinance "Section 8. F. Off-street parking and loading regulations" to relocate Downtown District (DD) related language to "Section 8.N.3. Parking" and amendments to reduce the head in parking distance requirement from 400 feet to 75 feet, including minor grammatical corrections.
   C. Amending the City of Friendswood Code of Ordinances, Appendix C, Zoning Ordinance "Section 7.I." and "Section 8.N.4." to allow cement fiber board installed as lap siding in the Downtown District (DD); "Section 8.N.4." to change the fenestration requirements in the Downtown District (DD), and "Section 8.N.4." to restate that service laterals must be installed underground, prohibit garage bay doors from fronting FM 518 in certain situations, limit exterior building colors to earth tone colors, require that screening materials match the main structure and add a reference to dumpster screening requirements, including minor grammatical corrections.
   D. Amending the City of Friendswood Code of Ordinances, Appendix C, Zoning Ordinance "Section 8.N.8. Adjacent property, buffer maintenance and installation" duplicating requirements for buffering from "Section I.2. Perimeter landscaping and screening;" and amendments to "Section 8.N.3. Parking" duplicating requirements for parking from "Section I.2.c. Off-street parking landscaping;" and relocating language Planned Unit Development (PUD) modification from "Section 8.H. Modification of standards proposed within a PUD" to "Section 7.J. PUD, Planned Unit Development, general purpose and description," including minor grammatical corrections.
   E. Amending the City of Friendswood Code of Ordinances, Appendix A, Sign Ordinance "Section 9 Prohibited Signs" to prohibit LED storefront lights in Downtown District.

10. Communications from the Public

(To comply with provisions of the Open Meetings Act, the City Council may not deliberate on items discussed under this agenda item. The Council may refer this item to the City Manager or direct this item to be placed on the next regular Council agenda. PowerPoint presentations are not conducted during the citizen comment period. Out of respect for those speaking during public comment, please refrain from any outbursts or interjections to include, but not limited to, applause and/or disparaging noises from the audience. Doing so discourages others from voicing their thoughts and opinions, and disrupts the meeting.)

11. City Manager's Report
    A. Report on Spring Sparkle Cleanup Event
    B. Memorial Day Ceremony
    C. The Mitch & Artha Wright Concerts in the Park
    D. Hurricane Preparedness
    E. Keep Friendswood Beautiful Items
    F. Hurricane Harvey Update

12. Communications From Committees and Special Reports
    A. Fourth of July Steering Committee Annual Report given by Vice Chair Barbara Blanchard

13. Discussion and possible action regarding approving an appointment/ reappointment to the West Ranch Management District Board (WRMD) of Meredith Levine to a four-year term ending June 01, 2023, to replace Frank Harper whose term expires June 01, 2019, and the reappointment of Sawyer Blackburn to a four-year term ending June 01, 2023.

14. Discussion and possible action regarding approval of membership to Bay Area Houston Economic Partnership (BAHEP).

15. Discussion and possible action regarding the termination of a Joint Agreement with Galveston County Consolidated Drainage District (GCCDD) for Election Services.

16. Discussion and possible action regarding implementation of the recommendations of the Drainage Subcommittee.

17. Resolutions

    Consideration and possible action regarding the following:

    A. Resolution R2019-12: A resolution of the City of Friendswood, Texas, suspending the May 10, 2019, effective date of CenterPoint Energy Houston Electric, LLC's requested rate change to permit the city time to study the request and to establish reasonable rates; approving continued cooperation with the Gulf Coast Coalition of Cities; hiring Lloyd Gosselink Attorneys and Consulting Services to negotiate with the company and direct any necessary litigation and appeals; requiring reimbursement of cities' rate case expenses;

finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.

B. Resolution R2019-13: A resolution of the City Council of the City of Friendswood, Texas, authorizing and approving the 2019 Urban Area Security Initiative (UASI) Grant Program application. (Combat Casualty Care Training for first responders)

C. Resolution R2019-14: A resolution of the City Council of the City of Friendswood, Texas, affirming the Drainage Subcommittee's findings that Friendswood is subject to high intensity historic level of flooding events caused by Clear Creek being incapable of containing watershed rainwater within its current banks; necessitating a cause for action to pursue mitigation activities to better position the city for future flood events.

D. Resolution R2019-15: A resolution adopting Rules of Procedure for the Planning and Zoning Commission of the City of Friendswood, Texas, pursuant to authority contained in Section 2-3 of the Code of the City of Friendswood, Texas; and repealing Resolution No. R2010-09.

E. Resolution R2019-16: A resolution of the City of Friendswood, Texas, Galveston/Harris counties, endorsing the reappointment of four (4) members and appointment of one (1) new member to the Galveston County United Board of Health.

18. Ordinances

Consideration and possible action regarding the following:

A. Ordinance No. T2019-11: (Title: Second and Final reading of an ordinance amending the zoning classification for a tract or parcel containing 115.998 acres located 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", as more fully described herein) 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.

B. Ordinance No. T2019-13: (Title: Second and Final reading of an ordinance

amending Appendix C "Zoning," Section 15. "Amendments" and Chapter 70 "Vacation of Street, Drainage, Utility or other Public Easement" to change from joint public hearings to separate public hearings and to amend ordinance wording to be consistent with state law) An ordinance amending Appendix C – "Zoning," section "Amendments" and Chapter 70 "Vacation of Street, Drainage, Utility or other Public Easement" to change from Joint Public Hearings to separate Public Hearings and to amend ordinance wording to be consistent with state law; 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.

C. Ordinance No. T2019-14: (Title: Second and Final reading of an ordinance approving the execution of a Developer Participation Agreement between the City of Friendswood, Coastal Bend Property Development, LP and Ser Construction Partners, LLC) An ordinance approving the execution of a Developer Participation Agreement between the City of Friendswood (city) and Coastal Bend Property Development, LP (developer) and Ser Construction Partners, LLC, (contractor), for the purpose of making certain public improvements as authorized by law.

D. Ordinance No. T2019-16: (Title: First reading of an ordinance amending Appendix C "Zoning," Section 8.N.1., "Geographic Limits," to amend the established boundary of the Downtown District map) An ordinance amending Appendix C – "Zoning," Section 8.N.1., "Geographic limits," to amend the established boundary of the Downtown District map; providing a penalty for violation in an amount not to exceed $2000, or as otherwise provided by law; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; and providing for severability.

E. Ordinance No. T2019-17: (Title: First reading of an ordinance amending Appendix C "Zoning," "Section 8. F. Off-street parking and loading regulations" to relocate DD related language to "Section 8.N.3. Parking" and amendments to reduce the head in parking distance requirement from 400 feet to 75 feet, including minor grammatical corrections) An ordinance amending Appendix C – "Zoning," "Section 8.F. Off-street parking and loading regulations" and "Section 8.G. Off-street loading regulations" to relocate Downtown District (DD) related language to "Section 8.N.3. Parking" and amendments to reduce the head in parking distance requirement from 400 feet to 75 feet, including minor grammatical corrections; providing a penalty for violation in an amount not to exceed $2000, or as otherwise provided by law; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; and providing for severability.

F. Ordinance No. T2019-18: (Title: First reading of an ordinance amending Appendix C "Zoning," "Section 7.I." and "Section 8.N.4." to allow cement fiber board installed as lap siding in the Downtown District (DD); "Section 8.N.4." to change the fenestration requirements in the Downtown District (DD), and "Section 8.N.4." to restate that service laterals must be installed underground, prohibit garage bay doors from fronting FM 518 in certain situations, limit exterior building colors to earth tone colors, require that screening materials match the main structure and add a reference to dumpster screening requirements, including minor grammatical corrections) An ordinance

amending Appendix C – "Zoning," "Section 7.I." and "Section 8.N.4." to allow cement fiber board installed as lap siding in the Downtown District (DD); "Section 8.N.4." to change the fenestration requirements in the Downtown District (DD), and "Section 8.N.4." to restate that service laterals must be installed underground, prohibit garage bay doors from fronting FM 518 in certain situations, limit exterior building colors to earth tone colors, require that screening materials match the main structure and add a reference to dumpster screening requirements, including minor grammatical corrections; providing a penalty for violation in an amount not to exceed $2000, or as otherwise provided by law; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; and providing for severability.

G. Ordinance No. T2019-19: (Title: First reading of an ordinance amending Appendix C "Zoning," "Section 8.N.8. Adjacent property, buffer maintenance and installation" duplicating requirements for buffering from "Section I.2. Perimeter landscaping and screening;" and amendments to "Section 8.N.3. Parking" duplicating requirements for parking from "Section I.2.c. Off-street parking landscaping;" and relocating language PUD modification from "Section 8.H. Modification of standards proposed within a PUD" to "Section 7.J. PUD, Planned Unit Development, general purpose and description," including minor grammatical corrections) An ordinance amending Appendix C – "Zoning," "Section 8.N.8. Adjacent property, buffer maintenance and installation" duplicating requirements for buffering from "Section I.2. Perimeter landscaping and screening;" and amendments to "Section 8.N.3. Parking" duplicating requirements for parking from "Section I.2.C. Off-street parking landscaping;" and relocating language PUD modification from "Section 8.H. Modification of standards proposed within a PUD" to "Section 7.J. PUD, Planned Unit Development, general purpose and description," including minor grammatical corrections; providing a penalty for violation in an amount not to exceed $2000, or as otherwise provided by law; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; and providing for severability.

H. Ordinance No. T2019-20: (Title: First reading of an ordinance amending Appendix A, Signs, "Section 9. Prohibited Signs" to prohibit LED and similar storefront lights in the Downtown District boundary) An ordinance amending Appendix A, signs, "Section 9. Prohibited signs" to prohibit LED storefront lights in the Downtown District boundary; providing a penalty for violation in an amount not to exceed $2000, or as otherwise provided by law; repealing all ordinances or parts of ordinances inconsistent or in conflict herewith; and providing for severability.

I. Ordinance No. T2019-21: (Title: First and Final reading of an ordinance adopting Budget Amendment VII to the Original General Budget of the City for Fiscal Year 2018-2019 to provide for supplemental appropriation and/or transfer of certain funds) 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 VII" 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.

19. Communications from the Mayor and Councilmembers

20. Consent Agenda

Consideration and possible action regarding the following:

A. Authorizing the Mayor to call a regular meeting of the City Council on May 13, 2019, to canvass the May 4, 2019, election results
B. Approving an Interlocal Agreement regarding use of Friendswood Independent School District assets for City Events and Programs
C. Ratify the City Manager's signature approving a request by American Tower for equipment installation at 1606 Whitaker Drive (Public Safety Building)
D. Approving the disposition and replacement of Emergency Medical Service (EMS) vehicle Ambulance 47
E. Authorizing the final acceptance of the Friendswood Lakes Blvd. paving and utilities improvements at the completion of the contractor's one year maintenance period
F. Authorizing acceptance of Industry Park waterline improvements into the contractor's one-year maintenance period
G. Approving an application for utilities outside of the city limits – 18625 County Road 548 (Baker Rd), Pearland, Texas
H. Accepting the March 2019 Property Tax Report
I. Approving the Minutes of the April 01, 2019, Council Meeting

21. Adjournment

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, MELINDA WELSH, 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 IN COMPLIANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE, ON MAY 02, 2019, AT 4:20 PM.

Melinda Welsh

MELINDA WELSH, TRMC
CITY SECRETARY

**All meetings of City Council are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The City Council reserves the right to convene into Executive Session to hear any of the above described agenda items that qualify for an executive session by publicly announcing the applicable section number of the Open Meetings Act.