



**CITY COUNCIL REGULAR MEETING
MONDAY, NOVEMBER 3, 2025, 5:30 PM
BOARDROOM, FISD ADMINISTRATION ANNEX BUILDING
402 LAUREL DRIVE, FRIENDSWOOD, TEXAS 77546**

AGENDA

1. CALL TO ORDER

2. INVOCATION

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

4. COUNCIL COMMENTS AND REPORTS

Notice is hereby given in accordance with Section 551.0415 of the Texas Government Code, the City Council of the City of Friendswood may receive reports about items of community interest from City staff and/or a member of the City Council, but no action or possible action shall be taken or discussed concerning the subject of such report.

5. PUBLIC COMMENT

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 to place an item on a future agenda. During public comment, the public shall comply with the Council's rules of decorum.

6. WORK SESSION TOPICS

- A. Receive and discuss a presentation from the Emergency Medical Services division.
- B. Discuss the permitted heights of plants, trees, and branches in and over restricted areas, including visibility triangles and other traveled public ways.

7. PROPOSED FLUM AMENDMENT AND ZONING MAP AMENDMENT CONCERNING PROPERTY LOCATED AT 401 W EDGEWOOD DR

- A. Conduct a public hearing concerning a request for an amendment to the Future Land Use Map (FLUM) for the property located at 401 W Edgewood Drive, also known as McReaken Manor Final Plat, a subdivision containing a 3.9187-acre tract of land out of Lot 2, Block 1, Friendswood Volume 238, Page 14, Sarah McKissick Survey, Abstract 151, Galveston County, Friendswood, Texas, to change the FLUM from "Low Density" residential to "Retail."
- B. Conduct a public hearing concerning a request for a zone classification change for the property located at 401 W Edgewood Drive, also known as McReaken Manor Final Plat, a subdivision containing a 3.9187-acre tract of land out of Lot 2, Block 1, Friendswood Volume 238, Page 14, Sarah McKissick Survey, Abstract 151, Galveston County, Friendswood, Texas to change the zoning from Single Family Residential (SFR) to Community Shopping Center (CSC).
- C. Consider approving an ordinance amending the Future Land Use Map (FLUM) for the property located at 401 W Edgewood Drive, also known as McReaken Manor Final Plat, a

subdivision containing a 3.9187-acre tract of land out of Lot 2, Block 1, Friendswood Volume 238, Page 14, Sarah McKissick Survey, Abstract 151, Galveston County, Friendswood, Texas, to change the FLUM from "Low Density" residential to "Retail."

- D. Consider approving an ordinance amending the City's official zoning map to change the zoning classification for the property located at 401 W Edgewood Drive, also known as McReaken Manor Final Plat, a subdivision containing a 3.9187-acre tract of land out of Lot 2, Block 1, Friendswood Volume 238, Page 14, Sarah McKissick Survey, Abstract 151, Galveston County, Friendswood, Texas to change the zoning from Single Family Residential (SFR) to Community Shopping Center (CSC).

8. CITY MANAGER'S REPORT

- A. Receive an update regarding the City of Friendswood earning a 2025 Top Workplace Winner from the Houston Chronicle.
- B. Present an update on Stevenson Park improvements completed during the past fiscal year.
- C. Present an update regarding the City's Fall Haul event.
- D. Receive an update regarding the City's upcoming holiday events.
- E. Recognize Assistant Director of Parks Gary Williams for his twenty-four years of service and retirement with the City of Friendswood.

9. BUSINESS ITEMS

- A. Consider authorizing the formation of an ad hoc Comprehensive Plan Advisory Committee and confirming the appointments thereto.
- B. Consider authorizing an Economic Development Agreement with All Out Development Inc., concerning the redevelopment of the property located at 303 N Friendswood Drive.
- C. Consider authorizing a Professional Services Agreement with Guy Engineering Services, Inc., for the Greenbriar Bridge Rehabilitation Project.

10. PROPOSED ORDINANCES & RESOLUTIONS

- A. Consider on first reading an ordinance granting a franchise agreement to Waste Connections of Texas, LLC, for the collection, hauling, recycling, and disposal of municipal solid waste and recyclable materials in the City of Friendswood.
- B. Consider on first reading an ordinance amending Appendix D "Schedule of Fees, Rates, Charges, Deposits, Bonds, and Insurance Amounts" of the Friendswood City Code to update the solid waste fees commensurate with the solid waste franchise agreement.
- C. Consider on second and final reading an ordinance amending Chapter 2 "Administration," Article II "Boards, Committees and Commissions," Division 1 "Generally," Section 2-21 "Definitions" and Division 10 "Planning and Zoning Commission," Section 2-73 "Powers and duties" of the Friendswood City Code and amending Chapter 2 "Administration," Article II "Boards, Committees and Commissions" of the Friendswood City Code to add a new division to be numbered and entitled Division 2.5 "Capital Improvements Advisory Committee" to establish a new committee to perform the duties and functions conferred on such a committee by Chapter 395 of the Texas Local Government Code; and amending Chapter 70 "Streets, Sidewalks, and other Public Places," Article III "Construction," Section 70-64 "Sidewalks required" to refine the duties of the Planning and Zoning Commission with respect to sidewalks by removing the sidewalk installation fund.
- D. Consider an ordinance amending the City's General Budget for Fiscal Year 2025-2026 by approving "Budget Amendment I" and providing for supplemental appropriation and/or transfer of certain funds.

- E. Consider a resolution finding that public convenience and necessity requires the acquisition of 5.452 acres of land located adjacent to the southeast portion of Lake Friendswood and being a part of the I & G N R R Company Survey, Section 3 Abstract 614, Galveston County, Texas, and being a part of the original Galveston-Houston Interurban Land Company Subdivision, Division A and also being that same tract of land described as Tract 2 in a deed recorded in Volume 2621, Page 279 in the Office of the County Clerk of Galveston County, Texas, for the expansion of Lake Friendswood Park and authorizing eminent domain proceedings for the acquisition of fee simple interest thereof from Joseph B. Tostado.

11. CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- A. Consider a resolution approving an Agreement for Temporary Road Closure of State Right-of-Way with the State of Texas, through the Texas Department of Transportation, for the Friendswood Chamber of Commerce Christmas Lighted Parade on FM 518.
- B. Consider authorizing a License and Indemnity Agreement with Allegra Living Trust for the non-exclusive use of the right-of-way in front of 405 Laurel Drive for parking for the business located thereon.
- C. Consider approving the purchase of four (4) service trucks for the Public Works Department from Silsbee Ford through The Interlocal Purchasing System (TIPS) Contract No. 210907.
- D. Consider adopting rules of procedure for the Capital Improvements Advisory Committee.
- E. Consider appointing Victoria Hall to the Fourth of July Steering Committee for a three-year term beginning immediately and ending on October 31, 2028.
- F. Consider appointing Cari Infante to the Community and Economic Development Committee for a three-year term beginning immediately and ending on June 30, 2028.
- G. Consider approving the ad valorem tax report for September 2025.
- H. Consider approving the minutes of the City Council Regular Meeting held on October 6, 2025.

12. 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. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CONTACT THE CITY SECRETARY'S OFFICE BY PHONE AT (281) 996-3270, FAX (281) 482-1634, OR CONTACT (281) 996-3270 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TYY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).

City of Friendswood FYE 2026 Taxpayer Impact Statement (Based upon Balanced Budgets)			
Description	Property Tax Bill for FYE 2025	Estimated Property Tax Bill for FYE 2026 at the No New Revenue Rate	Estimated Property Tax Bill for FYE 2026 at the Proposed Tax Rate
Total Tax Rate (per \$100 of value)	\$ 0.514172	\$0.50117	\$ 0.514172
Value of Median-Valued Homestead Property in City (with 20% Homestead Exemption)	\$369,935	\$384,073	\$384,073
Tax on Median-Valued Homestead	\$ 1,902.10	\$1,924.86	\$1,974.80

Raquel Martinez

Posted by: Raquel Martinez, TRMC, City Secretary
Posted in compliance with the Open Meetings Act on this
28th day of October 2025, at 5:30 P.M.

