



**CITY COUNCIL REGULAR MEETING
MONDAY, JANUARY 5, 2026, 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. COMMITTEES OR SPECIAL REPORTS

- A. Receive and discuss the annual report from the Friendswood Historical Society.
- B. Receive an overview by the Friendswood Historical Society on the Joycina Baker Award.

7. WORK SESSION TOPIC

- A. Receive and discuss an update regarding the City of Friendswood Capital Improvement Projects.

8. PROPOSED FLUM AMENDMENT AND ZONING MAP AMENDMENT FOR PROPERTY GENERALLY LOCATED AT THE 4700 BLOCK OF FM 2351

- A. Conduct a public hearing concerning a request for an amendment to the Future Land Use Map (FLUM) for the property located generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from "Retail" and "Industrial" to "Mixed Use."
- B. Conduct a public hearing concerning a request for a zone classification change for the property generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD).
- C. Consider approving an ordinance amending the Future Land Use Map (FLUM) for the property located generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change its designation from "Retail" and "Industrial" to "Mixed Use" and amending

the official zoning map to change the zoning classification for such property from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD).

9. PROPOSED AMENDMENTS TO PLANNED UNIT DEVELOPMENT - FRIENDSWOOD CITY CENTER

- A. Conduct a public hearing concerning a request to amend Planned Unit Development (PUD) 2023-28 commonly known as Friendswood City Center located at 4001, 3727, 3723, 3715, 3711, 3771, 3761, 3751 and 3801 FM 528 Rd. and 18001, 18005, 18009, and 18013 Blackhawk Blvd, and Restricted Reserves O, L, and M (no address assigned), to amend certain building heights, number of stories, density, landscaping, signage, and setbacks.
- B. Consider approving an ordinance for the requested amendments to Planned Unit Development (PUD) 2023-28, commonly known as Friendswood City Center, located at 4001, 3727, 3723, 3715, 3711, 3771, 3761, 3751 and 3801 FM 528 Rd. and 18001, 18005, 18009, and 18013 Blackhawk Blvd, and Restricted Reserves O, L, and M (no address assigned), also known as the Final Plat of Friendswood City Center, 106.472 acres of land being a replat of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, Film Code No 691601, Harris County Map Records (H.C.M.R); and 95.78 acres situated in the Sarah McKissick Survey, Abstract No. 549, City of Friendswood, Harris County, Texas, to amend certain building heights, number of stories, density, landscaping, signage, and setbacks.

10. CITY MANAGER'S REPORT

- A. Present an update regarding the 2025 Employee Service Award recipients.
- B. Present an update regarding the City receiving our 37th GFOA Award for Excellence in Financial Reporting for our Fiscal Year 2024 Annual Comprehensive Financial Report.
- C. Recognize Graduate Engineer and Stormwater Coordinator Marua Blackburn for being invited to present with Halff Associates on the Friendswood Master Drainage Plan Project at the Texas Floodplain Management Association Region 8 Forum on November 14, 2025.
- D. Present an update regarding the ISO's Public Protection Classification (PPC) Results for the City of Friendswood.
- E. Present an update on the Fashion Show at the Senior Center on Thursday, January 8, 2026.
- F. Present an update regarding the Friendswood Arbor Day Event on Saturday, January 17, 2026.
- G. Present an update on the Mardi Gras Celebration at the Senior Center on Wednesday, January 21, 2026.
- H. Present an update regarding the City's Touch-A-Truck and Winter Weather Event on Saturday, January 24, 2026.
- I. Present an update regarding Council candidate application and packet.

11. PROPOSED ORDINANCES & RESOLUTIONS

- A. Consider on second and final reading an ordinance amending (i) Chapter 2 "Administration, Article II "Boards, Committees, and Commissions," Division 1 "Generally," Section 2-21 "Definitions" and Division 5 "Construction Board of Adjustment and Appeals," Section 2-46 "Created; membership" and Section 2-48 "Powers and duties" and Division 12 "Zoning Board of Adjustment," Section 2-83 "Powers and duties" of the Friendswood City Code; (ii) Chapter 14 "Building and Building Regulations" of the Friendswood City Code; and (iii) Chapter 30 "Fire Protection and Prevention," Article III "Fire Codes," Division 2 "International Fire Code," Section 30-84 "International fire code adopted; amendments" and Division 3

"Life Safety Code," Section 30-119 "Appeals" of the Friendswood City Code to update the name of the Construction Board of Adjustment and Appeals and the duties of such board as well as the duties of the Zoning Board of Adjustment and to adopt the 2024 International Code Council Model Construction Codes, the 2023 National Electrical Code, and local amendments thereto.

- B. Consider on second and final reading an ordinance repealing Chapter 70 "Streets, Sidewalks, and Other Public Places," Article III "Construction," Section 70-74 "Duties of abutting property owners; failure of property owners to have work done" and Section 70-75 "Altering lines or grades when putting down permanent street pavement" in their entireties to eliminate certain property owner responsibilities and to conform the Friendswood City Code to current practices and amending Chapter 70 "Streets, Sidewalks, and Other Public Places," Article III "Construction," Section 70-81 "Extending into Street" of the Friendswood City Code to differentiate between the permitted height of plants, trees and branches in and over public streets from those over pedestrian areas within public rights-of-way.
- C. Consider an ordinance ordering the City of Friendswood General Election to be held on May 2, 2026, for the purpose of electing Councilmembers for Position Nos. 2 and 5.
- D. Consider an ordinance amending the City's General Budget for Fiscal Year 2024-2025 by approving "Budget Amendment XIII" and providing for supplemental appropriation and/or transfer of certain funds.
- E. Consider an ordinance amending the City's General Budget for Fiscal Year 2025-2026 by approving "Budget Amendment III" and providing for supplemental appropriation and/or transfer of certain funds.

12. 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 authorizing the Agreement with the State of Texas, acting by and through the Texas Department of Transportation, for the Temporary Closure of State Right-of-Way with the State of Texas for the Youth Sports Day Parade, and providing an effective date.
- B. Consider a resolution authorizing the City Manager to execute an Advance Funding Agreement with the Texas Department of Transportation for a Surface Transportation Block Grant Project related to the Friendswood Parkway / Pearland Parkway Project.
- C. Consider authorizing an Election Services Contract with Galveston County, Texas, for the City's General Election to be held on May 2, 2026.
- D. Consider approving the purchase of one (1) Service Utility Truck for the Public Works Department from Chastang Ford through the Texas Local Government Purchasing Cooperative (BuyBoard).
- E. Consider approving the purchase of one (1) Service Vehicle for the Public Works Department from Silsbee Ford through The Interlocal Purchasing System (TIPS) Contract No. 240901.
- F. Consider accepting the Blackhawk Boulevard Phase II Repackage B Project and authorizing the commencement of the contractor's one-year maintenance period.
- G. Consider authorizing Change Order No. 5 to the New Ground Storage Tank at Surface Water Plant #1 Project, and authorizing Change Order No. 7 to the Clear Creek Crossing Waterline Installation Project to move unspent ARPA funds from the New Ground Storage

Tank at Surface Water Plant #1 Project to the Clear Creek Crossing Waterline Installation Project for additional pavement and utility repairs.

- H. Consider authorizing the Third Amendment to the Professional Services Agreement with WSB LLC, for the Annalea Neighborhood Infrastructure Project, funded by the Texas General Land Office through the Texas CDBG-MIT Regional Mitigation Program's Method of Distribution Development (CDBG MIT-MOD) Program.
- I. Consider accepting the Hardball Baseball Academy Infrastructure Project and authorizing the commencement of the contractor's one-year maintenance period.
- J. Consider accepting the Friendswood Hospital Infrastructure Project and authorizing the commencement of the contractor's one-year maintenance period.
- K. Consider awarding the One-Time Purchase of an Atlas Copco QA250 or Approved Equal 200kW Trailer-Mounted Generator with a Diesel Engine (Bid No. 2025-08) to United Rentals (North America), Inc., through the Texas Division of Emergency Management (TDEM) sub-grant for the Hazard Mitigation Grant Program (HMGP), DR-4586, Texas Severe Winter Storms.
- L. Consider approving the disposal of four (4) Police Department vehicles through EBlock Houston.
- M. Consider approving the ad valorem tax report for November 2025.
- N. Consider approving the minutes of the City Council Regular Meeting held on December 1, 2025.

13. 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 2025 Taxpayer Impact Statement* (Based upon Balanced Budgets)			
Description	Property Tax Bill for FYE 2024	Property Tax Bill for FYE 2025 at the No-New-Revenue Tax Rate	Property Tax Bill for FYE 2025 at the Adopted Tax Rate
Total Tax Rate (per \$100 of value)	\$0.500728	\$0.495117	\$ 0.514172
Value of Median-Valued Homestead Property in City (with 20% Homestead Exemption)	\$354,005	\$369,935	\$369,935
Tax on Median-Valued Homestead	\$1,772.60	\$1,831.61	\$ 1,902.10

*Proposed amendment does not affect the 2024 taxpayer impact statement

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 29th day of December 2025, at 5:00 p.m.