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.

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.

CITY OF FRIENDSWOOD
STATE OF TEXAS

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/01/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Receive and discuss the annual report from the Friendswood Historical Society.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Pursuant to the contract with the Friendswood Historical Society (the "Society") for the maintenance and preservation of historical sites in the City, the Society is required to make an annual report to the City Council outlining the extent of its efforts in the following areas:

1. maintenance of historical grounds, buildings and markers within the city limits;
2. collection and maintenance of pertinent information regarding the history and heritage of the community of Friendswood;
3. dissemination of information regarding historical facts, findings, and heritage of the community of Friendswood; and
4. the annual event held to celebrate the history and heritage of the community of Friendswood.

Mr. Dave Smith will be in attendance at this meeting to present this annual report.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Annual Report 2025-26
2. Historical Society Balance Sheet 2025
3. Frank J Brown Accord 25 (City of Friendswood)2025
4. form 1295 2026

2025-26 Friendswood Historical Society Annual Report

The Friendswood Historical Society continues to build on our mission of preserving the heritage of our community through the public's education of Friendswood's History.

Our museums: The Brown Museum on Skyview and The Perry House on Spreading Oaks are open to the public on the first Saturday of each month from 10 AM to 2 PM. This schedule is coordinated with the Friendswood High School Museum at the old junior high school site. We have over 25 volunteers who host the museums through our docent program. This year we gave several private tours including a tour for the descendants of the Brown family who were visiting from around the county.

Our traditional events were plagued this year with "whether", whether it will rain more today or tomorrow. Our ice cream social at the Perry house was rained out. We were fortunate to be able to secure a spot at the Farmers market the next weekend much to the delight of several hundred "ice-cream eating" children. The event was again sponsored by Friends of Downtown Friendswood Association, the Friendswood High School Art Club, Keep Friendswood Beautiful and the Society. The "Histoween" event at the Perry House and Friends Church Cemetery was completely washed out. We will try again next year. The Annual Christmas tree lighting at the Brown Museum was held on a beautifully dry and cold day. The children from Friends Church provided traditional carols, the Heritage Gardeners provided gingerbread, and we served Wassail and hot chocolate. The crowd was again entertained by the "Friendswinds" a delightful old time recorder musical ensemble. Santa listening to wishes and took pictures as we "lit" the tree to start off the holiday season.

At the beginning of the year, we did a physical assessment of the facilities. Some of the projects tackled this year included: HVAC repairs at the Perry House, reconstruction of the deck walk to the barber shop at the Brown Museum, and installation of new front picket fencing at the Brown.

The Society was fortunate to install several new lifetime members to aid in our capital campaign for future museum repairs. Lifetime memberships are given with a $1,000 donation to the Society. These funds will be critical as our buildings will require new roofs and exterior renovations within the next few years.

The Perry House "adopt a bed" program is still on going. Folks interested in that project are welcome to contact the Society, as we are always looking for new participants.

In 2026 the society will begin a new program called "The Joycina Baker Award". We will be asking the community to nominate candidates who have made significant contributions to the history of Friendswood. A subcommittee of Historical Society members and members of the public will review those applications and select a recipient. The awardee will be acknowledged through multiple venues including a celebration in which their friends and family will join in the presentation of the award. We believe that one of the most important aspects of preserving Friendswood's history is to recognize those citizens that have had a

significant hand in Friendswood's community. The recipient must be alive, cannot be an elected official currently serving or a candidate running for office and cannot be a member of the society's board.

As an all-volunteer organization, we strive to keep the heritage of our community in the hearts and minds of the Friendswood Community. We thank the City for its continued support, without which we would not be able to continue our work.

Friendswood Historical Society Board of Directors, Dave Smith President

Friendswood Historical Society 2025 Expenses and Revenue

Revenue	
City Donation	$ 17,500
Lifetime Membership Donations	$ 7,000
Revenue from Events	$ 700
Donations for History Books	$ 450
Cash Donations at Musuems	$ 297
Total - ->	$ 25,947

Expenses	
Museum Building Insurance	$ 6,443
Year Building Repairs	$ 6,781
Utilities	$ 4,529
Musuem Lawn Maint and Cleaning	$ 4,881
Lawn Care, Cleaning,	$ 4,881
Events Expenses	$ 1,178
Artifact Purchase	$ 600
Other	$ 823
Total - ->	$ 30,115

Major Repairs 2025	
Sheetrock Repair Perry	$ 2,580
AC Perry	$ 1,098
Brown Fence Replacement	$ 2,500
Small Items four total	$ 603

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/10/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Receive an overview by the Friendswood Historical Society on the Joycina Baker Award.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

On behalf of the Friendswood Historical Society, Steve Rockey will provide an overview of the Joycina Baker Award.

The award is administered by the Friendswood Historical Society and awarded annually to a maximum of 3 individuals per year who must be living and have provided a noteworthy impact on the City of Friendswood through Volunteer Efforts. Open nominations are held from February to March and honorees are selected by a committee composed of Historical Society Board members and other citizens.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. The Joycina Baker Award Presentation Final

Introducing

The Joycina Baker Award

For Volunteerism in Friendswood

"The spirit of volunteerism is perhaps Friendswood's most unique characteristic and its finest asset. From its beginning in 1895, that volunteer spirit has flowed freely through the community. The schools, the churches, the City, the museums, the library, the fire department, the police department, sport programs for youth, the July 4th celebrations, animal shelters, etc., are all richer for the gifts of time and money so generously given by Friendswood citizens for over 130 years."

– Joycina Day Baker

Premises for the Award

- Friendswood's distinctive history is dominated by tremendous volunteerism.
- The history of our town sets Friendswood apart and even newer residents quickly get caught up in the culture of volunteering that the history brings.
- Many of our long-time citizens have played a notable part in the history of Friendswood through their volunteer efforts and they have come to serve as models and mentors providing inspiration with their involvement, commitment, perseverance, hope, heart and wisdom.
- The award is intended to be seen as the most prestigious award the town can bestow upon a volunteer....our version of a Nobel Prize!

The Award

- Awarded Annually
- Awarded to a Maximum of 3 Individuals per Year
- Must be Living
- Noteworthy Impact on the City of Friendswood through Volunteer Efforts

Award Process

- Administered by Friendswood Historical Society
- Open Nominations (February to March).
- Honorees selected by committee composed of Historical Society Board members and other citizens
- Grand Ceremony for Honoree will be held in October
- Friends and Family are able to attend and speak on behalf of Honoree

Criteria

- Not Required to be born in Friendswood
- Not Required to have graduated from FISD/CCISD
- Nominee must have lived in Friendswood during their life
- Influenced and impacted the unique history of Friendswood
- Nominees and Honoree are not required to be current residents in Friendswood
- Current elected officials are not eligible for nomination
- Current Friendswood Historical Society Board are not eligible for nomination
- Unpaid Positions are considered as Volunteerism

Next Steps

- 2026 will be the first year of the award
- Beginning Now we will be publicizing the award broadly
- We expect to open the nomination process in Feb and will have a website where people can submit nominations on-line.

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 11/06/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Receive and discuss an update regarding the City of Friendswood Capital Improvement Projects.

Originating Department: Engineering

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item allows the Engineering Department to present the City's quarterly report related to its capital improvement projects.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

This item is for informational purposes only; no action will be required.

ATTACHMENTS

1. CIP Update January 2026

CITY OF FRIENDSWOOD

Capital Improvement Projects Update

Council Meeting | December 24, 2025

Blackhawk Boulevard Phase II-C

LOCATION:

Blackhawk Boulevard (Pennystone Way to FM 2351; Thursa Lane to FM 528)

STATUS:

Phase II-B: Original contractor defaulted

- Complete. Item tonight for Council to accept.

Phase II-C:

- 90% plans have been submitted to the City for review
- Letting in February 2026

$9.6M – Funding: Pct.2 Partnership, Street Improvements (Sales Tax), W/S Working Capital

24” Clear Creek Water Line Crossing Project

LOCATION:

From Blackhawk Blvd. to FM 518

STATUS:

Nearing substantial completion

All pipe is in the ground with testing ongoing

Restoration is ongoing

Change order in tonight’s agenda for additional paving

$5.0M – ARPA Funds

Tank Project at Surface Water Plant #1

LOCATION:

Blackhawk Boulevard near FM 528

STATUS:

Demolition of old tank complete

New tank foundation has been poured

Concrete panels for the new tank have been poured and are curing

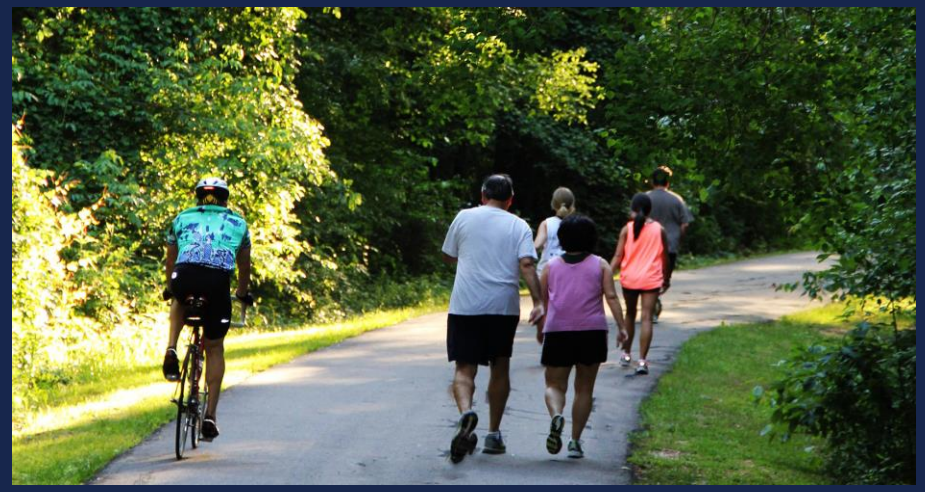
Work due to be completed by October 2026

$5.0M – Funding: ARPA Funds

H-GAC Unified Planning Work Program (UPWP)

UPWP projects are being led by the Houston-Galveston Area Council

Friendswood Active Transportation Plan
- Community Meeting was held in Library 12/18/25
- Analysis of recommended project alternatives ongoing
- Project will improve accessibility, connectivity, and safety for cyclists and pedestrians by conducting:
  - Existing condition analysis
  - Public engagement activities
  - Opportunity identification
  - Development of actionable strategies



Friendswood Parkway Corridor Study
- Study completed with deliverables pending

Funding: No local match; $500,000 paid for by H-GAC

2024 H-GAC Carry-Over Spending Projects

LOCATIONS/STATUS:

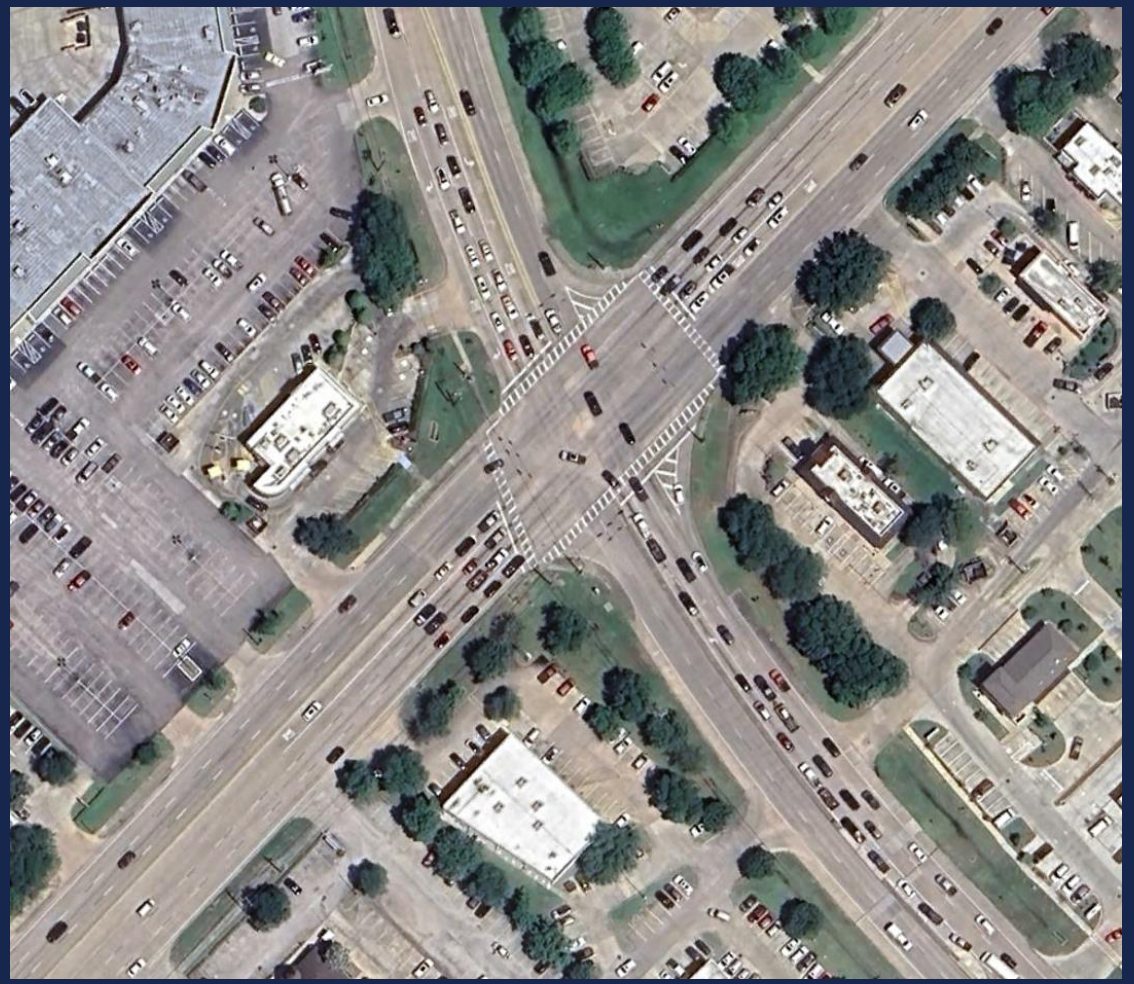
TxDOT has engineering ongoing on following projects:

FM 528 @ Bay Area Boulevard – Additional lanes utilizing existing right-of-way to increase turning movements & decrease time at intersection (30% Plans have been delivered to TxDOT)

FM 528 @ Winding Way – New northbound right turn lane (30% Plans have been delivered to TxDOT)

FM 528 @ FM 518 – Dual left turn lanes along FM 528 (Preliminary Plans have been delivered to TxDOT)

FM 528 @ Sunset – Restriping and reprogramming of traffic signals to add a second left turn southbound Sunset (30% Plans have been delivered to TxDOT)



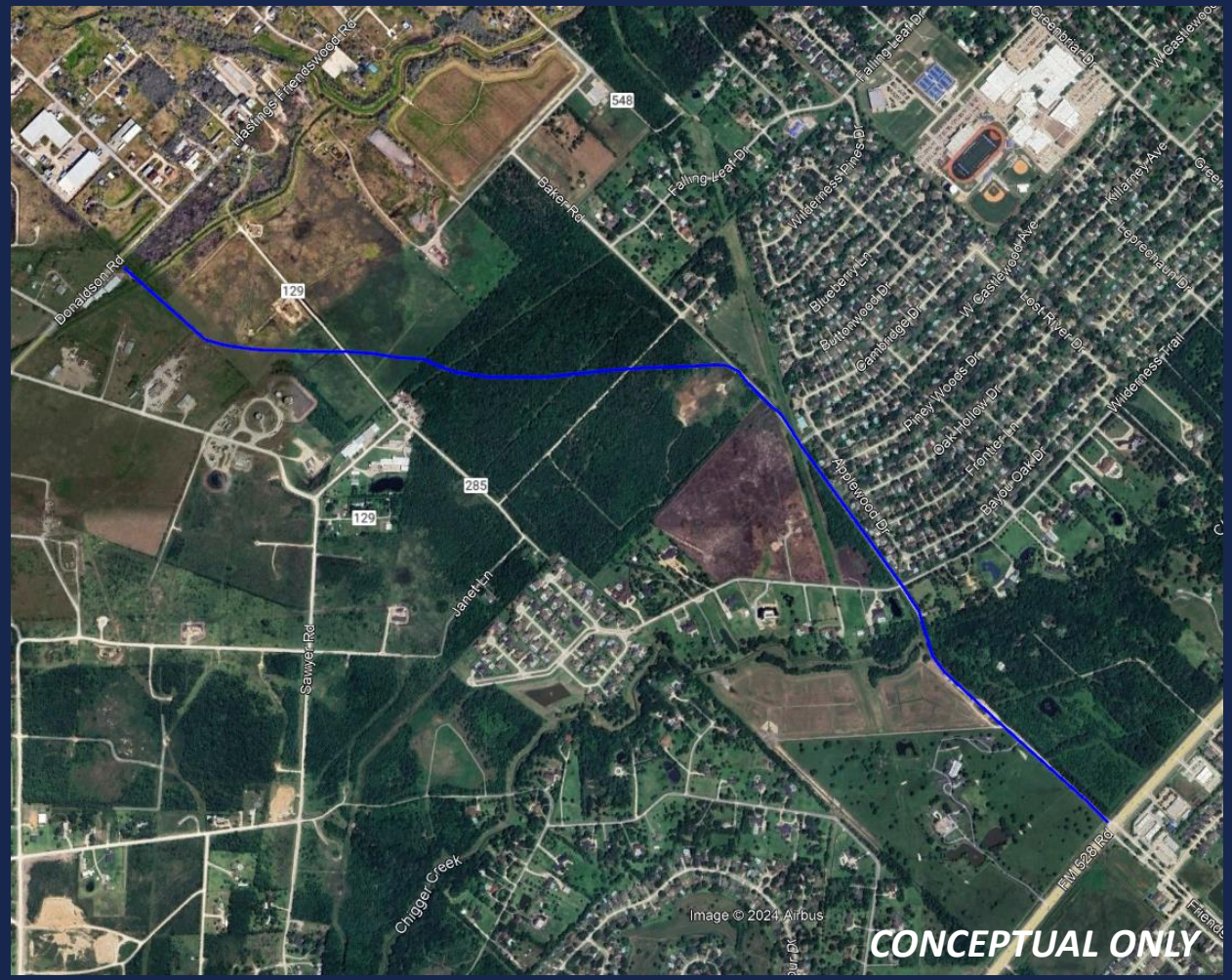
$2.6M – Funding: H-GAC Carry-Over Funds (20% local match, half of which can be another transportation project such as annual street maintenance)

2024 H-GAC Carry-Over Spending Projects (cont.)

LOCATIONS/STATUS:

Friendswood Parkway / Pearland Parkway Project: New AFA Resolution on tonight's agenda to rename the project at TxDOT's request

These initiatives are led by the Houston-Galveston Area Council, who has determined the projects meet the Regional Transportation Plan visions and goals



Funding: H-GAC Carry-Over Funds (No Local Match)

Questions / Comments

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/01/2025

Prepared by: Raquel Martinez, City Secretary

Subject: 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.”

Originating Department: Community Development

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This public hearing allows all interested parties the right to appear and express their views 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.”

In order to consider the proposed zone change by the property owner, the designations on the Future Land Use Map (FLUM) must be amended first.

The Future Land Use Map is a guide to direct land use decisions to meet the current and future community desire for development and redevelopment. The map is a part of the City's comprehensive plan. It provides guidance as to the location of land uses for future development. A FLUM depicts the types of future development using different colors for different types of development such as yellow for single-family, red for commercial, green for parks and blue for open space.

Strategies utilized in establishing the land use plan includes consideration of impacts of reaching the 50,000 population, 80% Residential/20% Commercial property tax base (Vision 20/20 identifies 73% Residential land use and 23% commercial land use), and best use of the land considering neighboring properties, while also considering community goals. Several studies such as the FM 528 Strategy Plan (2013), Vision 20/20, City of Pearland Thoroughfare Plan, and League City Comprehensive Plan Future Land Use Plan also influenced land use classifications on the map.

The current designations of Retail and Industrial are described further below. These designations would not allow any residential development.

CURRENT DESIGNATION DESCRIPTIONS

Retail

Retail land use includes retail and service stores that provide for the regular needs and convenience of the people residing in adjacent neighborhoods. Retail is planned along the major thoroughfares throughout the city to allow access and visibility for the businesses and to concentrate traffic in these areas. Adequate off-street parking is a necessity as well as landscaping and screening to ensure compatibility with the surrounding environment.
Acceptable Zoning Districts: Community Shopping Center (CSC), Neighborhood Commercial (NC)

Industrial

Industrial areas allow for manufacturing, assembling products, fabrication, warehousing, or wholesaling. These uses typically require more land area but demand less from city services such as water and sewer. The intensity and scale of these uses makes it necessary to separate them from residential and commercial districts where possible.

Acceptable Zoning Districts: Industrial (I), Light Industrial (LI)

PROPOSED DESIGNATION

Mixed Use

The mixed-use category includes the Downtown District (DD) and Planned Unit Developments. The Downtown District (DD) is designed to accommodate and promote the city's original business area. It is intended to achieve a balance of retail, commercial, office, residential and public activities. Developments should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Planned Unit Developments (PUD) allow for City Council and the Planning and Zoning Commission to approve developments with greater flexibility in the design and coordination of a single use or mixed uses. Generally, a PUD is created to address development challenges such as environmental, drainage, pipelines, or other related conditions that would affect the development of property.

Acceptable Zoning Districts: Downtown District (DD), Planned Unit Development (PUD)

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The "Mixed-Use" designation is included in the Commercial category for percentage calculations, unless it is a residential only Planned Unit Development. However, the number of residential units would impact the number of residents reflected in the Census counts. The multiplier for multi-family in Friendswood is 1.9 residents per unit, which takes into account the vacancy rate as well.

Approximate Poplulation Impact
390 units x 2.23 persons/(1-.070) vacancy rate = 809 population (2.23 is the average household size for Multi-Family)

RECOMMENDATIONS

The Planning and Zoning Commission voted 5 to 0 (Commissioners Hinckley and Anderson were absent) on a motion to approve the amendment to the FLUM. See the attached final report.

ATTACHMENTS

1. 2025 12 11 PZ and 2026 01 05 CC PH FLUM ZC - PUD at Clear Creek Village on FM 2351 (Notice_Web)
2. Aerial Map_Clear Creek Village PUD
3. Appendix 1 General Warranty Deed-Pratik_Document 1
4. Appendix 2 29.3726 Survey and Metes and Bounds
5. FLU Map_Clear Creek Village PUD
6. Location Map_Clear Creek Village PUD
7. Clear Creek Village FLUM Amendment Planning & Zoning Comm Final Report 12-15-2025

CITY OF FRIENDSWOOD

OFFICE OF THE CITY SECRETARY

NOTICE OF PUBLIC HEARINGS REGARDING REQUEST TO AMEND 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."

NOTICE is hereby given that the **Planning and Zoning Commission** and the **City Council** of the City of Friendswood will each hold public hearings to give all interested parties the right to appear and express their views on the following item:

> 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."

The **Planning and Zoning Commission** will hold its public hearings on **Thursday, December 11, 2025**, in the Friendswood Public Library, Community Room at 416 S. Friendswood Drive, Friendswood, Texas 77546-4856, at its meeting commencing at **6:00 P.M.**

The **City Council** will hold its public hearing on **January 5, 2026**, in the Friendswood FISD Board Room at 402 Laurel, Friendswood, TX 77546, at its meeting commencing at **5:30 P.M.**

Item documentation is available for review in the City's Secretary's Office, 910 South Friendswood Drive, Friendswood, Texas 77546-485 during regular business hours or on the City's website at: http://zoning.friendswood.com. For questions regarding the details of the documentation and its related public hearing, please contact Aubrey Harbin, Director of Community Development/City Planner at 281-996-3280.

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. For assistance, please contact the City's ADA Coordinator Brian Rouane at 281-996-3285 via phone, 281-482-1634 via fax or contact 281-996-3285 via Relay Texas at 711 or 1-800-735-2988 for TYY services. For more information concerning Relay Texas, please visit http://relaytexas.com.

Raquel Martinez

Raquel Martinez, TRMC, City Secretary
Posted on: Tuesday, November 18, 2025
Posting time: 12:00 P.M.

City of Friendswood

10/8/2025, 4:23:38 PM

1:4,852

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

City Limit

Parcels

Streets

Surrounding Cities

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT BUILDVESTMENTS LLC, a Texas limited liability company ("Grantor"), in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration in hand paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY, unto DHANANI INVESTMENT INC., a Texas corporation, whose address is 11333 Fountain Lake Drive, Stafford, Texas 77477 ("Grantee"), that certain tract or parcel of land being more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes together with all improvements thereon, if any and all appurtenances of the above-described land, including all right, title and interest of Grantor, in and to easements or rights-of-way relating thereto (collectively referred to herein as the "Property").

This conveyance is made and accepted subject to those encumbrances, restrictions, easements, conditions, covenants, reservations, documents and exceptions to title of record in the Real Property Records of Harris County, Texas, impacting the Property and listed on Exhibit B attached hereto and incorporated herein by reference for all purposes (the "Permitted Exceptions"), but only to the extent that the same are valid, existing, affect and are enforceable against the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights, hereditaments and appurtenances thereto belonging, unto the said Grantee, and Grantee's successors and assigns, forever. Grantor hereby binds itself, its successors and assigns to warrant and forever defend the title to the Property unto the said Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the Permitted Exceptions.

[signature page follows]

RP-2024-427676

EXECUTED to be effective as of November 14, 2024.

GRANTOR:

BUILDVESTMENTS LLC,
a Texas limited liability company

By: _____
Pratik Gandhi, Member

THE STATE OF TEXAS §
§
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 14th day of November, 2024, by Pratik Gandhi, Member of Buildvestments LLC, a Texas limited liability company, on behalf of such limited liability company.

SUMER ZEHRA BRITO
Notary Public, State of Texas
Comm. Expires 05-15-2028
Notary ID 134902998

_____
Notary Public in and for the State of T E X A S

RP-2024-427676

RP-2024-427676

EXHIBIT A

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 33 MIN. 13 SEC. WEST, A DISTANCE OF 668.02 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORTH 47 DEG. 39 MIN. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED.185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 20.56 FEET PASSING A 5/8 INCH IRON ROD; AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.3726 ACRES OF LAND MORE OR LESS.

RP-2024-427676

EXHIBIT B

PERMITTED EXCPETIONS

1. Restrictive covenants as shown on Instrument(s) recorded under Harris County Clerk's File Number(s) D297010.

2. Pipeline right-of-way easement in favor of Humble Oil and Refining Company, a Texas corporation as set forth in instrument recorded in/under Volume 1061, Page 687 of the Deed Records of Harris County, Texas.

3. An easement for purposes of constructing, reconstructing, altering, and maintaining underground potable water facilities located on subject property granted to City of Friendswood, a home rule municipal corporation by instrument recorded in/under County Clerk's File No. V938331 of the Official Public Records of Harris County, Texas.

4. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Harris County Clerk's File Number(s) D297010. Reference to which instrument is here made for particulars.

5. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 1056, Page 532 of the Deed Records of Harris County, Texas. Reference to which instrument is here made for particulars.

RP-2024-427676

RP-2024-427676

Pages 6

11/15/2024 01:30 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

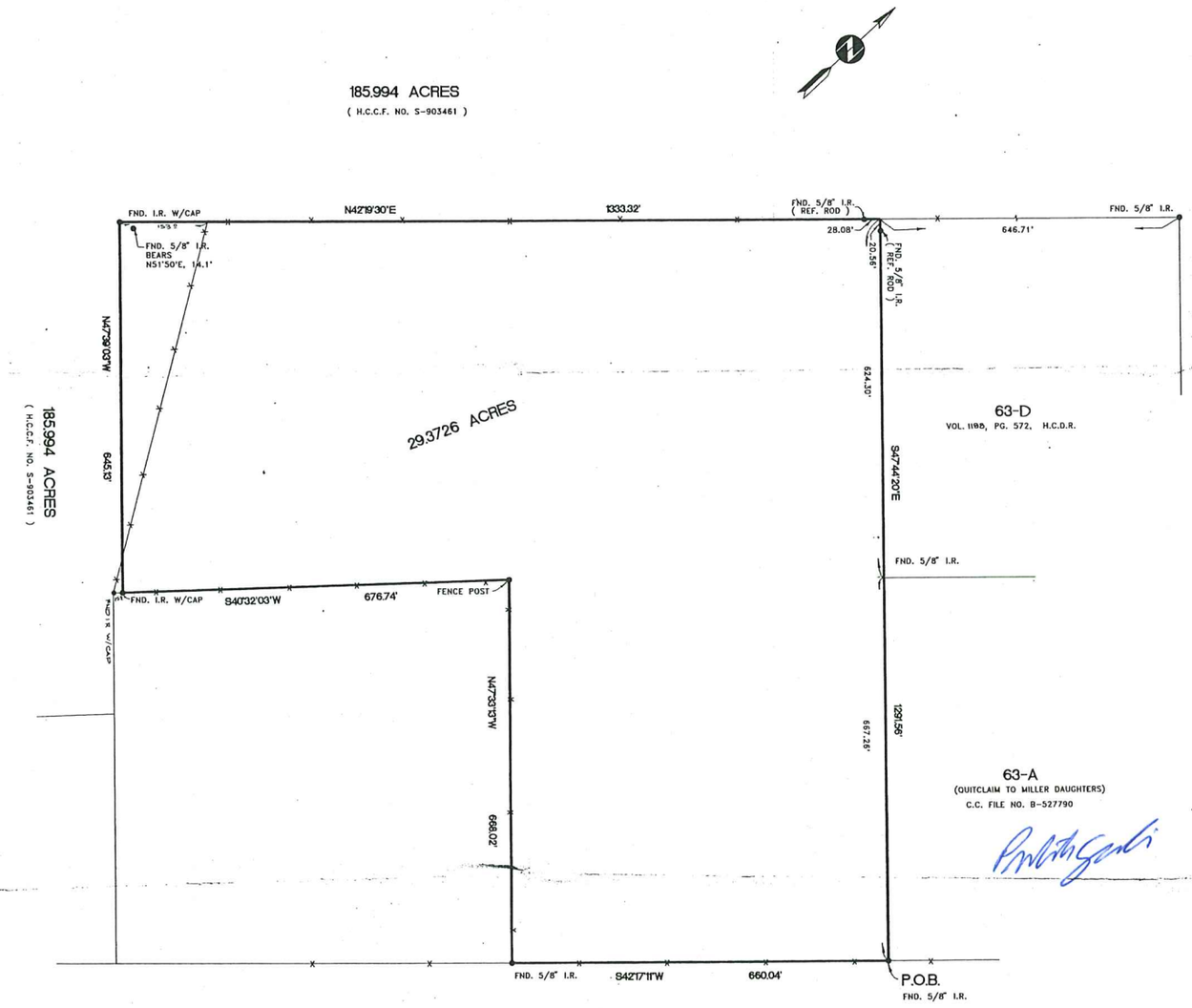
Fees $41.00

RP-2024-427676

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

COUNTY CLERK
HARRIS COUNTY, TEXAS



PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER, BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 33 MIN. 13 SEC. WEST, A DISTANCE OF 668.02 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORHT 47 DEG. 39 SEC. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED 185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S-903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 20.56 FEET PASSING A 5/8 INCH IRON ROD; AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.3726 ACRES OF LAND, MORE OR LESS.

98-12287

6/26/2023

THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. SUBJECT PROPERTY IS BASED ON TITLE COMMITMENT LISTED BELOW.

LOT	BLOCK	SUBDIVISION	SECTION
BEING OUT OF LOT 62 (SEE METES AND BOUNDS)			

COUNTY	STATE	RECORDED	SURVEY:	SCALE: 1"=100'
HARRIS/GALVESTON	TEXAS	VOL. 3, PG. 6, H.C.M.R. VOL. 215, PG. 394, G.C.D.R.	ADDRESS:	

PURCHASER: ETHEL C. JONES

ALLTEX
REALTY SERVICES
REAL ESTATE SURVEY DIVISION
9935 KATY FREEWAY, SUITE 430
HOUSTON, TEXAS 77024
TEL: (713) 468-7707
FAX: (713) 468-8815

	DATED	BY
FIELD WORK	01-12-99	L.V.
DRAFTING	01-21-99	V.T.
FINAL CHECK	01-26-99	S.B.
KEY MAP		

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR STEVEN P. BRISTER 4448

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

* Subject Property IS NOT. Located in a Federal Insurance Administration Designated Flood Hazard Area ZONE X
As per map 480287
Panel 1070 J Dated 11-16-96
* THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

MORT. CO.	
TITLE CO.	HOUSTON TITLE CO.
G.F. NO.	99010092
JOB NO.	98-12287
REV. DATE	

NOTES:
1.) SUBJECT TO THE ZONING ORDINANCES BY THE CITY OF FRIENDSWOOD.
2.) SUBJECT TO RIGHT-OF-WAY AND EASEMENT GRANTED TO HUMBLE OIL AND REFINING COMPANY IN VOL. 1051, PG. 687, H.C.D.R. (NO EVIDENCE OF PIPELINE FOUND ON SUBJECT PROPERTY AT TIME OF SURVEY.)

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER, BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 33 MIN. 13 SEC. WEST, A DISTANCE OF 668.02 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

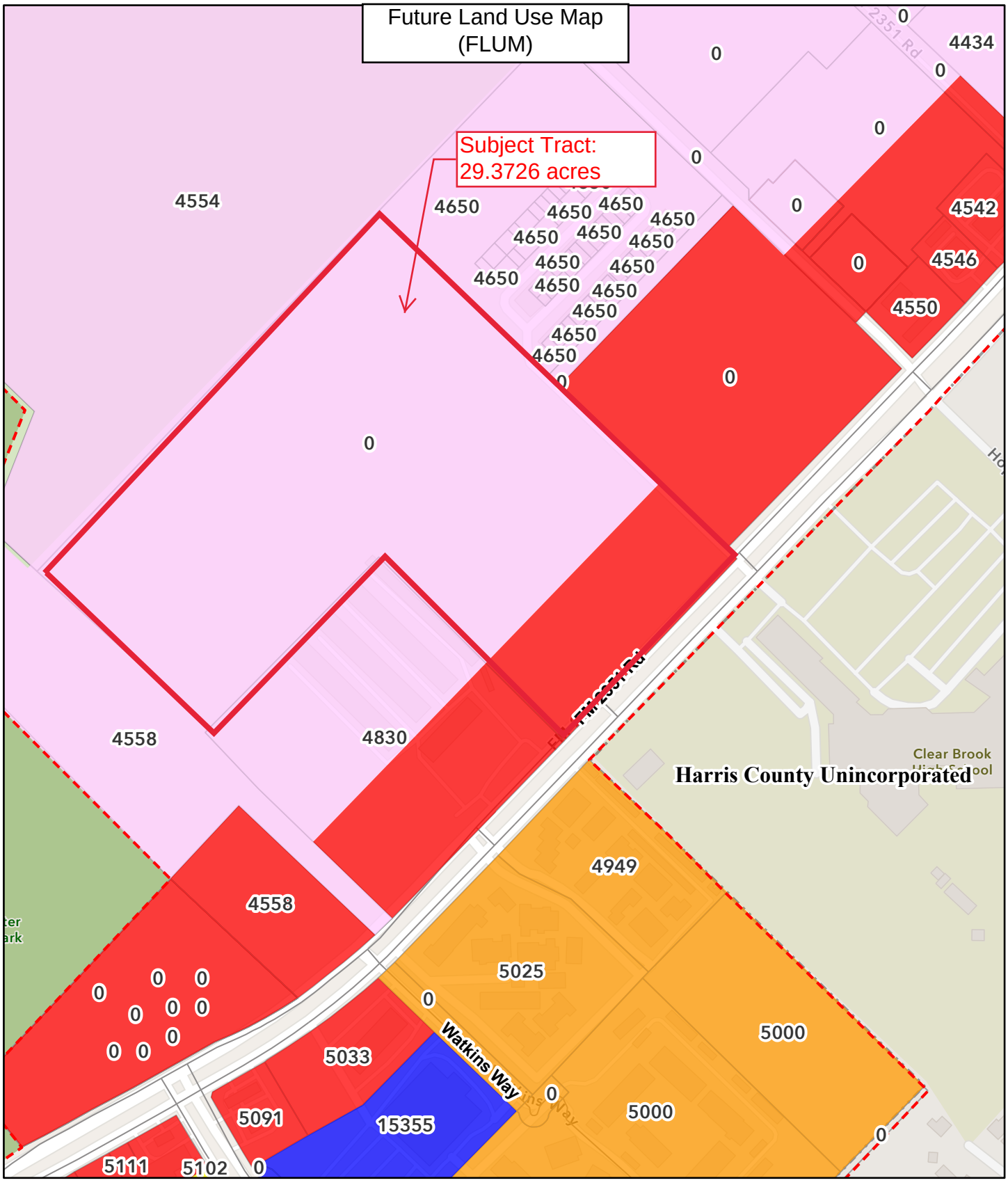
THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORHT 47 DEG. 39 SEC. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED 185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S-903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 20.56 FEET PASSING A 5/8 INCH IRON ROD; AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.3726 ACRES OF LAND, MORE OR LESS.

City of Friendswood



10/8/2025, 4:22:37 PM

1:4,852

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

City Limit

Future Land Use Adopted 2021

Low Density

High Density Residential

Retail

Industrial

Public and Semi-Public

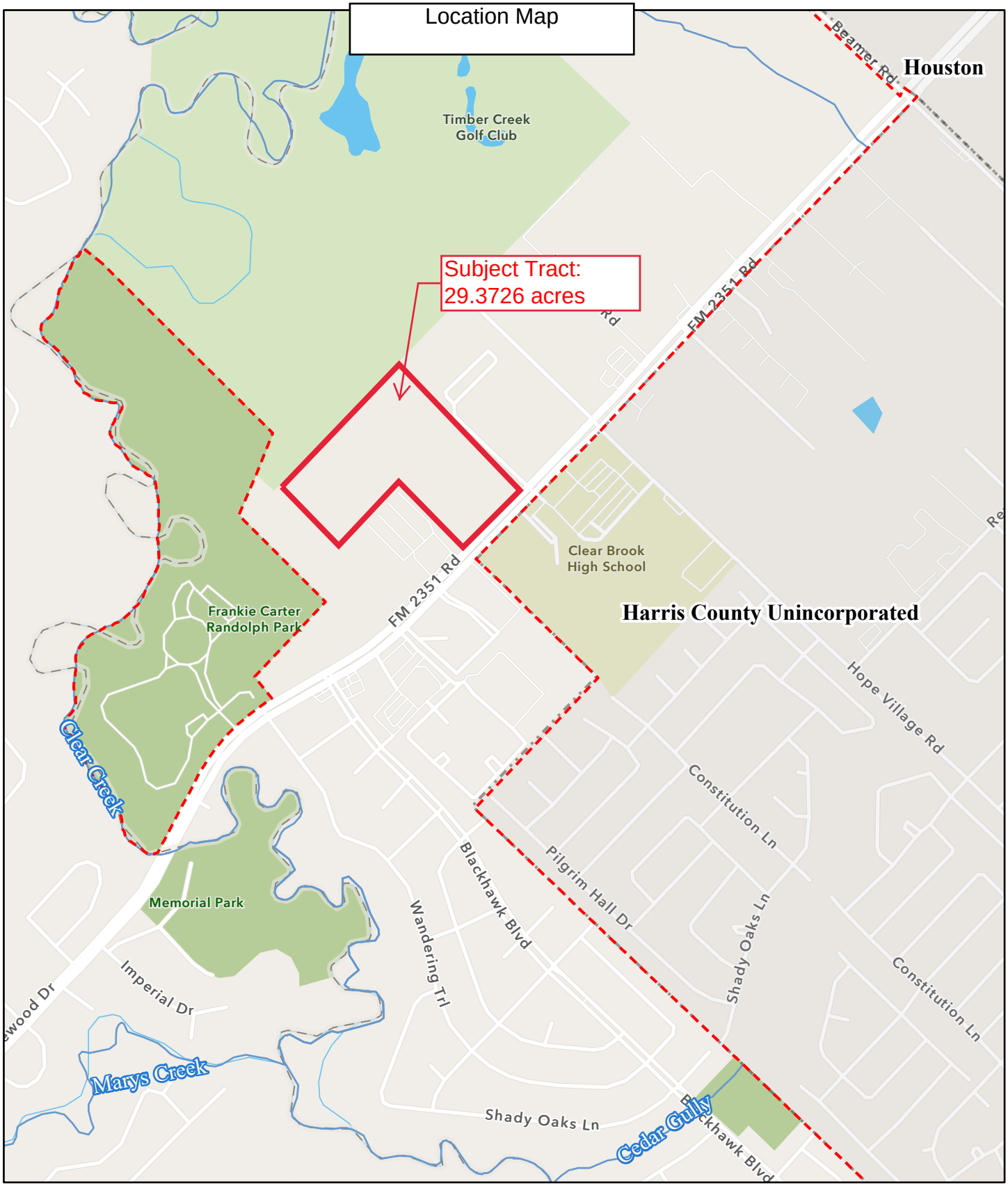
Parcels

Streets

Surrounding Cities

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Friendswood



10/8/2025, 3:01:57 PM

1:13,479

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

City Limit

Creeks/Water

Surrounding Cities

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Planning & Zoning Commission

Final Report

To:	Mayor and City Council
From:	Thomas Hinckley, Planning & Zoning Commission Chairman
	Marcus Rives, Planning & Zoning Commission Vice Chairman
	Aubrey Harbin, Director of Community Development/Planner
Date:	December 15, 2025
Re:	Future Land Use Map (FLUM) Amendment to change from "Retail" and "Industrial" to "Mixed Use"

At the Planning and Zoning Commission meeting held December 11, 2025, following the public hearing, the City of Friendswood Planning and Zoning Commission voted 5-0 (Commissioners Hinckley and Anderson were absent) on a motion to approve the requested Future Land Use Map amendment.

In order to consider the proposed zone change by the property owner, the designations on the Future Land Use Map (FLUM) must be amended first.

The Future Land Use Map is a guide to direct land use decisions to meet the current and future community desire for development and redevelopment. The map is a part of the City's comprehensive plan. It provides guidance as to the location of land uses for future development. A FLUM depicts the types of future development using different colors for different types of development such as yellow for single-family, red for commercial, green for parks and blue for open space.

The applicant spoke in favor of the map amendment. The Commission is forwarding a positive recommendation.

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/01/2025

Prepared by: Raquel Martinez, City Secretary

Subject: 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).

Originating Department: Community Development

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This public hearing allows all interested parties the right to appear and express their views 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).

The attachment titled "Clear Creek Village PUD 12-4-2025" is the document that would be included in the ordinance to establish the PUD.

The proposed project, Clear Creek Village (tentative name; may change), will be a mixed-use development consisting of commercial, residential, shared green space and on-site detention. The proposed development will create a high-density residential development and a commercial space providing an integrated living and working space, providing an economic boost to the area. The broad range of housing products and unrestricted age use encourages cross-generational housing and living experience.

The multifamily portion of the development would provide 391 residential units resulting in a density of 26.6 units per acre of the MF-PUD land area. These buildings would be located towards the middle of the development and to the rear and allow for an increased building height of 65 feet, although the occupiable floors would be limited to 40 feet.

The commercial buildings would range in size from 7,000 to 13,000 square feet and a total of about 85,500 square feet of building area. These buildings would meet the required setbacks from FM 2351 and adhere to the 40-foot maximum building height. Except for gas stations, the uses allowed in the city's Neighborhood Commercial (NC) zoning district would be allowed in the development.

The applicant provided several iterations of parking calculations accounting for restaurants, general office space, retail, and health care uses combined with the parking for the residential uses. All three of the shared parking scenarios average out to require 725 parking spaces. The proposed development provides 796 parking spaces.

The development would be accessed from the private road shared with Garage Ultimate. Currently, there is a 40-foot road easement. The developer will be required to dedicate and improve 10 additional feet of the private road. In the future, when the adjacent 10 acres of land is developed, that owner will be required to dedicate and improve the additional 10 feet for an ultimate width of 60 feet for the private

road.

The original version of the PUD is attached as well as the applicant's revised version reflecting changes requested as a result of the Planning and Zoning Commission's recommendation. Staff comments were addressed and a buffer for the residential buildings was added in the revision.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

The Planning and Zoning Commission voted 5 to 0 (Commissioners Hinckley and Anderson were absent) on a motion to approve the amendment to the requested zone change with the recommendation for the owner to relocate two of the residential buildings farther from the property line abutting Garage Ultimate and incorporate the following staff comments: Planning: Page 8 - Table 1...name Private Green Space as Private Amenity to match section above and Figure 3 - Name as Private Amenity to match narrative. See the attached final report.

ATTACHMENTS

1. Clear Creek Village PUD REVISED after P&Z meeting
2. Clear Creek Village PUD PZ Final Report 12-15-2025
3. Clear Creek Village PUD 12-4-2025 - Version 1 Presented to P&Z
4. Clear Creek Village Rezoning Report November 2025
5. Aerial Map_Clear Creek Village PUD
6. Location Map_Clear Creek Village PUD
7. Zoning Map_Clear Creek Village PUD
8. 2025 12 11 PZ and 2026 01 05 CC PH ZONE CHANGE - PUD at Clear Creek Village on FM 2351 (Notice_Web)

Clear Creek Village

Planned Unit Development

The City of Friendswood

December 17, 2025

Prepared by:

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 Meadowglen Ln.
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

Table of Contents

Table of Contents 2

I. INTRODUCTION 4

A. Summary 4

B. Project Location 4

C. Existing Zoning 4

D. Surrounding Land Use 4

E. Existing Site Conditions 4

F. Future Land Use Map 5

G. Comprehensive Plan Analysis 5

II. DEVELOPMENT PLAN 6

A. Purpose & Intent 6

B. Land Use Plan 6

C. Circulation 7

D. Green Space and Trails. 8

III. DEVELOPMENT REGULATIONS 9

A. General Provisions 9

1. Applicability 9
2. Existing Utilities 9
3. Design Standards 9
4. Lighting 10
5. Signage 10
6. Planting 10

B. Development Standards 10

1. Neighborhood Commercial District (NC-PUD) 10
2. Multiple-Family Residential Dwelling – (MF-PUD) 11
3. Parking 11
4. Building Setback Encroachments 11

IV. ADMINISTRATION & AMENDMENTS 12

A. Deviations from the Code of Ordinance 12

B. Project Phasing 12

TABLES

Table 1 – Land Use 7
Table 2 - Green Space 8
Table 3 - Green Space, Trails & Open Space 8
Table 4 – NC-PUD Building Standards 11
Table 5 - MF-PUD Building Standards 11
Table 6 – Deviations from Code of Ordinance 12
Table 7 – Deviations from 2021 Design Criteria Manual 13

Figures

Figure 1 Subject Tract
Figure 2 Existing Zoning Map
Figure 3 Land Use Plan
Figure 4 Concept Plan
Figure 5 NC-PUD Typical Elevations
Figure 6 MF-PUD Typical Elevations

APPENDIX

Appendix 1 General Warranty Deed
Appendix 2 Survey/Metes and Bounds
Appendix 3 Parking Calculation Tables

I. INTRODUCTION

A. Summary

The Planned Unit Development District (PUD) establishes comprehensive guidance and regulations for Clear Creek Village ("Project"), comprised of 29.0 acres, as depicted in Figure 1 – Subject Tract. The project is a mixed-used development consisting of commercial, residential, shared green space and onsite detention. The intent of this document is to provide a means by which development may occur in an orderly and responsible manner by establishing guidelines that ensure quality development and specifically address the goals of both the City of Friendswood, "City" and the Developer. While the project is currently known as "Clear Creek Village", this name may change in the future as a result of marketing strategy or other factors.

B. Project Location

The Project is located on FM 2351, south of the Timber Creek Golf Course, approximately 4,000 feet or .75 miles from Beamer Road, entirely within Friendswood City Limits.

C. Existing Zoning

As shown in Figure 2 – Existing Zoning Map, the northwestern portion of the property, abutting the Timber Creek Golf Course, is zoned as Industrial (I). The remainder of the property abutting FM 2351 is zoned as Community Shopping Center (CSC).

D. Surrounding Land Use

Clear Creek Village is located at the northwestern portion of Friendswood surrounded by a mixture of undeveloped, commercial, industrial and public land. To the north a 316-acre golf course, to the west the 73-acre Frankie Carter Randolph Park, undeveloped property, and a storage facility. To the east of the property, a mixture of undeveloped property, and commercially developed properties focused on automotive repairs and storage. To the south two apartment complexes and a mix of commercially developed properties including Clear Brook High School, a 35-acre school campus which sits just outside of Friendswood City Limits.

E. Existing Site Conditions

The site is a 29-acre tract of land with 660 feet of frontage along FM 2351. The property is undeveloped and is heavily wooded with vegetation and underbrush. The western corner of the property falls within the 500-year floodplain. Public data obtained from the

Railroad Commission of Texas shows an oil well present on site. Confirmation of the well site and a plan of action to address status of the well will be part of the site plan approval process.

F. Future Land Use Map

Friendswood annexed the identified tract of land in 1982, giving it a zoning designation of Industrial. In 1989 zoning shifted from Industrial to Commercial along FM 2351 while retaining the Industrial designation to the rear. Since annexation the land has remained undeveloped. The 2021 Future Land Use Plan identifies use designations of Industrial and Retail, consistent with current zoning categories. A mixed-use development with a commercial and multi-family component is proposed for this site. The commercial portion is supported by the Future Land Use Map which prioritizes commercial development. The rear multi-family component, while not reflected in the Future Land Use Map, is a variation of commercial development and will serve as support for the retail and office space.

G. Comprehensive Plan Analysis

The 1998 Comprehensive Plan identifies land along FM 2351 as suitable for Industrial, High Density Residential and Retail Services. The proposed development mirrors established development on the south side of FM 2351, supporting the City goal of guided land development producing uniformed land patterns. The placement of retail and high density residential maximizes the shared property line between this project and Timber Creek Golf Course, providing a buffer and gradual change in topography. The multi-family component is situated near Frankie Randolph Park. This proximity will provide residents with easy access to a public park supporting the 1998 Comprehensive Plan goal to develop residential which can be supported by existing park and recreational areas. The 1998 Comprehensive Plan identifies FM 2351 as a major thoroughfare capable of supporting a higher density residential development and commercial development both in vehicle volume and connectivity, internally in Friendswood and externally to the greater metro area. The mixed-use development brings Friendswood closer to the 1998 Comprehensive Plan goal of an economic pattern with an increased commercial base.

II. DEVELOPMENT PLAN

A. Purpose & Intent

A Planned Unit Development is sought based on section J.(1)(e)1. of the Friendswood Code of Ordinances, Appendix C, Section 7. The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards.

The purpose of the Planned Unit Development is to clarify planning considerations and guide implementation of the vision for the community. It will establish a framework for the Clear Creek Village by identifying the type, location, and projected density of the land uses proposed within the development. The primary goal of the Clear Creek Village Planned Unit Development is to create a mixed-use development that is rooted within the City creating a vibrant, connected addition to the community. The proposed development will create a high-density residential development and a commercial space providing an integrated living and working space, providing an economic boost to the area. The broad range of high-density housing products and unrestricted age use encourages cross-generational housing and living experience.

B. Land Use Plan

Proposed Uses & Densities

NC-PUD, Neighborhood Commercial District. The Neighborhood Commercial Planned Unit District, for retail sales, services and office activities, in a mixed grouping. Structure size will range between 7,000 and 13,000 square feet. Land ownership will be retained by a single entity; buildings shall be occupied by leaseholders.

MF-PUD, residential. The Multi-Family Planned Unit District, a residential district providing high density garden apartments and townhouses.

Detention. Stormwater management infrastructure includes detention, open space, landscaping and a designated trail.

Table 1 – Land Use

TABLE 1 – Land Use		
Land Use	**Gross Acres**	**% Gross AC**
Multi Family, MF-PUD	14.7	50%
Neighborhood Commercial District, NC-PUD	8.22	28%
Detention	6.44	22%
Total	29.37	100%

Figure 3 – Land Use Plan depicts the proposed locations of these land uses. Land uses may be relocated within the boundaries of the PUD, provided they comply with the acreage restrictions referred to in this section.

Land use categories shall be regulated on a total gross acreage basis. Land use categories may increase or decrease by up to 10 percent without further approval of the Planning and Zoning Commission or City Council. Gross detention acreage may increase due to final engineering considerations resulting in a decrease in other land uses. Table 1 shall be the basis for calculating any and all land use changes by future administrative approvals as described in the administrative section of this PUD.

The density shall not exceed 26.6 residential dwelling units per acre of MF-PUD designated land. At a gross acreage of +-/ 14.7, this would result in a maximum of 391 residential units.

C. Circulation

As part of Friendswood PUD Option 2 process a Traffic Impact Analysis (TIA) will be submitted for review and approval when applying for site plan approval.
Figure 4 – The Concept Plan illustrates the proposed circulation system for Clear Creek Village. The plan is designed to meet the mobility needs of the development in a safe and efficient manner as well as provide adequate circulation for the overall site. There shall be two access points. The first access point will be a shared driveway easement, constructed at the existing curb cut out along F.M. 2351. The second access point will be a 30-foot private access easement constructed as part of the development. The private drive will be 30 feet wide running along the east property line adjoining an existing driveway easement. The private drive will be built to meet guidelines established in Section 4 of the 2021 Design Criteria Manual.

D. Green Space and Trails.

1. Green Space

Green Space Promenade and Plaza areas and Private Amenity area shall comprise at least 8.5% of the gross acreage of Clear Creek Village:

Green Space Promenade and Plaza = 1.77 Ac.
Private Amenity = 0.73 Ac.

Table 2 - Green Space

TABLE 2 - Green Space			
Land Use	**Type of Green Space**	**AC**	**% of Gross AC**
MF-PUD	Private Amenity	0.73	2.5%
NC-PUD	Public Green Space, Promenade & Plaza	0.62	2.1%
MF-PUD	Public Green Space, Promenade & Plaza	1.15	3.9%
Total Green Space		2.50	8.5%

2. Trails and Open Space

Trails and Open Space shall comprise at least 2.2% of the gross acreage of Clear Creek Village:

Open landscaped area within land designated for detention = 0.64 Ac.
Proposed quarter mile, (1,320 linear feet) of trails and pathways within development.

The proposed semi-public trail through the promenade and plaza and around the detention system may be paved or unpaved and constructed of materials that are appropriate for the specific application. The specific location of individual trails may be moved or combined as the design and development of Clear Creek Village moves forward. Future connection to Frankie Randolph Park may be possible with off-site easements and coordinated development.

Table 3 - Green Space, Trails & Open Space

TABLE 3 - Green Space, Trails & Open Space		
Type of Green Space	**AC**	**% of Gross AC**
Green Space	2.50	8.5%
Trails and Open space	0.64	2.2%
Total	3.14	10.7%

III. DEVELOPMENT REGULATIONS

A. General Provisions

1. Applicability

The regulations contained herein shall apply to all property located within the boundaries of Clear Creek Village PUD. Appendix 2 contains the metes and bounds description of the property.

All construction and development within the PUD area shall comply with applicable provisions of the City's codes and ordinances as they exist on the date of adoption of this PUD and the laws of the State of Texas, except as modified within the amended PUD.

If specific development standards are not established or if an issue, condition, or situation arises or occurs that is not clearly addressed or understandable in the PUD, then those regulations and standards of the City's codes and ordinances that are applicable for the most similar issue, condition, or situation shall apply as determined by the City's Designated Official. Appeal of any determination regarding applicability will follow procedures established in Section 10 of Appendix C of the Friendswood Code of Ordinances.

This PUD may be amended by the same procedure as it was adopted, by ordinance.

2. Existing Utilities

Existing utilities and all use allowed by existing easements shall continue to be permitted in all designations within the PUD.

3. Design Standards

Friendswood Community Overlay District (COD) requirements established in Section 7.5 Appendix C, Zoning of the Friendswood Code of Ordinances shall apply along the first 150 feet of F. M. 2351.

Façade materials listed in Figure 5 – NC-PUD Typical Elevations shall apply to development within the NC-PUD section of the PUD.

Façade materials and color scheme listed in Figure 6 – MF-PUD Typical Elevations shall apply to development within the MF-PUD section of the PUD.

4. Lighting

All lighting within Clear Creek Village will be subject to standards established in the Code of Ordinance, Appendix C., Sec. 8. J. 2. c., Lighting and glare. Green space and trails will require lighting standard meeting illumination level recommendations established by Illuminating Engineering Society "IES." These standards will help to ensure attractive, high-quality lighting is provided throughout the development.

5. Signage

All signage within Clear Creek Village will be subject to the standards established in the City Code of Ordinance, Appendix A. These standards will allow signs to provide information while maintaining the aesthetic of the community.

6. Planting

All planting within the PUD will be subject to the standards established in the Code of Ordinances, Appendix C, Sections 7.5 and 8. I. Landscaping and Screening requirements. These standards will preserve the value of trees in the community.

B. Development Standards

Lot development shall be subject to Friendswood, Code of Ordinances, Appendix C, Section 7.Q., except were modified by the development standards established in this section of the PUD.

1. Neighborhood Commercial District (NC-PUD)

Purpose: The Neighborhood Commercial District is designed to meet the demand for commercial development along major thoroughfares. Neighborhood Commercial is intended for retail sales, services and office activities in a mixed grouping meeting the daily needs of the community. All land uses allowed by the City's current Neighborhood Commercial District, excluding gasoline service stations, shall be permitted within this NC-PUD land use area. Uses identified in Section 7. P. of Appendix C of the Friendswood Code of Ordinance as requiring a Specific Use Permit must comply with all city requirements and procedures to operate said uses within the PUD.

Table 4 – NC-PUD Building Standards

Table 4 – NC-PUD Building Standards								
	Bldg. min. sq. footage	**Bldg. Width**	**Bldg. Depth**	**Front yard min.**	**Rear yard min.**	**Side yard min**	**Height Max ft.**	**Landscape required**
NC-PUD	7000'	70'	115'	30’	0’	5’	40’	Yes

Figure 5 – Depicts typical NC-PUD elevations.

2. Multiple-Family Residential Dwelling – (MF-PUD)

Purpose: Multiple-Family Residential Dwelling is a residential district intended to provide for the highest residential density allowing for a density of up to 26.6 dwelling units per acre. All land uses allowed by the City’s current MFR-H, Multiple-Family Residential Dwelling-Highest Density District, shall be permitted within this MF-PUD land use area.

Table 5 - MF-PUD Building Standards

Table 5 - MF-PUD Building Standards							
	Units per Acre	**Bldg. min. sq. footage**	**Front yard min.**	**Rear yard min.**	**Side Yard min.**	**Height Max ft.**	**Occupiable Height Max Ft.**
MF-PUD	26.6	14000'	0	10'	5'	65'	40'

Figure 6 – Depicts typical MF-PUD elevations.

3. Parking

Clear Creek Village seeks to incorporate pedestrian friendly access and shared green spaces within a compact mixed-use development. To meet these design elements the development will establish 796 shared parking spaces, 488 confirmed for Multi Family (MF-PUD) and 7 parking spaces per 1,000 sq. ft. GFA or 308 spaces associated with Neighborhood Commercial, NC-PUD. The reduced parking plan will encourage pedestrian mobility, devoting more space to community interaction and shared experiences. Parking spaces and parking lot geometric design shall comply with requirements established in the 2021 Design Criteria Manual. Parking calculations provided as Appendix 3.

4. Building Setback Encroachments

Building setback lines shall be provided according to the approved concept plan. Architectural features such as porches, entry stairs/stoops, eaves, bay windows, balconies, fireplace chimneys, and other similar decorative features, may

encroach into the setback area a maximum of three feet and may not extend more than five feet above the principal structure.

IV. ADMINISTRATION & AMENDMENTS

A. Deviations from the Code of Ordinance

The criteria established in this PUD require deviations from the City's Code of Ordinance, Appendix C and the Friendswood 2021 Design Criteria Manual. These deviations are necessary to achieve the community vision established for Clear Creek Village. Table 4 describes the requested deviations. These deviations shall apply to all property within the PUD.

B. Project Phasing

Clear Creek Village may be developed in a maximum of two phases to provide a balanced approach relative to anticipated market demands. Development must occur within time limitations established through Section 7. J. (4) of Appendix C of the Friendswood Code of Ordinances.

Table 6 – Deviations from Code of Ordinance

TABLE 6 - Deviations from Code of Ordinance, Appendix C			
	Code of Ordinances Section	**Requirement**	**PUD**
Density	7.Q.2	Density ranging up to 12 dwelling units per gross acre.	Density ranging up to 26.6 dwelling units per. MF-PUD platted acre.
Height Maximum	7.Q.2	Height Maximum Feet, 40 feet.	Building height not to exceed 65' feet. Occupiable building height not to exceed 40' feet.

Table 7 – Deviations from 2021 Design Criteria Manual

Table 7 - Deviations from 2021 Design Criteria Manual			
	Code of Ordinances Section	**Requirement**	**PUD**
Parking	Appendix C Parking Group Table	Established Parking Categories	796 parking spaces, 488 reserved for MF-PUD, 308 reserved for NC-PUD. See appendix 3 – Parking Calculations.

Figure 1: Subject Tract

Clear Creek Village Planned Unit Development

October, 2025

0' 50' 100' 200'
SCALE: 1"=100'
TRUE SCALE AT 24" x 36"

NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
251-007-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\251-007-00\LandPlan\PUD Application\Exhibits\Figure 1 - Subject Tract 9-29-2025.dwg Oct 02, 2025-3:57pm Edited by: gmalveaux

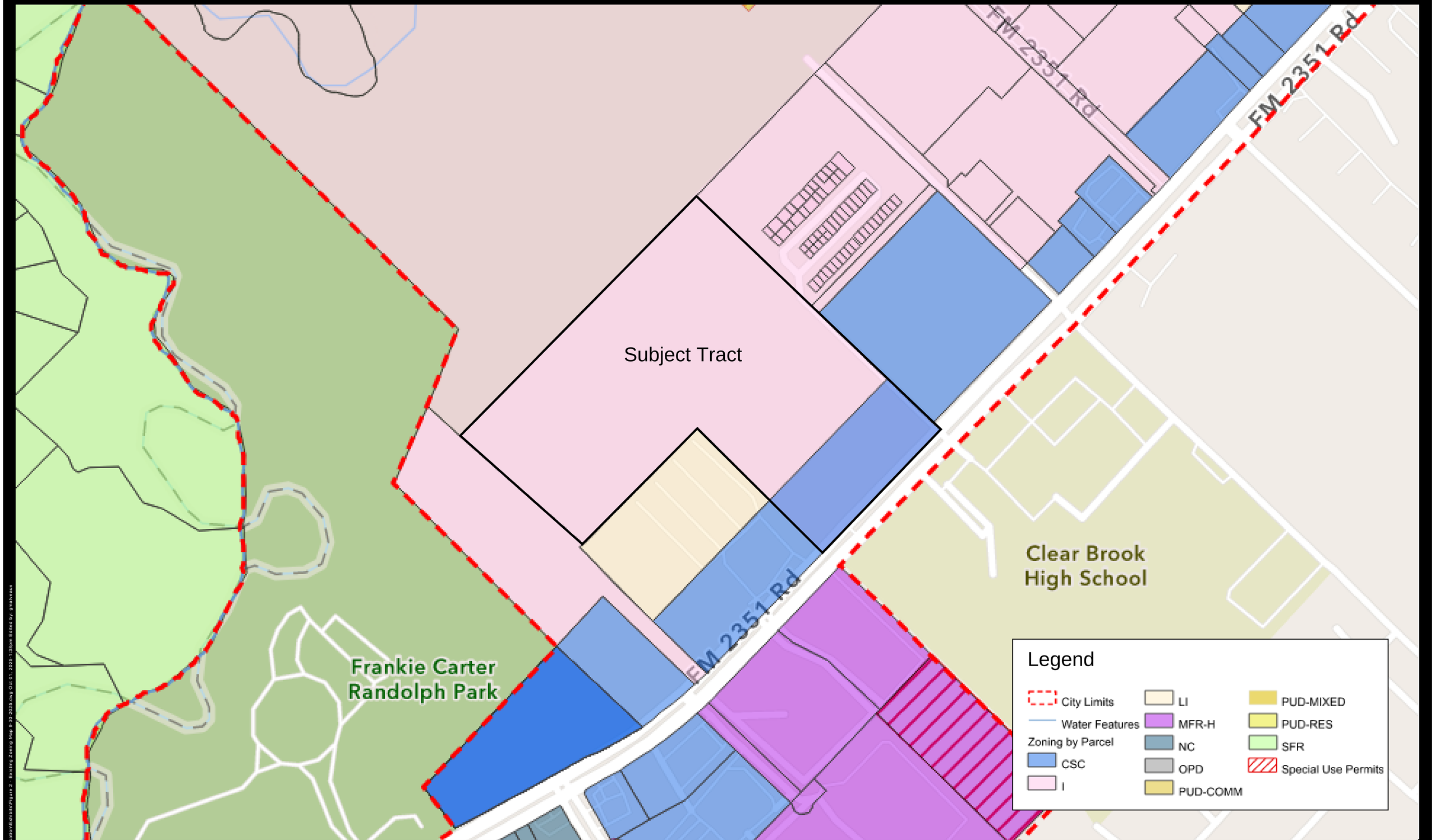


Figure 2: Existing Zoning Map

Clear Creek Village Planned Unit Development

October, 2025

0' 50' 100' 200'

SCALE: 1"= 100'
TRUE SCALE AT 24" x 36"

NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
251-007-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\251-007-00\Land Plan\PUD Application\Exhibits\Figure 2 - Existing Zoning Map 9-30-2025.dwg Oct 01, 2025 1:38pm Edited by: gmalveaux

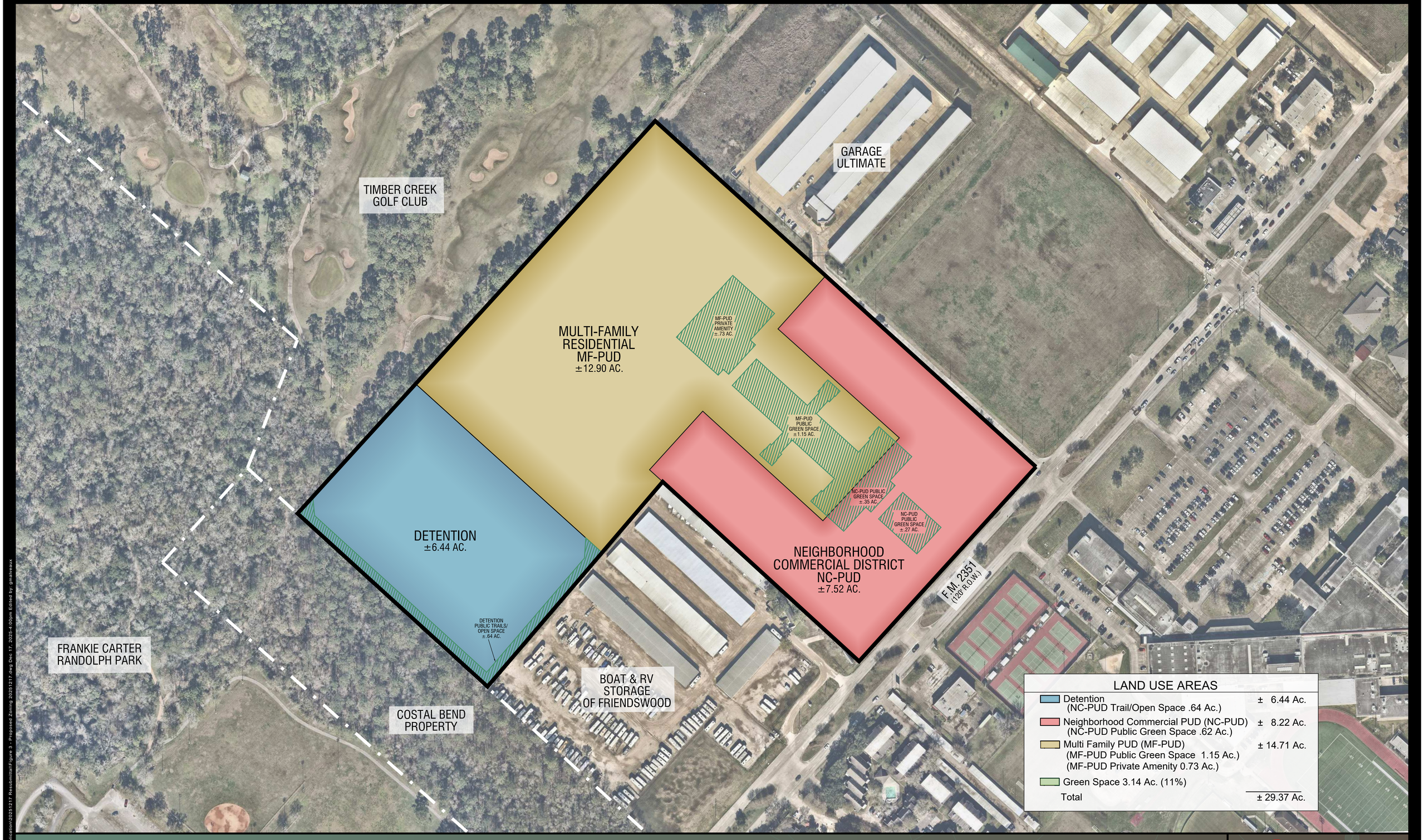


Figure 3: Land Use Plan

Clear Creek Village Planned Unit Development

December 17, 2025

0' 50' 100' 200'
SCALE: 1"=100'
TRUE SCALE AT 24" x 36"

NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 251-007-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\251-007-00\LandPlan\PUD Application\2025\1217 Resubmittal\Figure 3 - Proposed Zoning 20251217.dwg Dec 17, 2025-4:09pm Edited by: gmalveaux

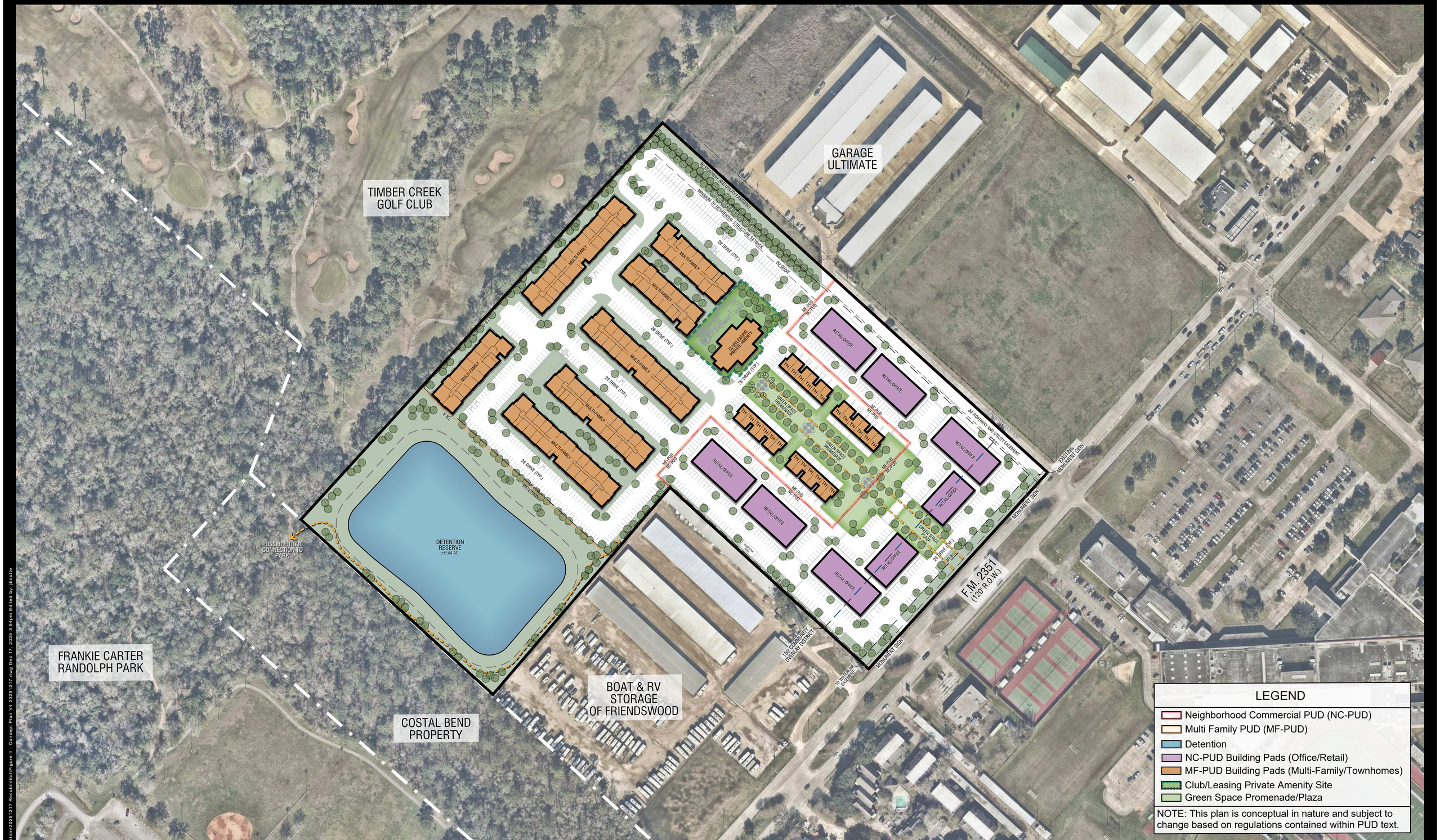


Figure 4: Concept Plan

Clear Creek Village Planned Unit Development

November 17, 2025

0' 50' 100' 200'

SCALE: 1"=100'
TRUE SCALE AT 24" x 36"

NORTH

EHRA
ENGINEERING THE FUTURE
SINCE 1936

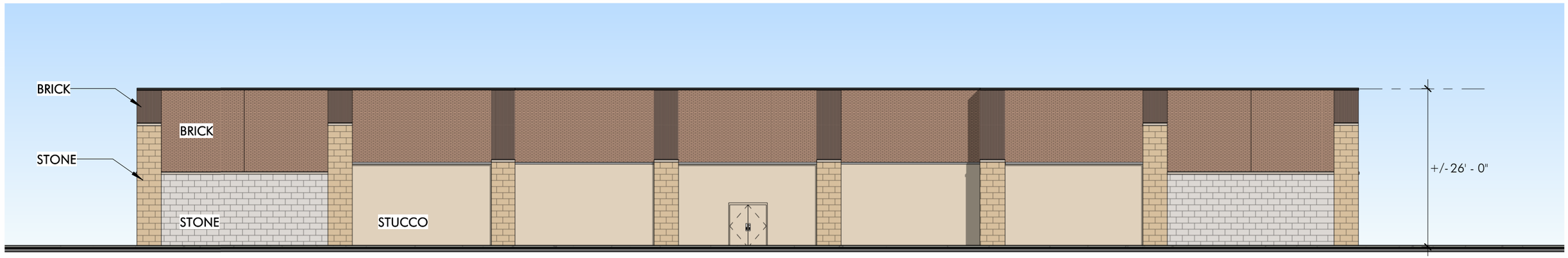
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
251-007-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\251-007-00\LandPlan\PUD Application\20251217 Resubmittal\Figure 4 - Concept Plan V4 20251517.dwg Dec 17, 2025,3:54pm Edited by: jboultte

MULTI-TENANT OFFICE/RETAIL
FRONT ELEVATION



MULTI-TENANT OFFICE/RETAIL
REAR ELEVATIONS

MATERIALS

PATTERN ONE MASONRY BRICK | PATTERN TWO MASONRY BRICK | PATTERN THREE MASONRY BRICK | STONE | STONE | CAST STONE | COLOR ONE STUCCO | COLOR TWO STUCCO | PREFINISHED METAL

Clear Creek Village: Figure 5 - NC-PUD Typical Elevations

P:\231-034-00\LandPlan\Exhibits\For Exhibit Prep\Exhibit B-8 through B-13 Titleblocks.dwg Jul 30, 2024-12:49pm Edited by: PLipetsko

Clear Creek Village: Figure 6 - MF-PUD Typical Elevations

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT BUILDVESTMENTS LLC, a Texas limited liability company ("Grantor"), in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration in hand paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY, unto DHANANI INVESTMENT INC., a Texas corporation, whose address is 11333 Fountain Lake Drive, Stafford, Texas 77477 ("Grantee"), that certain tract or parcel of land being more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes together with all improvements thereon, if any and all appurtenances of the above-described land, including all right, title and interest of Grantor, in and to easements or rights-of-way relating thereto (collectively referred to herein as the "Property").

This conveyance is made and accepted subject to those encumbrances, restrictions, easements, conditions, covenants, reservations, documents and exceptions to title of record in the Real Property Records of Harris County, Texas, impacting the Property and listed on Exhibit B attached hereto and incorporated herein by reference for all purposes (the "Permitted Exceptions"), but only to the extent that the same are valid, existing, affect and are enforceable against the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights, hereditaments and appurtenances thereto belonging, unto the said Grantee, and Grantee's successors and assigns, forever. Grantor hereby binds itself, its successors and assigns to warrant and forever defend the title to the Property unto the said Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the Permitted Exceptions.

[signature page follows]

RP-2024-427676

EXECUTED to be effective as of November 14, 2024.

GRANTOR:

BUILDVESTMENTS LLC,
a Texas limited liability company

By: _____
Pratik Gandhi, Member

THE STATE OF TEXAS §
§
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 14th day of November, 2024, by Pratik Gandhi, Member of Buildvestments LLC, a Texas limited liability company, on behalf of such limited liability company.

SUMER ZEHRA BRITO
Notary Public, State of Texas
Comm. Expires 05-15-2028
Notary ID 134902998

_____
Notary Public in and for the State of T E X A S

RP-2024-427676

EXHIBIT A

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 33 MIN. 13 SEC. WEST, A DISTANCE OF 668.02 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORTH 47 DEG. 39 MIN. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED.185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

RP-2024-427676

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 20.56 FEET PASSING A 5/8 INCH IRON ROD; AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.3726 ACRES OF LAND MORE OR LESS.

RP-2024-427676

EXHIBIT B

PERMITTED EXCPETIONS

1. Restrictive covenants as shown on Instrument(s) recorded under Harris County Clerk's File Number(s) D297010.

2. Pipeline right-of-way easement in favor of Humble Oil and Refining Company, a Texas corporation as set forth in instrument recorded in/under Volume 1061, Page 687 of the Deed Records of Harris County, Texas.

3. An easement for purposes of constructing, reconstructing, altering, and maintaining underground potable water facilities located on subject property granted to City of Friendswood, a home rule municipal corporation by instrument recorded in/under County Clerk's File No. V938331 of the Official Public Records of Harris County, Texas.

4. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Harris County Clerk's File Number(s) D297010. Reference to which instrument is here made for particulars.

5. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 1056, Page 532 of the Deed Records of Harris County, Texas. Reference to which instrument is here made for particulars.

RP-2024-427676

RP-2024-427676

Pages 6

11/15/2024 01:30 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $41.00

RP-2024-427676

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

COUNTY CLERK
HARRIS COUNTY, TEXAS

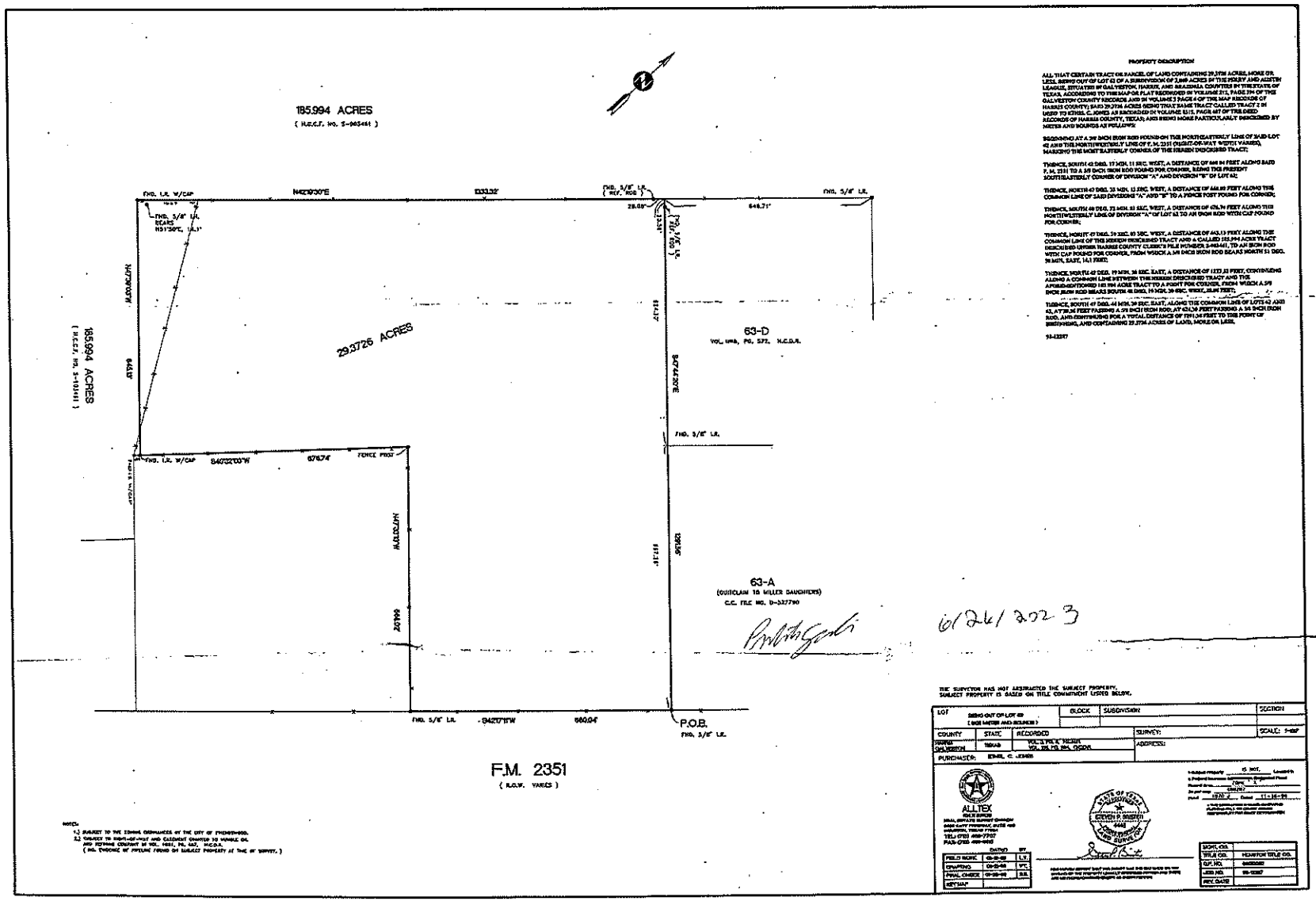

185.994 ACRES
(H.C.C.F. No. S-965441)
185.994 ACRES
(H.C.C.F. No. S-103441)
293726 ACRES
63-D
VOL. 1988, PG. 572, H.C.D.R.
63-A
(QUITCLAIM TO MILLER DAUGHTERS)
C.C. FILE NO. D-327790
F.M. 2351
(R.O.W. VARIES)
P.O.B.
FND. 5/8" I.R.
FND. I.R. W/CAP
FENCE POST
N42°09'30"E
S42°09'30"E
S47°50'30"W
N47°50'30"W
S42°09'30"E
S47°50'30"W
N47°50'30"W
S42°09'30"E
S47°50'30"W
N47°50'30"W

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER, BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 33 MIN. 13 SEC. WEST, A DISTANCE OF 668.02 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORHT 47 DEG. 39 SEC. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED 185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S-903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 20.56 FEET PASSING A 5/8 INCH IRON ROD; AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.3726 ACRES OF LAND, MORE OR LESS.

Appendix 3 - Parking Calculations

City of Friendswood Parking Requirements			
Standard Parking - Combination Option 1			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	22232	10/1000	222
Retail	22232	4/1000	89
Health Care	16516	4.5/1000	66
Gen Bus Ofc	24544	3.4/1000	83
Sq. ft.	85524		460.8
Required Commercial Spaces			460.8
Required MF Spaces			597.75
Total Required Space			1058.5

* Refer to Page 2 - Total Required MF Spaces.

* Refer to Page 2 - Retail Bldg. Square footage.

City of Houston Shared Parking Worksheet - Combination Option 1									
Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
		Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
Restaurant	222	22.2	111	166.5	88.8	33.3	166.5	222	111
Retail (excluding shopping center)	89	4.45	44.5	66.75	8.9	4.45	89	66.75	8.9
Clinic (Medical or Dental)	66	0	66	16.5	0	0	16.5	0	0
Office	83	4.15	83	24.9	4.15	0	8.3	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1058	628.8	454	573.65	669.95	635.75	669	587.75	628.2
Req. Spaces	669.95								

City of Friendswood Parking Requirements			
Shared Parking - Combination Option 2			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	22232	10/1000	222
Retail	46776	4/1000	187
Gen Bus Ofc	16516	3.4/1000	56
Sq. ft.	85524		465.6
Required Commercial Spaces			465.6
Required MF Spaces			597.75
Total Required Space			1063.3

City of Houston Shared Parking Worksheet - Combination Option 1									
Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
		Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
Restaurant	222	22.2	111	166.5	88.8	33.3	166.5	222	111
Retail (excluding shopping center)	187	9.35	93.5	140.25	18.7	9.35	187	140.25	18.7
Office	56	2.8	56	16.8	2.8	0	5.6	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1063	632.35	410	622.55	678.4	640.65	747.8	661.25	638
Req. Spaces	747.8								

City of Friendswood Parking Requirements			
Shared Parking - Combination Option 3			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	24544	10/1000	245
Retail	44464	4/1000	178
Gen Bus Ofc	16516	3.4/1000	56
Sq. ft.	85524		479.5
Required Commercial Spaces			479.5
Required MF Spaces			597.75
Total Required Space			1077.2

City of Houston Shared Parking Worksheet - Combination Option 1									
Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
		Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
Restaurant	245	24.5	122.5	183.75	98	36.75	183.75	245	122.5
Retail (excluding shopping center)	178	8.9	89	133.5	17.8	8.9	178	133.5	17.8
Office	56	2.8	56	16.8	2.8	0	5.6	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1077	634.2	417	633.05	686.7	643.65	756.05	677.5	648.6
Req. Spaces	756.05								

Appendix 3 - Parking Calculations

Residential Parking calculations based on Friendswood Design Criteria Manual, Appendix C				
Multi Family (MF) Parking Calculations				
Unit Code	Bdrm Type	Number	Parking Calculation	No. Req. Space
E1	Efficiency unit	60	1	60
A1	1 bdrm unit	60	1.5(60)	90
A3	1 bdrm unit	123	1.5(123)	184.5
B1	2 bdrm unit	30	1.5(30)+.25(30)	52.5
B3	2 bdrm unit	9	1.5(9) + .25(9)	15.75
B4	2 bdrm unit	84	1.5(84)+.25(84)	147
	Total units	366		
Total parking spaces proposed apartment count				549.75
TH	3 bdrm	24	1.5(24)+.25(48)	48
	Total units	24		
Combined unit total		390	Total units req	597.75

Commercial Lease Space		
Sq. Ftg.	# of Bldg.	Totals
11116	4	44464
12272	2	24544
8258	2	16516
Total Sq. Ftg.		85524
1000 sq ft per GFA		85.524

Parking Group Tables from Friendswood Design Criteria Manual, Appendix C

Finance and Insurance	
General Business Offices:	- up to 25,000 sq. ft. = 3.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 3.4 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.
Consumer Service Offices:	4.6 spaces per 1,000 sq. ft. GFA.
Data Processing, Telemarketing, Operations:	6 spaces per 1,000 sq. ft. GFA.
Food Service	
Restaurant:	10 spaces per 1,000 sq. ft. GFA;
Restaurant bar area:	15 spaces per 1,000 sq. ft. GFA;
Fast Food:	8 spaces per 1,000 sq. ft. GFA;
Take Out and Delivery Only:	3 spaces per 1,000 sq. ft. GFA;
Health Care and Social Assistance	
Medical Offices (not on hospital campus):	4.5 spaces per 1,000 sq. ft. GFA.
Retail Trade	4 spaces per 1,000 sq. ft. GFA.
Shopping Centers	- 6 spaces per 1,000 sq. ft. GFA up to 200,000 sq. ft.; - 5.5 spaces per 1,000 sq. ft. GFA over 200,000 sq. ft.
Transit and Ground Passenger Transportation; Scenic &Sightseeing	1 space per 100 sq. ft. GFA.

Planning & Zoning Commission

Final Report

To: Mayor and City Council

From: Thomas Hinckley, Planning & Zoning Commission Chairman

Marcus Rives, Planning & Zoning Commission Vice Chairman

Aubrey Harbin, Director of Community Development/Planner

Date: December 15, 2025

Re: Zone change request to change from Community Shopping Center "CSC" and Industrial "I" to Planned Unit Development "PUD" - Clear Creek Village PUD

At the Planning and Zoning Commission meeting held December 11, 2025, following the public hearing, the City of Friendswood Planning and Zoning Commission voted 5-0 (Commissioners Hinckley and Anderson were absent) on a motion to approve the requested zone change. The motion included a request to relocate the two multi-family buildings closest to 4650 FM 2351, Garage Ultimate farther from the property to mitigate future noise, and addressing the following staff comments in the PUD document:

Planning:
Page 8 - Table 1...name Private Green Space as Private Amenity to match section above.
Figure 3 - Name as Private Amenity to match narrative.

Clear Creek Village Planned Unit Development (PUD) will be a mixed-use development consisting of commercial, residential, shared green space and on-site detention. The proposed development will create a high-density residential development and a commercial space providing an integrated living and working space, providing an economic boost to the area. The broad range of housing products and unrestricted age use encourages cross-generational housing and living experience.

The multifamily portion of the development would provide 391 residential units resulting in a density of 26.6 units per acre of the MF-PUD land area. These buildings would be located towards the middle of the development and to the rear and allow for an increased building height of 65 feet, although the occupiable floors would be limited to 40 feet.

The commercial buildings would range in size from 7,000 to 13,000 square feet and a total of about 85,500 square feet of building area. These buildings would meet the required setbacks from FM 2351

and adhere to the 40-foot maximum building height. Except for gas stations, the uses allowed in the city's Neighborhood Commercial (NC) zoning district would be allowed in the development.

Several representatives from Garage Ultimate business located at 4650 FM 2351 attended the meeting and expressed opposition to the development for a few reasons including concern for residential development in an industrial area, security, and the location of the Garage Ultimate monument sign. The property is zoned Industrial (I) and they store a wide variety of street legal cars and host car shows on the weekends. They expressed concerns about the possibility of future residents complaining about the noise from engines revving. Security concerns stem from sharing the roadway with the new development. The monument sign for Garage Ultimate is in the area where the private roadway would need to be widened.

The Friendswood Code of Ordinances Chapter 54-95 limits noise as follows:
Sec. 54-95. - Maximum permissible sound levels.

(a) No person shall conduct, permit or allow any activity or sound source to produce a sound that is discernible beyond the property lines of the property on which the sound is being received that when measured as provided in section 54-102 exceeds the applicable dB(A) level listed below for the property on which the sound is received.
   (1) *Residential property.*
      a. 65 dB(A) during daytime hours.
      b. 58 dB(A) during nighttime hours.
   (2) *Nonresidential property.* 70 dB(A) during either daytime or nighttime hours.

(b) The dB(A) levels set forth in this section apply to the property where the sound is being received. Any sound that when measured at the property where the sound is being received exceeds the dB(A) levels set forth in this section is a violation of this article. Evidence that an activity or sound source produces a sound that exceeds the dB(A) levels specified in this section, when measured at the site where the sound is being produced, if available, shall be prima facie evidence of a sound nuisance which unreasonably disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the limits of the city in violation of this article.

Additional discussion among the Commissioners was a concern about the phasing of the development. While the owner plans to construct or begin the whole project within two years, there was concern from a couple of Commissioners that the residential buildings would be constructed and then none of the commercial buildings would be built.

Following the suggestion of relocating the two residential buildings to be further from the property, the Commission is forwarding a positive recommendation.

Clear Creek Village

Planned Unit Development

The City of Friendswood

November 17, 2025

Prepared by:

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 Meadowglen Ln.
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

Table of Contents

Table of Contents 2

I. INTRODUCTION 4

A. Summary 4

B. Project Location 4

C. Existing Zoning 4

D. Surrounding Land Use 4

E. Existing Site Conditions 4

F. Future Land Use Map 5

G. Comprehensive Plan Analysis 5

II. DEVELOPMENT PLAN 6

A. Purpose & Intent 6

B. Land Use Plan 6

C. Circulation 7

D. Green Space and Trails. 8

III. DEVELOPMENT REGULATIONS 9

A. General Provisions 9

1. Applicability 9
2. Existing Utilities 9
3. Design Standards 9
4. Lighting 10
5. Signage 10
6. Planting 10

B. Development Standards 10

1. Neighborhood Commercial District (NC-PUD) 10
2. Multiple-Family Residential Dwelling – (MF-PUD) 11
3. Parking 11
4. Building Setback Encroachments 11

IV. ADMINISTRATION & AMENDMENTS 12

A. Deviations from the Code of Ordinance 12

B. Project Phasing 12

TABLES

Table 1 – Land Use 7
Table 2 - Green Space 8
Table 3 - Green Space, Trails & Open Space 8
Table 4 – NC-PUD Building Standards 11
Table 5 - MF-PUD Building Standards 11
Table 6 – Deviations from Code of Ordinance 12
Table 7 – Deviations from 2021 Design Criteria Manual 13

Figures

Figure 1 Subject Tract
Figure 2 Existing Zoning Map
Figure 3 Land Use Plan
Figure 4 Concept Plan
Figure 5 NC-PUD Typical Elevations
Figure 6 MF-PUD Typical Elevations

APPENDIX

Appendix 1 General Warranty Deed
Appendix 2 Survey/Metes and Bounds
Appendix 3 Parking Calculation Tables

I. INTRODUCTION

A. Summary

The Planned Unit Development District (PUD) establishes comprehensive guidance and regulations for Clear Creek Village ("Project"), comprised of 29.0 acres, as depicted in Figure 1 – Subject Tract. The project is a mixed-used development consisting of commercial, residential, shared green space and onsite detention. The intent of this document is to provide a means by which development may occur in an orderly and responsible manner by establishing guidelines that ensure quality development and specifically address the goals of both the City of Friendswood, "City" and the Developer. While the project is currently known as "Clear Creek Village", this name may change in the future as a result of marketing strategy or other factors.

B. Project Location

The Project is located on FM 2351, south of the Timber Creek Golf Course, approximately 4,000 feet or .75 miles from Beamer Road, entirely within Friendswood City Limits.

C. Existing Zoning

As shown in Figure 2 – Existing Zoning Map, the northwestern portion of the property, abutting the Timber Creek Golf Course, is zoned as Industrial (I). The remainder of the property abutting FM 2351 is zoned as Community Shopping Center (CSC).

D. Surrounding Land Use

Clear Creek Village is located at the northwestern portion of Friendswood surrounded by a mixture of undeveloped, commercial, industrial and public land. To the north a 316-acre golf course, to the west the 73-acre Frankie Carter Randolph Park, undeveloped property, and a storage facility. To the east of the property, a mixture of undeveloped property, and commercially developed properties focused on automotive repairs and storage. To the south two apartment complexes and a mix of commercially developed properties including Clear Brook High School, a 35-acre school campus which sits just outside of Friendswood City Limits.

E. Existing Site Conditions

The site is a 29-acre tract of land with 660 feet of frontage along FM 2351. The property is undeveloped and is heavily wooded with vegetation and underbrush. The western corner of the property falls within the 500-year floodplain. Public data obtained from the

Railroad Commission of Texas shows an oil well present on site. Confirmation of the well site and a plan of action to address status of the well will be part of the site plan approval process.

F. Future Land Use Map

Friendswood annexed the identified tract of land in 1982, giving it a zoning designation of Industrial. In 1989 zoning shifted from Industrial to Commercial along FM 2351 while retaining the Industrial designation to the rear. Since annexation the land has remained undeveloped. The 2021 Future Land Use Plan identifies use designations of Industrial and Retail, consistent with current zoning categories. A mixed-use development with a commercial and multi-family component is proposed for this site. The commercial portion is supported by the Future Land Use Map which prioritizes commercial development. The rear multi-family component, while not reflected in the Future Land Use Map, is a variation of commercial development and will serve as support for the retail and office space.

G. Comprehensive Plan Analysis

The 1998 Comprehensive Plan identifies land along FM 2351 as suitable for Industrial, High Density Residential and Retail Services. The proposed development mirrors established development on the south side of FM 2351, supporting the City goal of guided land development producing uniformed land patterns. The placement of retail and high density residential maximizes the shared property line between this project and Timber Creek Golf Course, providing a buffer and gradual change in topography. The multi-family component is situated near Frankie Randolph Park. This proximity will provide residents with easy access to a public park supporting the 1998 Comprehensive Plan goal to develop residential which can be supported by existing park and recreational areas. The 1998 Comprehensive Plan identifies FM 2351 as a major thoroughfare capable of supporting a higher density residential development and commercial development both in vehicle volume and connectivity, internally in Friendswood and externally to the greater metro area. The mixed-use development brings Friendswood closer to the 1998 Comprehensive Plan goal of an economic pattern with an increased commercial base.

II. DEVELOPMENT PLAN

A. Purpose & Intent

A Planned Unit Development is sought based on section J.(1)(e)1. of the Friendswood Code of Ordinances, Appendix C, Section 7. The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards.

The purpose of the Planned Unit Development is to clarify planning considerations and guide implementation of the vision for the community. It will establish a framework for the Clear Creek Village by identifying the type, location, and projected density of the land uses proposed within the development. The primary goal of the Clear Creek Village Planned Unit Development is to create a mixed-use development that is rooted within the City creating a vibrant, connected addition to the community. The proposed development will create a high-density residential development and a commercial space providing an integrated living and working space, providing an economic boost to the area. The broad range of high-density housing products and unrestricted age use encourages cross-generational housing and living experience.

B. Land Use Plan

Proposed Uses & Densities

NC-PUD, Neighborhood Commercial District. The Neighborhood Commercial Planned Unit District, for retail sales, services and office activities, in a mixed grouping. Structure size will range between 7,000 and 13,000 square feet. Land ownership will be retained by a single entity; buildings shall be occupied by leaseholders.

MF-PUD, residential. The Multi-Family Planned Unit District, a residential district providing high density garden apartments and townhouses.

Detention. Stormwater management infrastructure includes detention, open space, landscaping and a designated trail.

Table 1 – Land Use

TABLE 1 – Land Use		
Land Use	**Gross Acres**	**% Gross AC**
Multi Family, MF-PUD	14.7	50%
Neighborhood Commercial District, NC-PUD	8.22	28%
Detention	6.44	22%
Total	29.37	100%

Figure 3 – Land Use Plan depicts the proposed locations of these land uses. Land uses may be relocated within the boundaries of the PUD, provided they comply with the acreage restrictions referred to in this section.

Land use categories shall be regulated on a total gross acreage basis. Land use categories may increase or decrease by up to 10 percent without further approval of the Planning and Zoning Commission or City Council. Gross detention acreage may increase due to final engineering considerations resulting in a decrease in other land uses. Table 1 shall be the basis for calculating any and all land use changes by future administrative approvals as described in the administrative section of this PUD.

The density shall not exceed 26.6 residential dwelling units per acre of MF-PUD designated land. At a gross acreage of +-/ 14.7, this would result in a maximum of 391 residential units.

C. Circulation

As part of Friendswood PUD Option 2 process a Traffic Impact Analysis (TIA) will be submitted for review and approval when applying for site plan approval.
Figure 4 – The Concept Plan illustrates the proposed circulation system for Clear Creek Village. The plan is designed to meet the mobility needs of the development in a safe and efficient manner as well as provide adequate circulation for the overall site. There shall be two access points. The first access point will be a shared driveway easement, constructed at the existing curb cut out along F.M. 2351. The second access point will be a 30-foot private access easement constructed as part of the development. The private drive will be 30 feet wide running along the east property line adjoining an existing driveway easement. The private drive will be built to meet guidelines established in Section 4 of the 2021 Design Criteria Manual.

D. Green Space and Trails.

1. Green Space

Green Space Promenade and Plaza areas and Private Amenity area shall comprise at least 8.5% of the gross acreage of Clear Creek Village:

Green Space Promenade and Plaza = 1.77 Ac.
Private Amenity = 0.73 Ac.

Name as Private Amenity to match section above.

Table 2 - Green Space

TABLE 2 - Green Space			
Land Use	**Type of Green Space**	**AC**	**% of Gross AC**
MF-PUD	Private Green Space	0.73	2.5%
NC-PUD	Public Green Space, Promenade & Plaza	0.62	2.1%
MF-PUD	Public Green Space, Promenade & Plaza	1.15	3.9%
Total Green Space		2.50	8.5%

2. Trails and Open Space

Trails and Open Space shall comprise at least 2.2% of the gross acreage of Clear Creek Village:

Open landscaped area within land designated for detention = 0.64 Ac.
Proposed quarter mile, (1,320 linear feet) of trails and pathways within development.

The proposed semi-public trail through the promenade and plaza and around the detention system may be paved or unpaved and constructed of materials that are appropriate for the specific application. The specific location of individual trails may be moved or combined as the design and development of Clear Creek Village moves forward. Future connection to Frankie Randolph Park may be possible with off-site easements and coordinated development.

Table 3 - Green Space, Trails & Open Space

TABLE 3 - Green Space, Trails & Open Space		
Type of Green Space	**AC**	**% of Gross AC**
Green Space	2.50	8.5%
Trails and Open space	0.64	2.2%
Total	3.14	10.7%

III. DEVELOPMENT REGULATIONS

A. General Provisions

1. Applicability

The regulations contained herein shall apply to all property located within the boundaries of Clear Creek Village PUD. Appendix 2 contains the metes and bounds description of the property.

All construction and development within the PUD area shall comply with applicable provisions of the City's codes and ordinances as they exist on the date of adoption of this PUD and the laws of the State of Texas, except as modified within the amended PUD.

If specific development standards are not established or if an issue, condition, or situation arises or occurs that is not clearly addressed or understandable in the PUD, then those regulations and standards of the City's codes and ordinances that are applicable for the most similar issue, condition, or situation shall apply as determined by the City's Designated Official. Appeal of any determination regarding applicability will follow procedures established in Section 10 of Appendix C of the Friendswood Code of Ordinances.

This PUD may be amended by the same procedure as it was adopted, by ordinance.

2. Existing Utilities

Existing utilities and all use allowed by existing easements shall continue to be permitted in all designations within the PUD.

3. Design Standards

Friendswood Community Overlay District (COD) requirements established in Section 7.5 Appendix C, Zoning of the Friendswood Code of Ordinances shall apply along the first 150 feet of F. M. 2351.

Façade materials listed in Figure 5 – NC-PUD Typical Elevations shall apply to development within the NC-PUD section of the PUD.

Façade materials and color scheme listed in Figure 6 – MF-PUD Typical Elevations shall apply to development within the MF-PUD section of the PUD.

4. Lighting

All lighting within Clear Creek Village will be subject to standards established in the Code of Ordinance, Appendix C., Sec. 8. J. 2. c., Lighting and glare. Green space and trails will require lighting standard meeting illumination level recommendations established by Illuminating Engineering Society "IES." These standards will help to ensure attractive, high-quality lighting is provided throughout the development.

5. Signage

All signage within Clear Creek Village will be subject to the standards established in the City Code of Ordinance, Appendix A. These standards will allow signs to provide information while maintaining the aesthetic of the community.

6. Planting

All planting within the PUD will be subject to the standards established in the Code of Ordinances, Appendix C, Sections 7.5 and 8. I. Landscaping and Screening requirements. These standards will preserve the value of trees in the community.

B. Development Standards

Lot development shall be subject to Friendswood, Code of Ordinances, Appendix C, Section 7.Q., except were modified by the development standards established in this section of the PUD.

1. Neighborhood Commercial District (NC-PUD)

Purpose: The Neighborhood Commercial District is designed to meet the demand for commercial development along major thoroughfares. Neighborhood Commercial is intended for retail sales, services and office activities in a mixed grouping meeting the daily needs of the community. All land uses allowed by the City's current Neighborhood Commercial District, excluding gasoline service stations, shall be permitted within this NC-PUD land use area. Uses identified in Section 7. P. of Appendix C of the Friendswood Code of Ordinance as requiring a Specific Use Permit must comply with all city requirements and procedures to operate said uses within the PUD.

Table 4 – NC-PUD Building Standards

Table 4 – NC-PUD Building Standards								
	Bldg. min. sq. footage	**Bldg. Width**	**Bldg. Depth**	**Front yard min.**	**Rear yard min.**	**Side yard min**	**Height Max ft.**	**Landscape required**
NC-PUD	7000'	70'	115'	30'	0'	5'	40'	Yes

Figure 5 – Depicts typical NC-PUD elevations.

2. Multiple-Family Residential Dwelling – (MF-PUD)

Purpose: Multiple-Family Residential Dwelling is a residential district intended to provide for the highest residential density allowing for a density of up to 26.6 dwelling units per acre. All land uses allowed by the City's current MFR-H, Multiple-Family Residential Dwelling-Highest Density District, shall be permitted within this MF-PUD land use area.

Table 5 - MF-PUD Building Standards

Table 5 - MF-PUD Building Standards							
	Units per Acre	**Bldg. min. sq. footage**	**Front yard min.**	**Rear yard min.**	**Side Yard min.**	**Height Max ft.**	**Occupiable Height Max Ft.**
MF-PUD	26.6	14000'	0	10'	5'	65'	40'

Figure 6 – Depicts typical MF-PUD elevations.

3. Parking

Clear Creek Village seeks to incorporate pedestrian friendly access and shared green spaces within a compact mixed-use development. To meet these design elements the development will establish 796 shared parking spaces, 488 confirmed for Multi Family (MF-PUD) and 7 parking spaces per 1,000 sq. ft. GFA or 308 spaces associated with Neighborhood Commercial, NC-PUD. The reduced parking plan will encourage pedestrian mobility, devoting more space to community interaction and shared experiences. Parking spaces and parking lot geometric design shall comply with requirements established in the 2021 Design Criteria Manual. Parking calculations provided as Appendix 3.

4. Building Setback Encroachments

Building setback lines shall be provided according to the approved concept plan. Architectural features such as porches, entry stairs/stoops, eaves, bay windows, balconies, fireplace chimneys, and other similar decorative features, may

encroach into the setback area a maximum of three feet and may not extend more than five feet above the principal structure.

IV. ADMINISTRATION & AMENDMENTS

A. Deviations from the Code of Ordinance

The criteria established in this PUD require deviations from the City's Code of Ordinance, Appendix C and the Friendswood 2021 Design Criteria Manual. These deviations are necessary to achieve the community vision established for Clear Creek Village. Table 4 describes the requested deviations. These deviations shall apply to all property within the PUD.

B. Project Phasing

Clear Creek Village may be developed in a maximum of two phases to provide a balanced approach relative to anticipated market demands. Development must occur within time limitations established through Section 7. J. (4) of Appendix C of the Friendswood Code of Ordinances.

Table 6 – Deviations from Code of Ordinance

TABLE 6 - Deviations from Code of Ordinance, Appendix C			
	Code of Ordinances Section	**Requirement**	**PUD**
Density	7.Q.2	Density ranging up to 12 dwelling units per gross acre.	Density ranging up to 26.6 dwelling units per. MF-PUD platted acre.
Height Maximum	7.Q.2	Height Maximum Feet, 40 feet.	Building height not to exceed 65' feet. Occupiable building height not to exceed 40' feet.

Table 7 – Deviations from 2021 Design Criteria Manual

Table 7 - Deviations from 2021 Design Criteria Manual			
	Code of Ordinances Section	**Requirement**	**PUD**
Parking	Appendix C Parking Group Table	Established Parking Categories	796 parking spaces, 488 reserved for MF-PUD, 308 reserved for NC-PUD. See appendix 3 – Parking Calculations.

Figure 1: Subject Tract

Clear Creek Village Planned Unit Development

October, 2025

EHRA

ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
251-007-00

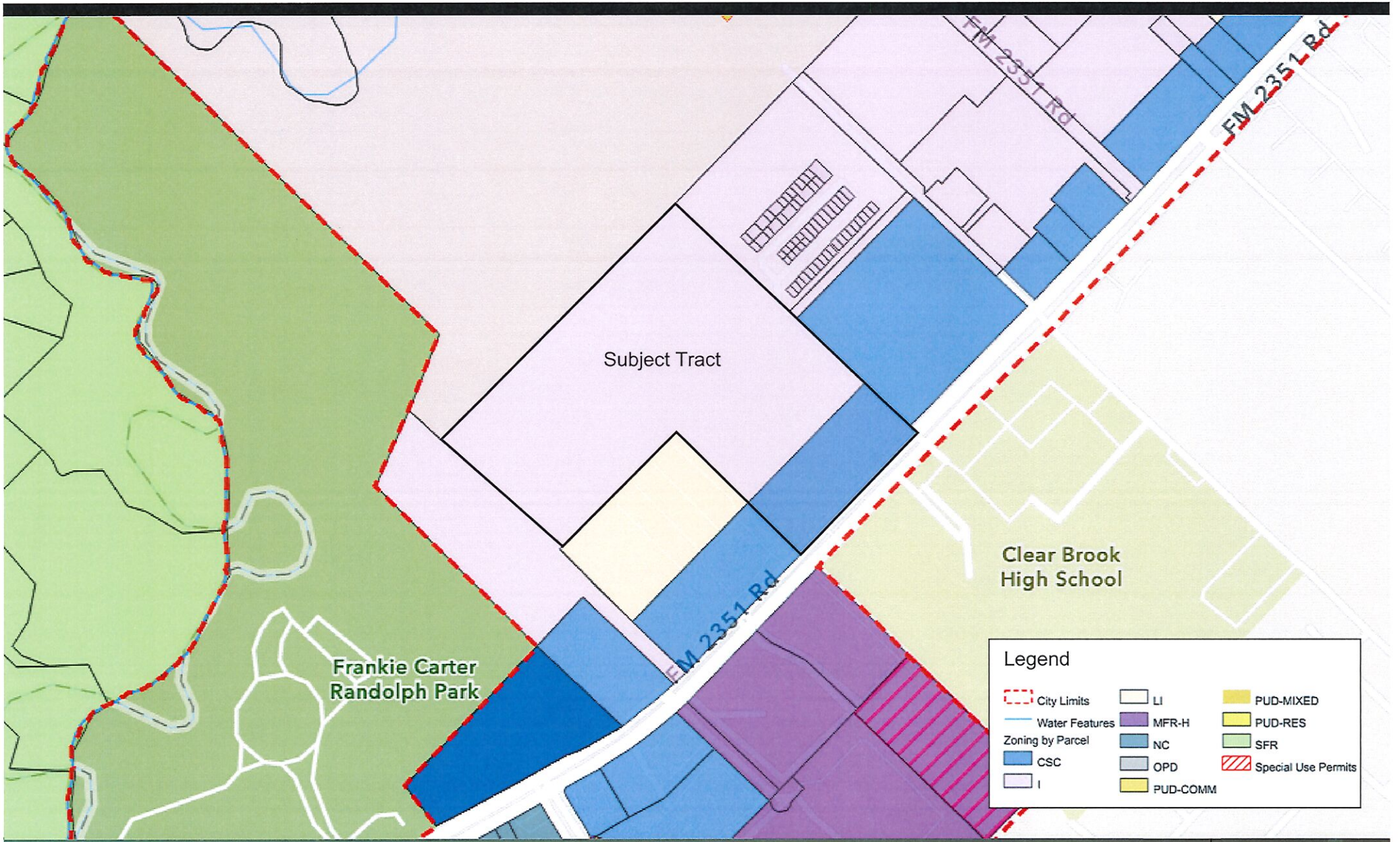


Figure 2: Existing Zoning Map

Clear Creek Village Planned Unit Development

October, 2025

EHRA

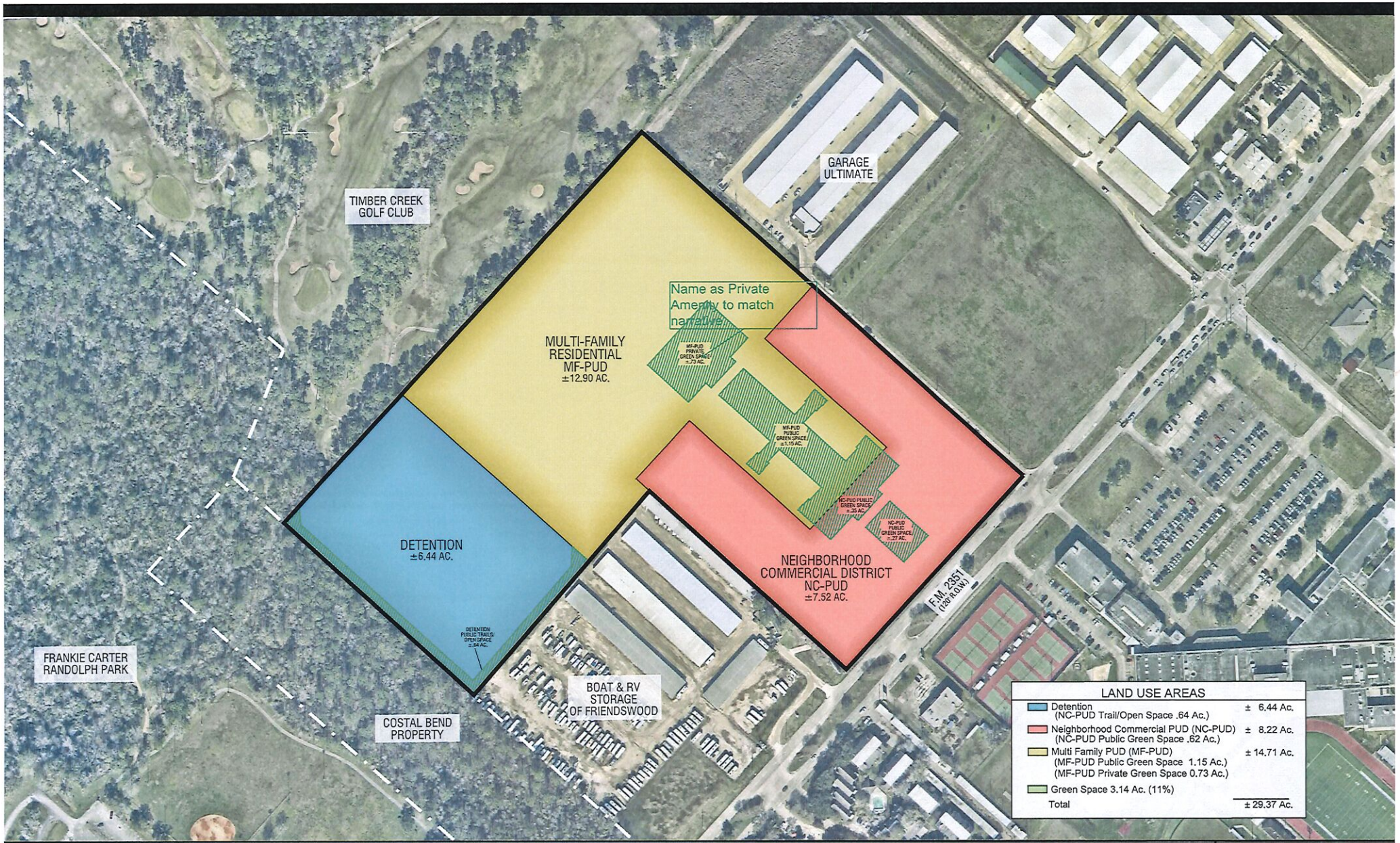


Figure 3: Land Use Plan

Clear Creek Village Planned Unit Development

November 17, 2025

NORTH

EHRA

ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 251-007-00

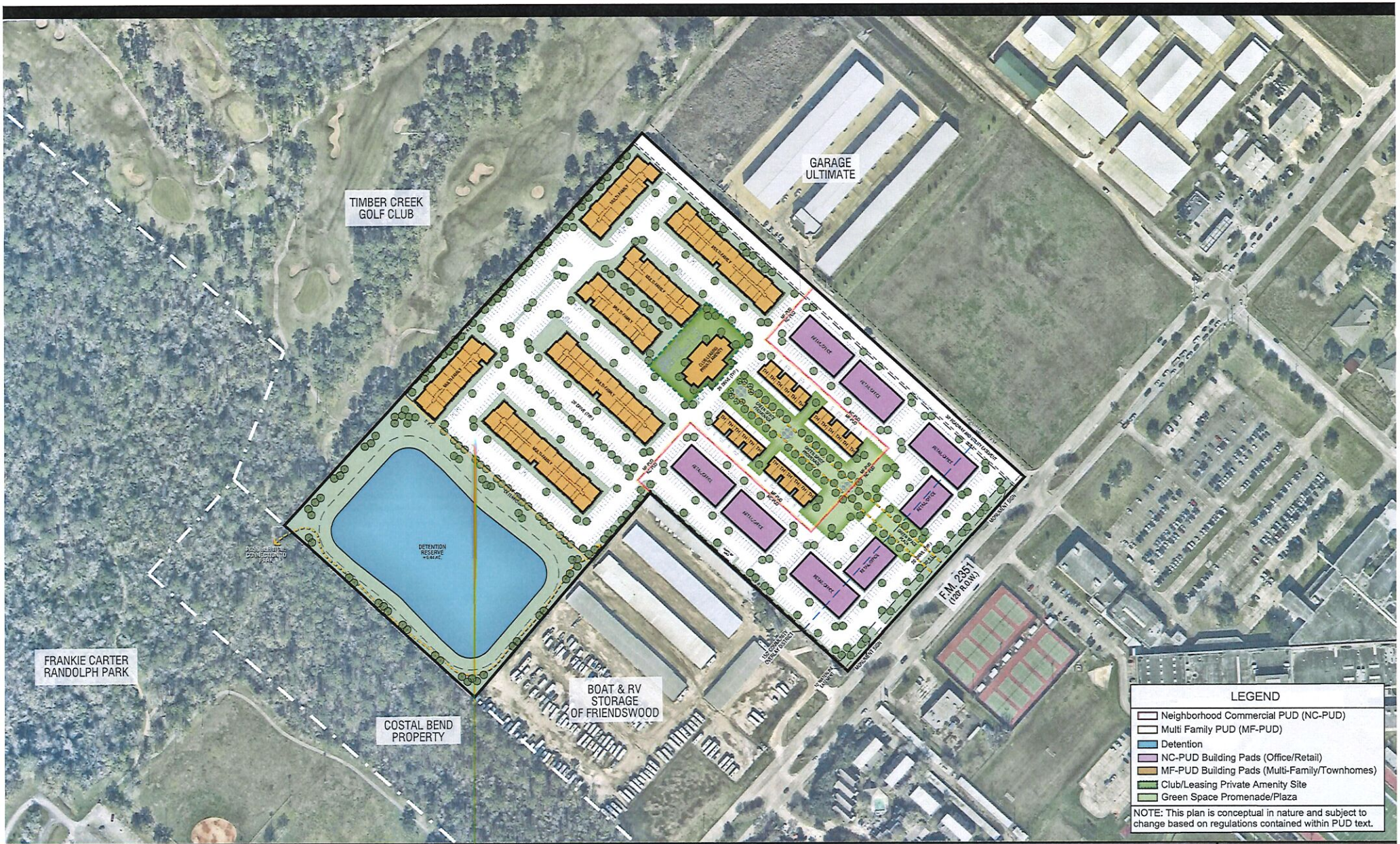


Figure 4: Concept Plan

Clear Creek Village Planned Unit Development

November 17, 2025

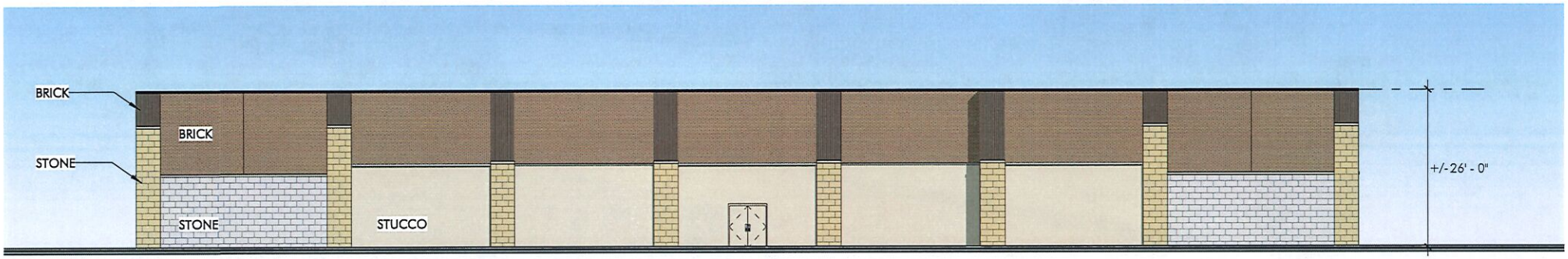
SCALE 1"=100'
TRUE SCALE AT 24"x36"

NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092500

EHRA JOB NO.
251-007-00

MULTI-TENANT OFFICE/RETAIL
FRONT ELEVATION



MULTI-TENANT OFFICE/RETAIL
REAR ELEVATIONS

MATERIALS

Clear Creek Village: Figure 5 - NC-PUD Typical Elevations

Clear Creek Village: Figure 5 - NC-PUD Typical Elevations

Creek Village: Figure 6 - MF-PUD Typical Elevations

RP-2024-427676
11/15/2024 ER $41.00

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT BUILDVESTMENTS LLC, a Texas limited liability company ("Grantor"), in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration in hand paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY, unto DHANANI INVESTMENT INC., a Texas corporation, whose address is 11333 Fountain Lake Drive, Stafford, Texas 77477 ("Grantee"), that certain tract or parcel of land being more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes together with all improvements thereon, if any and all appurtenances of the above-described land, including all right, title and interest of Grantor, in and to easements or rights-of-way relating thereto (collectively referred to herein as the "Property").

This conveyance is made and accepted subject to those encumbrances, restrictions, easements, conditions, covenants, reservations, documents and exceptions to title of record in the Real Property Records of Harris County, Texas, impacting the Property and listed on Exhibit B attached hereto and incorporated herein by reference for all purposes (the "Permitted Exceptions"), but only to the extent that the same are valid, existing, affect and are enforceable against the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights, hereditaments and appurtenances thereto belonging, unto the said Grantee, and Grantee's successors and assigns, forever. Grantor hereby binds itself, its successors and assigns to warrant and forever defend the title to the Property unto the said Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the Permitted Exceptions.

[signature page follows]

EXECUTED to be effective as of November 14, 2024.

GRANTOR:

BUILDVESTMENTS LLC,
a Texas limited liability company

By: _____
Pratik Gandhi, Member

THE STATE OF TEXAS §
§
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 14th day of November, 2024, by Pratik Gandhi, Member of Buildvestments LLC, a Texas limited liability company, on behalf of such limited liability company.

SUMER ZEHRA BRITO
Notary Public, State of Texas
Comm. Expires 05-15-2028
Notary ID 134902998

_____
Notary Public in and for the State of T E X A S

EXHIBIT A

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 33 MIN. 13 SEC. WEST, A DISTANCE OF 668.02 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORTH 47 DEG. 39 MIN. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED.185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 20.56 FEET PASSING A 5/8 INCH IRON ROD; AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.3726 ACRES OF LAND MORE OR LESS.

EXHIBIT B

PERMITTED EXCPETIONS

1. Restrictive covenants as shown on Instrument(s) recorded under Harris County Clerk's File Number(s) D297010.

2. Pipeline right-of-way easement in favor of Humble Oil and Refining Company, a Texas corporation as set forth in instrument recorded in/under Volume 1061, Page 687 of the Deed Records of Harris County, Texas.

3. An easement for purposes of constructing, reconstructing, altering, and maintaining underground potable water facilities located on subject property granted to City of Friendswood, a home rule municipal corporation by instrument recorded in/under County Clerk's File No. V938331 of the Official Public Records of Harris County, Texas.

4. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Harris County Clerk's File Number(s) D297010. Reference to which instrument is here made for particulars.

5. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 1056, Page 532 of the Deed Records of Harris County, Texas. Reference to which instrument is here made for particulars.

RP-2024-427676

Pages 6

11/15/2024 01:30 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

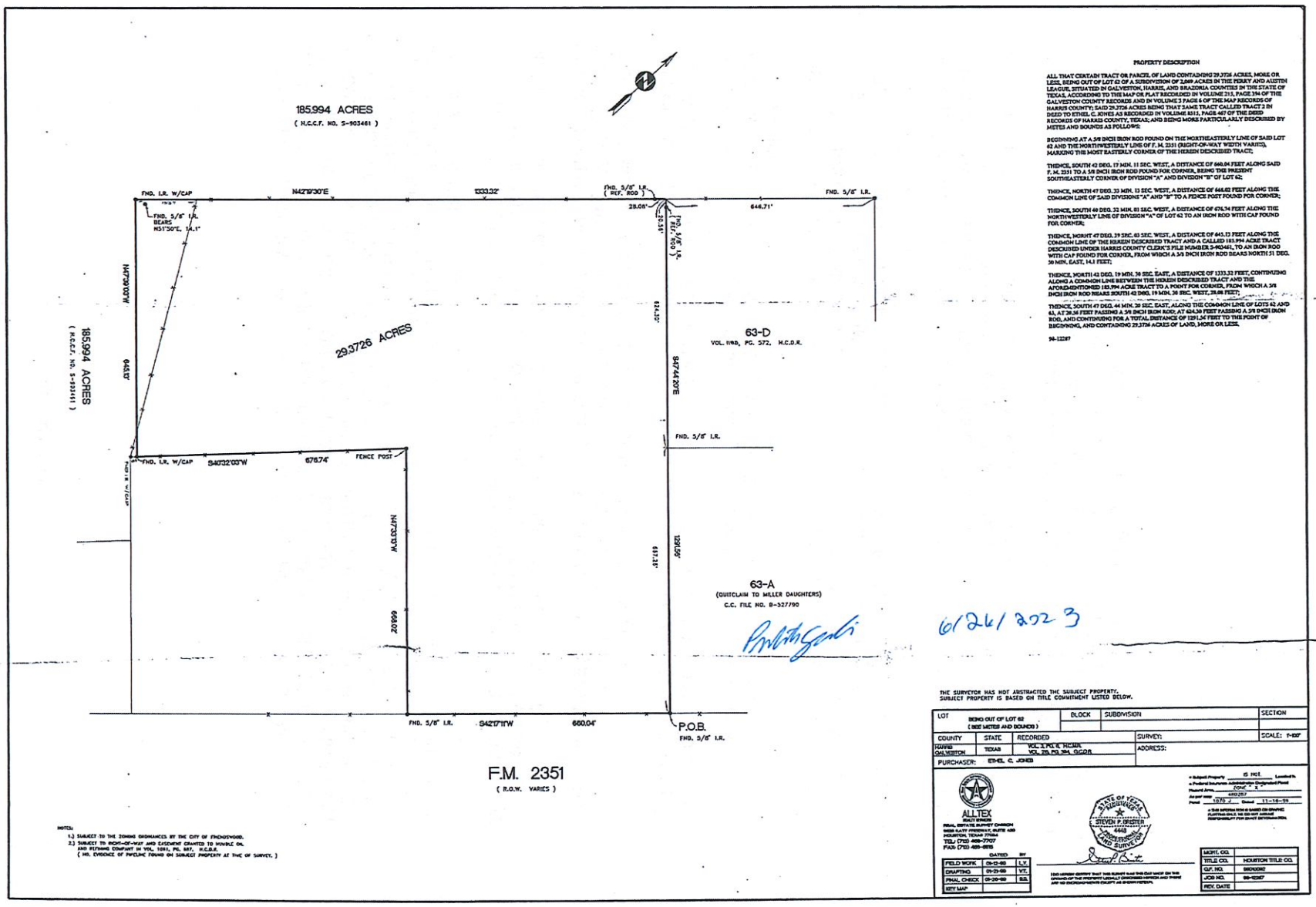
Fees $41.00

RP-2024-427676

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

COUNTY CLERK
HARRIS COUNTY, TEXAS



PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,049 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THIS MAP OR PLAT RECORDED IN VOLUME 213, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8513, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER, BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 20 MIN. 57 SEC. WEST, A DISTANCE OF 644.43 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORTH 47 DEG. 39 SEC. 43 SEC. WEST, A DISTANCE OF 643.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED 185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S-903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 28.36 FEET PASSING A 5/8 INCH IRON ROD, AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.54 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.3726 ACRES OF LAND, MORE OR LESS.

94-12287

THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. SUBJECT PROPERTY IS BASED ON TITLE COMMITMENT LISTED BELOW.

LOT BEING OUT OF LOT 62 (SEE METES AND BOUNDS)	BLOCK	SUBDIVISION	SECTION
COUNTY: GALVESTON / HARRIS	STATE: TEXAS	RECORDED: VOL. 3 PG. 6 HCMR; VOL. 213 PG. 394, GCDR	SURVEY: ADDRESS:
PURCHASER: ETHEL C. JONES			SCALE: 1"=100'

ALLTEX
REAL ESTATE SURVEY DIVISION
9600 KATY FREEWAY, SUITE 488
HOUSTON, TEXAS 77024
TEL: (713) 468-7707
FAX: (713) 468-8810

	DATED	BY
FIELD WORK	09-12-99	L.T.
DRAFTING	09-21-99	V.T.
FINAL CHECK	09-28-99	S.D.
KEY MAP		

STATE OF TEXAS REGISTERED STEVEN P. GRISTER 4460 LICENSED PROFESSIONAL LAND SURVEYOR

MGMT. CO.	
TITLE CO.	HOUSTON TITLE CO.
G.F. NO.	990900382
JOB NO.	99-12287
REV. DATE	

NOTES:
1.) SUBJECT TO THE ZONING ORDINANCES BY THE CITY OF FRIENDSWOOD.
2.) SUBJECT TO RIGHT-OF-WAY AND EASEMENT GRANTED TO MIDDLE OIL AND REFINING COMPANY IN VOL. 1081, PG. 557, H.C.D.R.
(NO EVIDENCE OF PIPELINE FOUND ON SUBJECT PROPERTY AT TIME OF SURVEY.)

6/26/2023

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER, BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 33 MIN. 13 SEC. WEST, A DISTANCE OF 668.02 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORHT 47 DEG. 39 SEC. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED 185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S-903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 20.56 FEET PASSING A 5/8 INCH IRON ROD; AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.3726 ACRES OF LAND, MORE OR LESS.

Appendix 3 - Parking Calculations

City of Friendswood Parking Requirements			
Standard Parking - Combination Option 1			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	22232	10/1000	222
Retail	22232	4/1000	89
Health Care	16516	4.5/1000	66
Gen Bus Ofc	24544	3.4/1000	83
Sq. ft.	85524		460.8
Required Commercial Spaces			460.8
Required MF Spaces			597.75
Total Required Space			1058.5

* Refer to Page 2 - Total Required MF Spaces.

* Refer to Page 2 - Retail Bldg. Square footage.

City of Friendswood Parking Requirements			
Shared Parking - Combination Option 2			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	22232	10/1000	222
Retail	46776	4/1000	187
Gen Bus Ofc	16516	3.4/1000	56
Sq. ft.	85524		465.6
Required Commercial Spaces			465.6
Required MF Spaces			597.75
Total Required Space			1063.3

City of Friendswood Parking Requirements			
Shared Parking - Combination Option 3			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	24544	10/1000	245
Retail	44464	4/1000	178
Gen Bus Ofc	16516	3.4/1000	56
Sq. ft.	85524		479.5
Required Commercial Spaces			479.5
Required MF Spaces			597.75
Total Required Space			1077.2

City of Houston Shared Parking Worksheet - Combination Option 1									
Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
		Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
Restaurant	222	22.2	111	166.5	88.8	33.3	166.5	222	111
Retail (excluding shopping center)	89	4.45	44.5	66.75	8.9	4.45	89	66.75	8.9
Clinic (Medical or Dental)	66	0	66	16.5	0	0	16.5	0	0
Office	83	4.15	83	24.9	4.15	0	8.3	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1058	628.8	454	573.65	669.95	635.75	669	587.75	628.2
Req. Spaces	669.95								

City of Houston Shared Parking Worksheet - Combination Option 1									
Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
		Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
Restaurant	222	22.2	111	166.5	88.8	33.3	166.5	222	111
Retail (excluding shopping center)	187	9.35	93.5	140.25	18.7	9.35	187	140.25	18.7
Office	56	2.8	56	16.8	2.8	0	5.6	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1063	632.35	410	622.55	678.4	640.65	747.8	661.25	638
Req. Spaces	747.8								

City of Houston Shared Parking Worksheet - Combination Option 1									
Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend
		Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight
Restaurant	245	24.5	122.5	183.75	98	36.75	183.75	245	122.5
Retail (excluding shopping center)	178	8.9	89	133.5	17.8	8.9	178	133.5	17.8
Office	56	2.8	56	16.8	2.8	0	5.6	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1077	634.2	417	633.05	686.7	643.65	756.05	677.5	648.6
Req. Spaces	756.05								

Appendix 3 - Parking Calculations

Residential Parking calculations based on Friendswood Design Criteria Manual, Appendix C				
Multi Family (MF) Parking Calculations				
Unit Code	Bdrm Type	Number	Parking Calculation	No. Req. Space
E1	Efficiency unit	60	1	60
A1	1 bdrm unit	60	1.5(60)	90
A3	1 bdrm unit	123	1.5(123)	184.5
B1	2 bdrm unit	30	1.5(30)+.25(30)	52.5
B3	2 bdrm unit	9	1.5(9) + .25(9)	15.75
B4	2 bdrm unit	84	1.5(84)+.25(84)	147
	Total units	366		
Total parking spaces proposed apartment count				549.75
TH	3 bdrm	24	1.5(24)+.25(48)	48
	Total units	24		
Combined unit total		390	Total units req	597.75

Commercial Lease Space		
Sq. Ftg.	# of Bldg.	Totals
11116	4	44464
12272	2	24544
8258	2	16516
Total Sq. Ftg.		85524
1000 sq ft per GFA		85.524

Parking Group Tables from Friendswood Design Criteria Manual, Appendix C

Finance and Insurance	
General Business Offices:	- up to 25,000 sq. ft. = 3.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 3.4 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.
Consumer Service Offices:	4.6 spaces per 1,000 sq. ft. GFA.
Data Processing, Telemarketing, Operations:	6 spaces per 1,000 sq. ft. GFA.
Food Service	
Restaurant:	10 spaces per 1,000 sq. ft. GFA;
Restaurant bar area:	15 spaces per 1,000 sq. ft. GFA;
Fast Food:	8 spaces per 1,000 sq. ft. GFA;
Take Out and Delivery Only:	3 spaces per 1,000 sq. ft. GFA;
Health Care and Social Assistance	
Medical Offices (not on hospital campus):	4.5 spaces per 1,000 sq. ft. GFA.
Retail Trade	4 spaces per 1,000 sq. ft. GFA.
Shopping Centers	- 6 spaces per 1,000 sq. ft. GFA up to 200,000 sq. ft.; - 5.5 spaces per 1,000 sq. ft. GFA over 200,000 sq. ft.
Transit and Ground Passenger Transportation; Scenic &Sightseeing	1 space per 100 sq. ft. GFA.

Rezoning Report

November 2025

Location: FM 2351, generally located in the 4700 Block

Legal: 29.3726 acres, more or less, being out of Lot 62 of a subdivision of 2,069 acres in the Perry and Austin League situated in Galveston, Harris, and Brazoria Counties in the State of Texas, according to the Map or Plat recorded in Volume 215, Page 394 of the Galveston County Records and in Volume 3 Page 6 of the Map Records of Harris County, Friendswood, Texas

Project: Clear Creek Village Planned Unit Development (PUD)

Requests: 1) Future Land Use Map (FLUM) amendment from "Retail" and "Industrial" to "Mixed Use"

and

2) Zone classification change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD)

Planned Unit Development (from Appendix C Zoning Ordinance)

This district allows for greater flexibility in the design and coordination of a single use or mixed uses than in other districts because a specific ordinance is written for every PUD. A PUD is a unique zoning classification and shall be granted only when the planning and zoning commission and city council determine that the applicant has submitted a complete application containing sufficient detail. An applicant is not entitled to a PUD as a matter of right. The city reserves the right to establish conditions as determined appropriate.

The general purposes of all PUD districts are several-fold:

1. To encourage unified design and development of tracts of land incorporating a variety of uses, including, but not limited to, residential, commercial, office, and institutional;

2. To accommodate innovation in development by modifying the city's land use and development regulations;

3. To provide for and protect the public health, safety, and general welfare of the city by assuring quality development in accordance with the city's comprehensive plan and other related goals;

4. To minimize the negative impact of developments, especially those related to drainage, environment, traffic, and public services and related facilities;

5. To protect and enhance the aesthetic and visual qualities of development;

6. To provide development of sites in a suitable fashion when such development is restricted by such factors as site location and shape; or

7. To promote economic development in accordance with the city's plans for such.

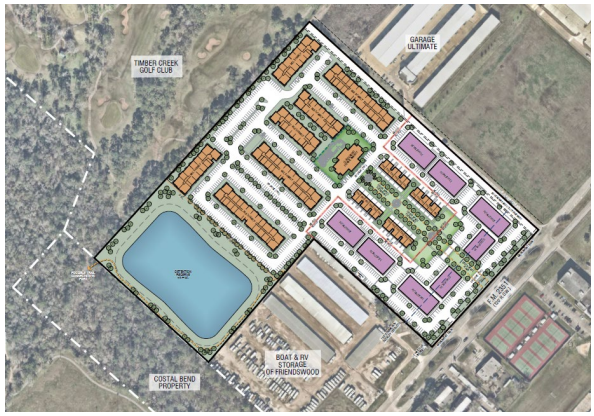
Proposed Use (Permitted Uses, Location, Size, etc.)

Mixed-Use Development

The proposed project is a mixed-use development consisting of high density residential and commercial space providing an integrated living and workspace. Shared green space and on-site detention will also be provided within the development. The property is located near Timber Creek Golf Course and Frankie Carter Randolph Park (Harris County) which would provide future residents easy access to both public and private recreation amenities.

The commercial portions of the development will utilize the Neighborhood Commercial zoning district to regulate the uses allowed within the development. All land uses allowed by the NC zoning district, excluding gasoline service stations, shall be permitted within the commercial areas of the development. Uses required to obtain a Specific Use Permit shall be required to obtain a SUP to operate within the development. Table 4 outlines the setbacks, building height, and minimum building square footage. Building will range from 7,000 square feet to 13,000 square feet in size.

The residential portion of the development will utilize the Multi-Family Residential-High Density (MFR-H) zoning district to regulate the uses allowed within the development. All land uses allowed by the current MFR-H zoning district shall be permitted within the residential areas of the development. Table 5 outlines the density, minimum building square footage, setbacks, and building height for the high-density residential buildings. The residential portion of the development will consist of 366 high-density garden apartments and 24 townhouses.



Clear Creek Village PUD

Parking
A shared parking analysis has been provided. Planned parking for the development includes 796 parking spaces. 488 would be reserved for the multi-family residential portion and the remaining 308 spaces would be associated with the commercial areas.

Trails and Open Space
A quarter mile semi-public trail through the promenade and plaza will be provided. Additionally, approximately 2.5 acres of open space will be accounted for throughout the project.

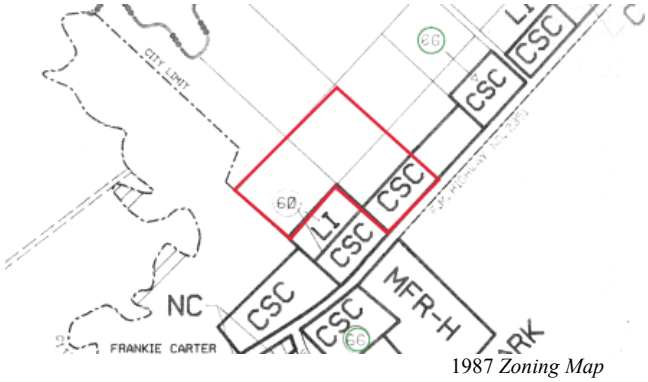
Existing Use/Site Attributes

The 29-acre tract is currently undeveloped and is heavily wooded and has 660 feet of frontage along FM 2351. An oil well is present on the property; the required setback for active wells is 150 feet. The western corner of the property falls within the 500-Year floodplain. A private driveway access Garage Ultimate is located along the distance of the northeasterly property line.

Aerial Map from Friendswood GIS

Zoning History

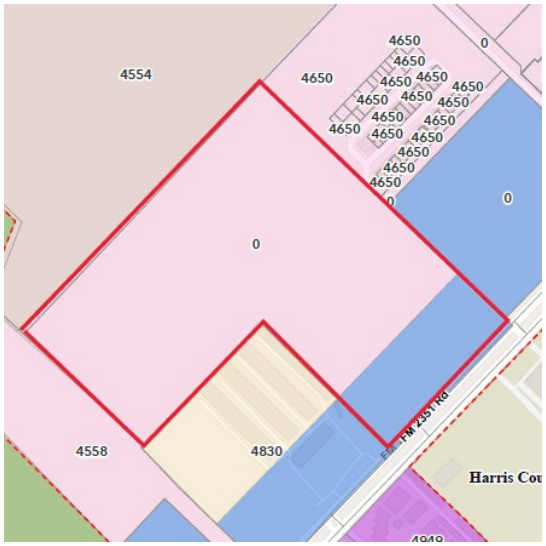
The area of Friendswood on FM 2351 east of Frankie Carter Randolph Park was annexed into the city in 1987. The property has been zoned Community Shopping Center (CSC) and Industrial (I) since that time.



1987 *Zoning Map*

Adjacent Zoning/Land Use

The property fronts FM 2351, a TxDOT right-of-way. Timber Creek Golf Course is situated to the north. To the east is a vacant 10-acre tract towards the front and Garage Ultimate towards the rear. On the southwesterly side, the property abuts a boat and RV storage lot and to the west, there is vacant land between this tract and Frankie Carter Randolph Park.



Zoning Map from City of Friendswood GIS

Platting Analysis

The subject tract consists of 29.3726 acres, City of Friendswood, Harris County, Texas. Preliminary and final plats will be required in order to proceed with development.

Current Planning Analysis

The Planned Unit Development (PUD) is intended to create a unique, mixed-use community within the City of Friendswood providing retail services and multi-family residential units as well as open space.

A PUD district must meet a minimum of one of the following criteria. The planning and zoning commission may recommend, and city council may determine, that more than one criterion is needed to approve a PUD:

1. The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards;

2. The land is proposed for redevelopment or infill development and special design considerations are deemed necessary;

3. The land serves as transition between different and seemingly incompatible land uses;

4. The land is proposed for development of a major employment center or of major economic benefit for the community, and for which special design standards may be warranted;

5. To provide amenities or features that would be of a special benefit to the community; or

6. The land has unique environmental features or unusually configured parcels requiring a more flexible approach to zoning and clustering of uses, or special design standards.

The proposed development meets the requirement by meeting criteria 1.

Comprehensive Planning Analysis

The Future Land Use Map identifies this tract as developing as "Retail" and "Industrial." During the update of the Future Land Use Map in 2021, the decision was made to keep the area as planned on the map with the goal of allowing for retail and commercial development along FM 2351 but allowing for industrial development to the rear. An amendment to the Future Land Use Map to change to "Mixed Use" is included in the request.

Infrastructure & City Service Delivery Impacts

Storm Water Management and Floodplain Issues:
Portions of the property lie within the 500 –Year Floodplain. At the time of platting and submittal of the construction plans, an engineered drainage plan must be submitted. On-site detention will be required.

Utilities:
Capacity for water and wastewater are available for the development of this tract. The conveyance of those utilities must be determined at the time of development.

Transportation:
A Traffic Impact Analysis (TIA) will be required. There is an existing 30-foot private road running the length of the side property line. The property owner will be required to dedicate 10 feet; once the vacant tract across the road develops, they will dedicate and improve the other 10 feet for an ultimate 60-foot roadway. A 5-foot sidewalk will be required along FM2351.

Public Safety:
No major concerns for the development. The Fire Marshal's Office will require fire sprinkler, fire alarms, Knox systems, and two points of access, which will all be verified during platting and site plan approval.

Economic Development:
The PUD will be presented to the Community and Economic Development Corporation (CEDC) in early October for a recommendation.

School District:
The property is located within Clear Creek ISD's boundary. There is a possibility of additional students who would attend CCISD as a result of the proposed multi-family units to be built within the development.

Alcohol Sales:
The proximity of potential restaurants and commercial establishments to the public school could limit the sale of alcohol. It is unlawful to sell or offer for sale any alcoholic beverage from a place of business which is located within 300 feet of a church, public school or public hospital; measuring standards vary. The developers are aware of these regulations and have planned accordingly.

Park/Open Space:
Parkland fees of $600 per dwelling unit would be due at the time that the plat is recorded or with the issuance of the building permits.

City of Friendswood

10/8/2025, 4:23:38 PM

1:4,852

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

City Limit

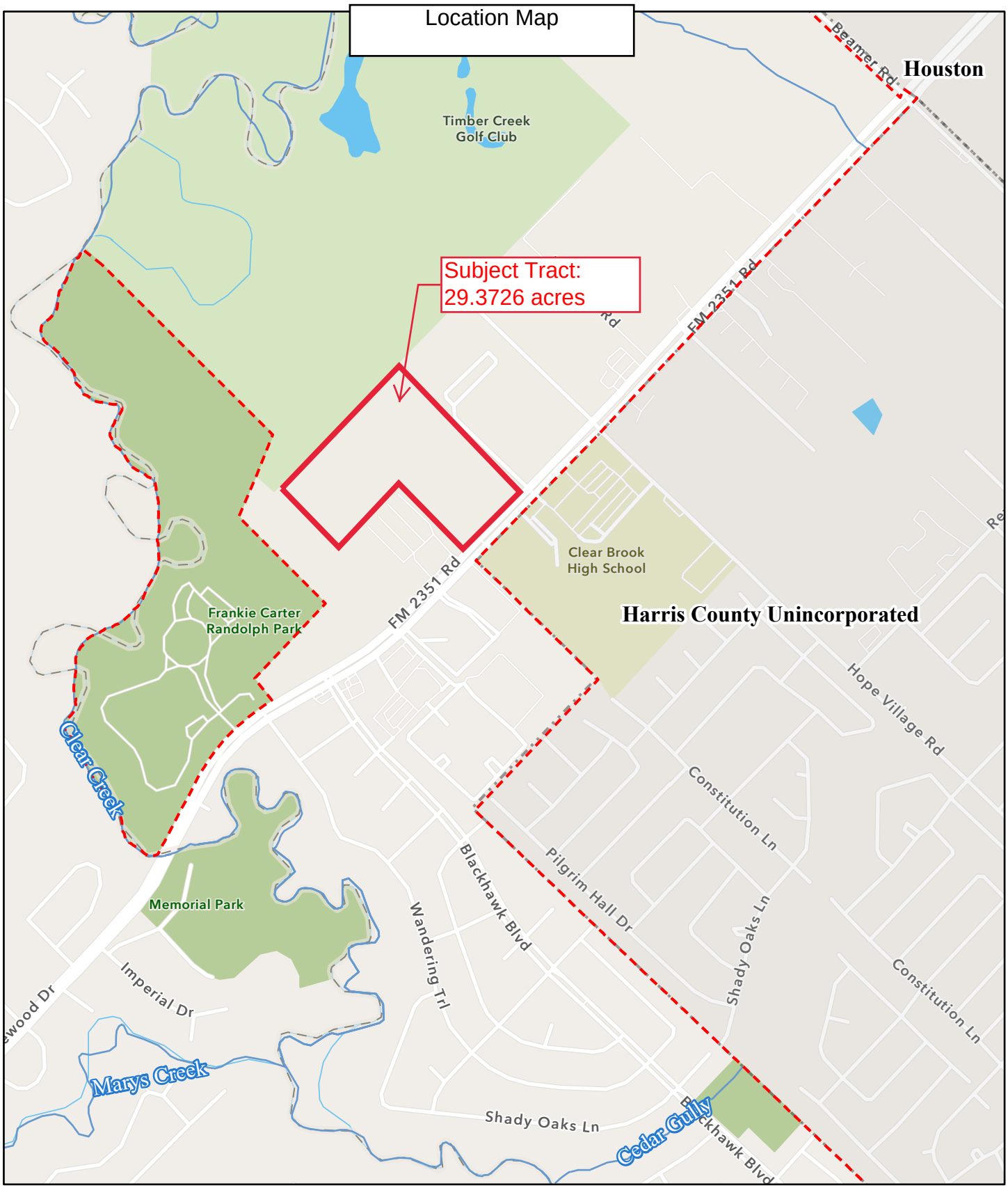
Parcels

Streets

Surrounding Cities

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Friendswood



10/8/2025, 3:01:57 PM

1:13,479

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

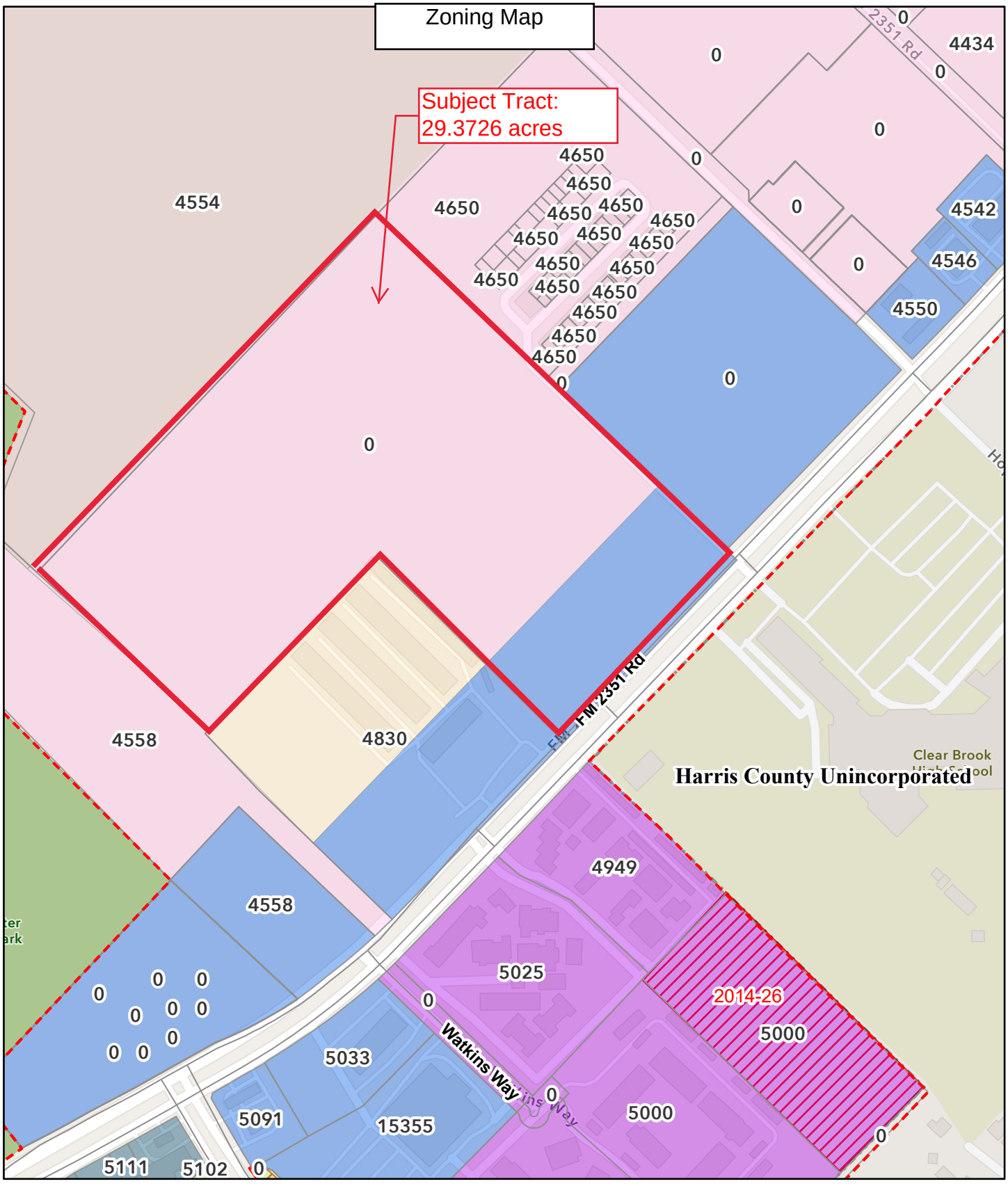
City Limit

Creeks/Water

Surrounding Cities

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Friendswood



10/8/2025, 4:21:27 PM

1:4,852

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

City Limit

Parcels

Streets

Surrounding Cities

Zoning by Parcel

CSC

I

LI

MFR-H

NC

SFR

Specific Use Permit

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

CITY OF FRIENDSWOOD

OFFICE OF THE CITY SECRETARY

NOTICE OF PUBLIC HEARINGS REGARDING A REQUEST FOR A ZONING CLASSIFICATION CHANGE FOR THE PROPERTY LOCATED 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)."

NOTICE is hereby given that the **Planning and Zoning Commission** and the **City Council** of the City of Friendswood will each hold public hearings to give all interested parties the right to appear and express their views on the following item:

> A request for a zoning classification change for the property located 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)."

The **Planning and Zoning Commission** will hold its public hearings on **Thursday, December 11, 2025**, in the Friendswood Public Library, Community Room at 416 S. Friendswood Drive, Friendswood, Texas 77546-4856, at its meeting commencing at **6:00 P.M.**

The **City Council** will hold its public hearing on **January 5, 2026**, in the Friendswood FISD Board Room at 402 Laurel, Friendswood, TX 77546, at its meeting commencing at **5:30 P.M.**

Item documentation is available for review in the City's Secretary's Office, 910 South Friendswood Drive, Friendswood, Texas 77546-485 during regular business hours or on the City's website at: http://zoning.friendswood.com. For questions regarding the details of the documentation and its related public hearing, please contact Aubrey Harbin, Director of Community Development/City Planner at 281-996-3280.

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. For assistance, please contact the City's ADA Coordinator Brian Rouane at 281-996-3285 via phone, 281-482-1634 via fax or contact 281-996-3285 via Relay Texas at 711 or 1-800-735-2988 for TYY services. For more information concerning Relay Texas, please visit http://relaytexas.com.

Raquel Martinez

Raquel Martinez, TRMC, City Secretary
Posted on: Tuesday, November 18, 2025
Posting time: 12:00 P.M.

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/01/2025

Prepared by: Raquel Martinez, City Secretary

Subject: 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).

Originating Department: Community Development

Degree of importance:

SUMMARY / ORIGINATING CAUSE

FLUM AMENDMENT

This proposed ordinance approves the requested amendments 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.”

In order to consider the proposed zone change by the property owner, the designations on the Future Land Use Map (FLUM) must be amended first.

The Future Land Use Map is a guide to direct land use decisions to meet the current and future community desire for development and redevelopment. The map is a part of the City's comprehensive plan. It provides guidance as to the location of land uses for future development. A FLUM depicts the types of future development using different colors for different types of development such as yellow for single-family, red for commercial, green for parks and blue for open space.

Strategies utilized in establishing the land use plan includes consideration of impacts of reaching the 50,000 population, 80% Residential/20% Commercial property tax base (Vision 20/20 identifies 73% Residential land use and 23% commercial land use), and best use of the land considering neighboring properties, while also considering community goals. Several studies such as the FM 528 Strategy Plan (2013), Vision 20/20, City of Pearland Thoroughfare Plan, and League City Comprehensive Plan Future Land Use Plan also influenced land use classifications on the map.

The current designations of Retail and Industrial are described further below. These designations would not allow any residential development.

CURRENT DESIGNATION DESCRIPTIONS

Retail

Retail land use includes retail and service stores that provide for the regular needs and convenience of the people residing in adjacent neighborhoods. Retail is planned along the major thoroughfares throughout the city to allow access and visibility for the businesses and to concentrate traffic in these areas. Adequate off-street parking is a necessity as well as landscaping and screening to ensure compatibility with the surrounding environment.
Acceptable Zoning Districts: Community Shopping Center (CSC), Neighborhood Commercial (NC)

Industrial

Industrial areas allow for manufacturing, assembling products, fabrication, warehousing, or wholesaling. These uses typically require more land area but demand less from city services such as water and sewer. The intensity and scale of these uses makes it necessary to separate them from residential and commercial districts where possible.

Acceptable Zoning Districts: Industrial (I), Light Industrial (LI)

PROPOSED DESIGNATION

Mixed Use

The mixed-use category includes the Downtown District (DD) and Planned Unit Developments. The Downtown District (DD) is designed to accommodate and promote the city's original business area. It is intended to achieve a balance of retail, commercial, office, residential and public activities. Developments should be pedestrian friendly with an emphasis on shared parking and shared access between developments. Planned Unit Developments (PUD) allow for City Council and the Planning and Zoning Commission to approve developments with greater flexibility in the design and coordination of a single use or mixed uses. Generally, a PUD is created to address development challenges such as environmental, drainage, pipelines, or other related conditions that would affect the development of property.

Acceptable Zoning Districts: Downtown District (DD), Planned Unit Development (PUD)

ZONING MAP AMENDMENT

This proposed ordinance also approves a request to change the zoning classification 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).

The attachment titled "Clear Creek Village PUD 12-4-2025" is the document that would be included in the ordinance to establish the PUD.

The proposed project, Clear Creek Village (tentative name; may change), will be a mixed-use development consisting of commercial, residential, shared green space and on-site detention. The proposed development will create a high-density residential development and a commercial space providing an integrated living and working space, providing an economic boost to the area. The broad range of housing products and unrestricted age use encourages cross-generational housing and living experience.

The multifamily portion of the development would provide 391 residential units resulting in a density of 26.6 units per acre of the MF-PUD land area. These buildings would be located towards the middle of the development and to the rear and allow for an increased building height of 65 feet, although the occupiable floors would be limited to 40 feet.

The commercial buildings would range in size from 7,000 to 13,000 square feet and a total of about 85,500 square feet of building area. These buildings would meet the required setbacks from FM 2351 and adhere to the 40-foot maximum building height.

The applicant provided several iterations of parking calculations accounting for restaurants, general office space, retail, and health care uses combined with the parking for the residential uses. All three of the shared parking scenarios average out to require 725 parking spaces. The proposed development provides 796 parking spaces.

The development would be accessed from the private road shared with Garage Ultimate. Currently, there is a 40-foot road easement. The developer will be required to dedicate and improve 10

additional feet of the private road. In the future, when the adjacent 10 acres of land is developed, that owner will be required to dedicate and improve the additional 10 feet for an ultimate width of 60 feet for the private road.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

The Planning and Zoning Commission voted 5 to 0 (Commissioners Hinkley and Anderson were absent) on a motion to approve the requested FLUM and Zoning Map Amendments. See the Planning and Zoning Commission Final Report attached to the public hearing item for full recommendation.

ATTACHMENTS

1. Ordinance - Updating FLUM and Zoning Map
2. Exhibit A - Map of Property
3. Exhibit B - Clear Creek Village PUD

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE FRIENDSWOOD COMPREHENSIVE PLAN TO UPDATE THE FUTURE LAND USE MAP ("FLUM") CONCERNING PROPERTY GENERALLY LOCATED IN THE 4700 BLOCK OF FM 2351, BEING A TRACT OF LAND CONTAINING APPROXIMATELY 29.3726 ACRES OUT OF LOT 62 OF A SUBDIVISION IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN FRIENDSWOOD, HARRIS COUNTY, TEXAS, TO CHANGE ITS DESIGNATION FROM "RETAIL" AND "INDUSTRIAL" TO "MIXED USE"; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRIENDSWOOD TO CHANGE THE CLASSIFICATION CONCERNING SUCH PROPERTY TO CHANGE THE ZONING FROM COMMUNITY SHOPPING CENTER (CSC) AND INDUSTRIAL (I) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS ($2,000.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

****

WHEREAS, the Friendswood Comprehensive Plan (the "Plan") assists City officials, staff and citizens in making sound decisions affecting the future growth and development of the City and the surrounding area; and

WHEREAS, the Planning and Zoning Commission (the "Commission") has reviewed the proposed amendment of the Plan to update the Future Land Use Map (the "FLUM") contained therein concerning the property located in the 4700 Block of FM 2351, depicted in Exhibit "A," and more particularly described as follows:

> a tract of land containing approximately 29.3726 acres out of Lot 62 of a Subdivision in the Perry and Austin League, situated in Friendswood, Harris County, Texas

(the "Property"); and

WHEREAS, such proposed amendment to the Plan changes the FLUM designation of the Property from "Retail" and "Industrial" to "Mixed Use"; and

WHEREAS, the Commission also reviewed a proposed amendment to the Official Zoning Map in order to change the zoning classification of the Property from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD); and

WHEREAS, on December 11, 2025, the Commission conducted two public hearings – one public hearing regarding the proposed amendment to the Plan and one public hearing regarding the proposed amendment of the Official Zoning Map – at which the public was given the opportunity to give testimony and present written evidence regarding the proposed amendments; and

WHEREAS, at such public hearings, the Commission voted to approve such amendments and filed its written report in accordance with all applicable laws for the City Council's consideration; and

WHEREAS, on January 5, 2026, the City Council conducted two public hearings – one public hearing regarding the proposed amendment to the Plan and one public hearing regarding the proposed amendment of the Official Zoning Map -- at which the public was given the opportunity to give testimony and present written evidence regarding the proposed amendments; and

WHEREAS, after receiving the recommendations of the Commission as well the input received at the public hearings, the City Council desires (i) to amend the Plan to update the Future Land Use Map to better reflect future development within the boundaries of the City and (ii) to amend the Official Zoning Map consistent with the amendment to the Plan; and

WHEREAS, in accordance with the Friendswood City Code and all applicable laws, the City Council has determined that all public notices have been posted and published and all required hearings on this matter have been held; and

WHEREAS, the City Council further finds that this ordinance complies with the applicable provisions of the City Charter, City Code and all other applicable laws; and

WHEREAS, the City Council deems it appropriate to approve the proposed amendments, subject to applicable regulations, restrictions, and exceptions contained herein; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF TEXAS:

Section 1. All matters and facts set forth in the recitals above are found to be true and are approved as the processes and procedures which the City Council of the City of Friendswood undertook and completed prior to the adoption of this ordinance.

Section 2. That the City Council of the City of Friendswood, Texas, hereby amends the Friendswood Comprehensive Plan to update the Future Land Use Map concerning the Property to change the FLUM designation from "Retail" and "Industrial" to "Mixed Use."

Section 3. The Official Zoning Map of the City of Friendswood is hereby amended to change the classification of the Property from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD) in accordance with Exhibit "B," which is attached hereto and incorporated herein for all intents and purposes. The City Council hereby directs the Director of Community Development to add an entry concerning this amendment on the official zoning map in accordance with Section 3, Appendix C of the Friendswood City Code.

Section 4. This ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Friendswood, save and except the changes described in Sections 2 and 3 hereinabove.

Section 5. A violation of this ordinance is subject to the penalty provisions contained in Section 1-14 of the Friendswood City Code and as otherwise provided by law. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence fail to comply with any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined in an amount not to exceed TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense.

Section 6. That all ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby expressly repealed.

Section 7. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 8. The City Secretary shall give notice of the enactment of this ordinance by promptly publishing the caption of this ordinance after final passage in the official newspaper of the City.

Section 9. This ordinance shall take effect upon its publication.

INTRODUCED, READ AND PASSED on first and final reading by the affirmative vote of the City Council of the City of Friendswood on this the 5th day of January, 2026.

_____
JOHN ELLISOR, Mayor Pro Tem

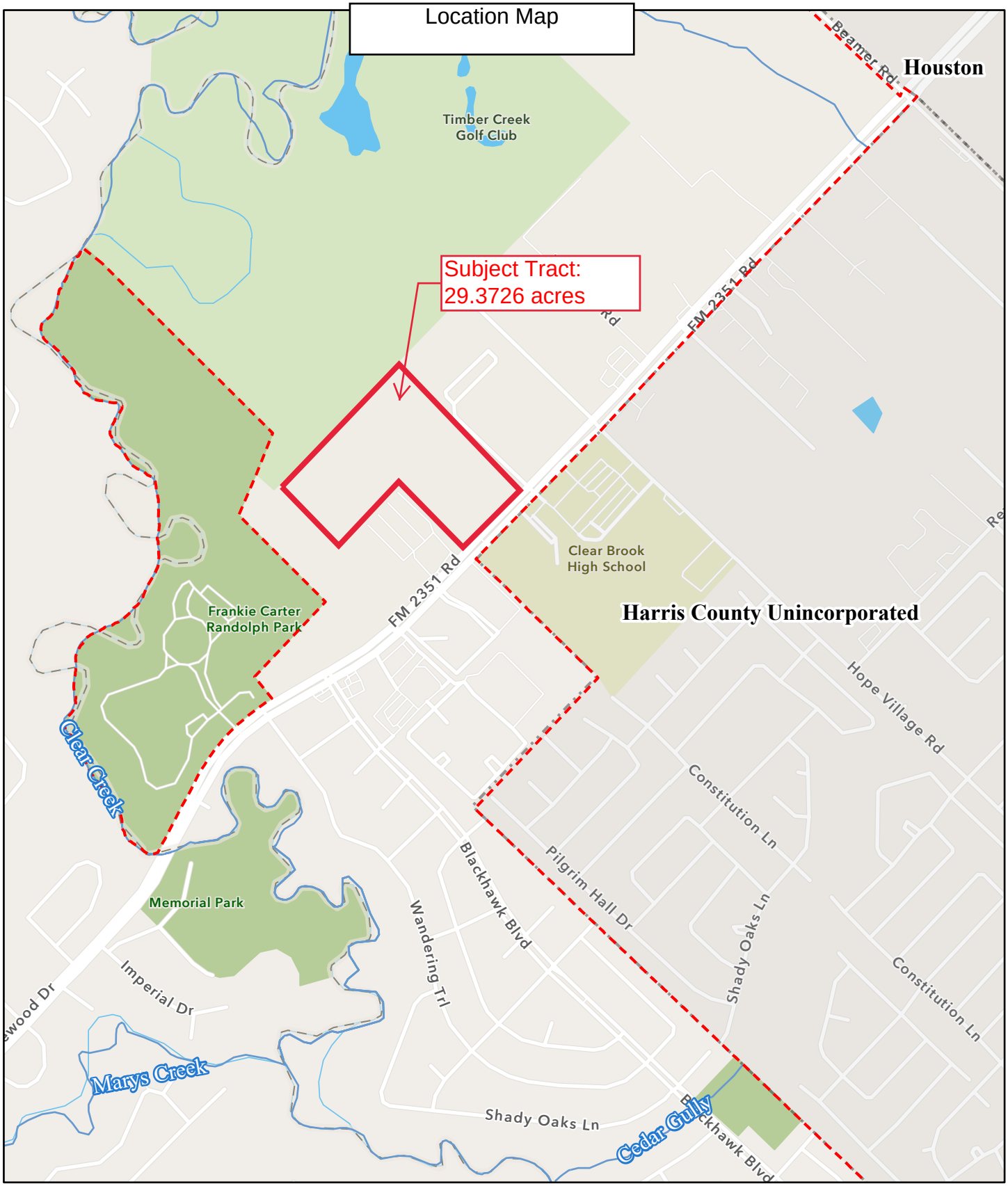
ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

City of Friendswood



10/8/2025, 3:01:57 PM

1:13,479

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

City Limit

Creeks/Water

Surrounding Cities

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT "A"

Exhibit "B"

Clear Creek Village

Planned Unit Development

The City of Friendswood

December 17, 2025

Prepared by:

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 Meadowglen Ln.
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-726 | TBPLS No. 10092300

Table of Contents

Table of Contents 2

I. INTRODUCTION 4

A. Summary 4

B. Project Location 4

C. Existing Zoning 4

D. Surrounding Land Use 4

E. Existing Site Conditions 4

F. Future Land Use Map 5

G. Comprehensive Plan Analysis 5

II. DEVELOPMENT PLAN 6

A. Purpose & Intent 6

B. Land Use Plan 6

C. Circulation 7

D. Green Space and Trails. 8

III. DEVELOPMENT REGULATIONS 9

A. General Provisions 9

1. Applicability 9
2. Existing Utilities 9
3. Design Standards 9
4. Lighting 10
5. Signage 10
6. Planting 10

B. Development Standards 10

1. Neighborhood Commercial District (NC-PUD) 10
2. Multiple-Family Residential Dwelling – (MF-PUD) 11
3. Parking 11
4. Building Setback Encroachments 11

IV. ADMINISTRATION & AMENDMENTS 12

A. Deviations from the Code of Ordinance 12

B. Project Phasing 12

TABLES

Table 1 – Land Use 7
Table 2 - Green Space 8
Table 3 - Green Space, Trails & Open Space 8
Table 4 – NC-PUD Building Standards 11
Table 5 - MF-PUD Building Standards 11
Table 6 – Deviations from Code of Ordinance 12
Table 7 – Deviations from 2021 Design Criteria Manual 13

Figures

Figure 1 Subject Tract
Figure 2 Existing Zoning Map
Figure 3 Land Use Plan
Figure 4 Concept Plan
Figure 5 NC-PUD Typical Elevations
Figure 6 MF-PUD Typical Elevations

APPENDIX

Appendix 1 General Warranty Deed
Appendix 2 Survey/Metes and Bounds
Appendix 3 Parking Calculation Tables

I. INTRODUCTION

A. Summary

The Planned Unit Development District (PUD) establishes comprehensive guidance and regulations for Clear Creek Village ("Project"), comprised of 29.0 acres, as depicted in Figure 1 – Subject Tract. The project is a mixed-used development consisting of commercial, residential, shared green space and onsite detention. The intent of this document is to provide a means by which development may occur in an orderly and responsible manner by establishing guidelines that ensure quality development and specifically address the goals of both the City of Friendswood, "City" and the Developer. While the project is currently known as "Clear Creek Village", this name may change in the future as a result of marketing strategy or other factors.

B. Project Location

The Project is located on FM 2351, south of the Timber Creek Golf Course, approximately 4,000 feet or .75 miles from Beamer Road, entirely within Friendswood City Limits.

C. Existing Zoning

As shown in Figure 2 – Existing Zoning Map, the northwestern portion of the property, abutting the Timber Creek Golf Course, is zoned as Industrial (I). The remainder of the property abutting FM 2351 is zoned as Community Shopping Center (CSC).

D. Surrounding Land Use

Clear Creek Village is located at the northwestern portion of Friendswood surrounded by a mixture of undeveloped, commercial, industrial and public land. To the north a 316-acre golf course, to the west the 73-acre Frankie Carter Randolph Park, undeveloped property, and a storage facility. To the east of the property, a mixture of undeveloped property, and commercially developed properties focused on automotive repairs and storage. To the south two apartment complexes and a mix of commercially developed properties including Clear Brook High School, a 35-acre school campus which sits just outside of Friendswood City Limits.

E. Existing Site Conditions

The site is a 29-acre tract of land with 660 feet of frontage along FM 2351. The property is undeveloped and is heavily wooded with vegetation and underbrush. The western corner of the property falls within the 500-year floodplain. Public data obtained from the

Railroad Commission of Texas shows an oil well present on site. Confirmation of the well site and a plan of action to address status of the well will be part of the site plan approval process.

F. Future Land Use Map

Friendswood annexed the identified tract of land in 1982, giving it a zoning designation of Industrial. In 1989 zoning shifted from Industrial to Commercial along FM 2351 while retaining the Industrial designation to the rear. Since annexation the land has remained undeveloped. The 2021 Future Land Use Plan identifies use designations of Industrial and Retail, consistent with current zoning categories. A mixed-use development with a commercial and multi-family component is proposed for this site. The commercial portion is supported by the Future Land Use Map which prioritizes commercial development. The rear multi-family component, while not reflected in the Future Land Use Map, is a variation of commercial development and will serve as support for the retail and office space.

G. Comprehensive Plan Analysis

The 1998 Comprehensive Plan identifies land along FM 2351 as suitable for Industrial, High Density Residential and Retail Services. The proposed development mirrors established development on the south side of FM 2351, supporting the City goal of guided land development producing uniformed land patterns. The placement of retail and high density residential maximizes the shared property line between this project and Timber Creek Golf Course, providing a buffer and gradual change in topography. The multi-family component is situated near Frankie Randolph Park. This proximity will provide residents with easy access to a public park supporting the 1998 Comprehensive Plan goal to develop residential which can be supported by existing park and recreational areas. The 1998 Comprehensive Plan identifies FM 2351 as a major thoroughfare capable of supporting a higher density residential development and commercial development both in vehicle volume and connectivity, internally in Friendswood and externally to the greater metro area. The mixed-use development brings Friendswood closer to the 1998 Comprehensive Plan goal of an economic pattern with an increased commercial base.

II. DEVELOPMENT PLAN

A. Purpose & Intent

A Planned Unit Development is sought based on section J.(1)(e)1. of the Friendswood Code of Ordinances, Appendix C, Section 7. The land is proposed for development as a mixed-use development requiring more flexible and innovative design standards.

The purpose of the Planned Unit Development is to clarify planning considerations and guide implementation of the vision for the community. It will establish a framework for the Clear Creek Village by identifying the type, location, and projected density of the land uses proposed within the development. The primary goal of the Clear Creek Village Planned Unit Development is to create a mixed-use development that is rooted within the City creating a vibrant, connected addition to the community. The proposed development will create a high-density residential development and a commercial space providing an integrated living and working space, providing an economic boost to the area. The broad range of high-density housing products and unrestricted age use encourages cross-generational housing and living experience.

B. Land Use Plan

Proposed Uses & Densities

NC-PUD, Neighborhood Commercial District. The Neighborhood Commercial Planned Unit District, for retail sales, services and office activities, in a mixed grouping. Structure size will range between 7,000 and 13,000 square feet. Land ownership will be retained by a single entity; buildings shall be occupied by leaseholders.

MF-PUD, residential. The Multi-Family Planned Unit District, a residential district providing high density garden apartments and townhouses.

Detention. Stormwater management infrastructure includes detention, open space, landscaping and a designated trail.

Table 1 – Land Use

TABLE 1 – Land Use		
Land Use	**Gross Acres**	**% Gross AC**
Multi Family, MF-PUD	14.7	50%
Neighborhood Commercial District, NC-PUD	8.22	28%
Detention	6.44	22%
Total	29.37	100%

Figure 3 – Land Use Plan depicts the proposed locations of these land uses. Land uses may be relocated within the boundaries of the PUD, provided they comply with the acreage restrictions referred to in this section.

Land use categories shall be regulated on a total gross acreage basis. Land use categories may increase or decrease by up to 10 percent without further approval of the Planning and Zoning Commission or City Council. Gross detention acreage may increase due to final engineering considerations resulting in a decrease in other land uses. Table 1 shall be the basis for calculating any and all land use changes by future administrative approvals as described in the administrative section of this PUD.

The density shall not exceed 26.6 residential dwelling units per acre of MF-PUD designated land. At a gross acreage of +-/ 14.7, this would result in a maximum of 391 residential units.

C. Circulation

As part of Friendswood PUD Option 2 process a Traffic Impact Analysis (TIA) will be submitted for review and approval when applying for site plan approval.
Figure 4 – The Concept Plan illustrates the proposed circulation system for Clear Creek Village. The plan is designed to meet the mobility needs of the development in a safe and efficient manner as well as provide adequate circulation for the overall site. There shall be two access points. The first access point will be a shared driveway easement, constructed at the existing curb cut out along F.M. 2351. The second access point will be a 30-foot private access easement constructed as part of the development. The private drive will be 30 feet wide running along the east property line adjoining an existing driveway easement. The private drive will be built to meet guidelines established in Section 4 of the 2021 Design Criteria Manual.

D. Green Space and Trails.

1. Green Space

Green Space Promenade and Plaza areas and Private Amenity area shall comprise at least 8.5% of the gross acreage of Clear Creek Village:

Green Space Promenade and Plaza = 1.77 Ac.
Private Amenity = 0.73 Ac.

Table 2 - Green Space

TABLE 2 - Green Space			
Land Use	**Type of Green Space**	**AC**	**% of Gross AC**
MF-PUD	Private Amenity	0.73	2.5%
NC-PUD	Public Green Space, Promenade & Plaza	0.62	2.1%
MF-PUD	Public Green Space, Promenade & Plaza	1.15	3.9%
Total Green Space		2.50	8.5%

2. Trails and Open Space

Trails and Open Space shall comprise at least 2.2% of the gross acreage of Clear Creek Village:

Open landscaped area within land designated for detention = 0.64 Ac.
Proposed quarter mile, (1,320 linear feet) of trails and pathways within development.

The proposed semi-public trail through the promenade and plaza and around the detention system may be paved or unpaved and constructed of materials that are appropriate for the specific application. The specific location of individual trails may be moved or combined as the design and development of Clear Creek Village moves forward. Future connection to Frankie Randolph Park may be possible with off-site easements and coordinated development.

Table 3 - Green Space, Trails & Open Space

TABLE 3 - Green Space, Trails & Open Space		
Type of Green Space	**AC**	**% of Gross AC**
Green Space	2.50	8.5%
Trails and Open space	0.64	2.2%
Total	3.14	10.7%

III. DEVELOPMENT REGULATIONS

A. General Provisions

1. Applicability

The regulations contained herein shall apply to all property located within the boundaries of Clear Creek Village PUD. Appendix 2 contains the metes and bounds description of the property.

All construction and development within the PUD area shall comply with applicable provisions of the City's codes and ordinances as they exist on the date of adoption of this PUD and the laws of the State of Texas, except as modified within the amended PUD.

If specific development standards are not established or if an issue, condition, or situation arises or occurs that is not clearly addressed or understandable in the PUD, then those regulations and standards of the City's codes and ordinances that are applicable for the most similar issue, condition, or situation shall apply as determined by the City's Designated Official. Appeal of any determination regarding applicability will follow procedures established in Section 10 of Appendix C of the Friendswood Code of Ordinances.

This PUD may be amended by the same procedure as it was adopted, by ordinance.

2. Existing Utilities

Existing utilities and all use allowed by existing easements shall continue to be permitted in all designations within the PUD.

3. Design Standards

Friendswood Community Overlay District (COD) requirements established in Section 7.5 Appendix C, Zoning of the Friendswood Code of Ordinances shall apply along the first 150 feet of F. M. 2351.

Façade materials listed in Figure 5 – NC-PUD Typical Elevations shall apply to development within the NC-PUD section of the PUD.

Façade materials and color scheme listed in Figure 6 – MF-PUD Typical Elevations shall apply to development within the MF-PUD section of the PUD.

4. Lighting

All lighting within Clear Creek Village will be subject to standards established in the Code of Ordinance, Appendix C., Sec. 8. J. 2. c., Lighting and glare. Green space and trails will require lighting standard meeting illumination level recommendations established by Illuminating Engineering Society "IES." These standards will help to ensure attractive, high-quality lighting is provided throughout the development.

5. Signage

All signage within Clear Creek Village will be subject to the standards established in the City Code of Ordinance, Appendix A. These standards will allow signs to provide information while maintaining the aesthetic of the community.

6. Planting

All planting within the PUD will be subject to the standards established in the Code of Ordinances, Appendix C, Sections 7.5 and 8. I. Landscaping and Screening requirements. These standards will preserve the value of trees in the community.

B. Development Standards

Lot development shall be subject to Friendswood, Code of Ordinances, Appendix C, Section 7.Q., except were modified by the development standards established in this section of the PUD.

1. Neighborhood Commercial District (NC-PUD)

Purpose: The Neighborhood Commercial District is designed to meet the demand for commercial development along major thoroughfares. Neighborhood Commercial is intended for retail sales, services and office activities in a mixed grouping meeting the daily needs of the community. All land uses allowed by the City's current Neighborhood Commercial District, excluding gasoline service stations, shall be permitted within this NC-PUD land use area. Uses identified in Section 7. P. of Appendix C of the Friendswood Code of Ordinance as requiring a Specific Use Permit must comply with all city requirements and procedures to operate said uses within the PUD.

Table 4 – NC-PUD Building Standards

Table 4 – NC-PUD Building Standards								
	Bldg. min. sq. footage	**Bldg. Width**	**Bldg. Depth**	**Front yard min.**	**Rear yard min.**	**Side yard min**	**Height Max ft.**	**Landscape required**
NC-PUD	7000'	70'	115'	30’	0’	5’	40’	Yes

Figure 5 – Depicts typical NC-PUD elevations.

2. Multiple-Family Residential Dwelling – (MF-PUD)

Purpose: Multiple-Family Residential Dwelling is a residential district intended to provide for the highest residential density allowing for a density of up to 26.6 dwelling units per acre. All land uses allowed by the City’s current MFR-H, Multiple-Family Residential Dwelling-Highest Density District, shall be permitted within this MF-PUD land use area.

Table 5 - MF-PUD Building Standards

Table 5 - MF-PUD Building Standards							
	Units per Acre	**Bldg. min. sq. footage**	**Front yard min.**	**Rear yard min.**	**Side Yard min.**	**Height Max ft.**	**Occupiable Height Max Ft.**
MF-PUD	26.6	14000'	0	10'	5'	65'	40'

Figure 6 – Depicts typical MF-PUD elevations.

3. Parking

Clear Creek Village seeks to incorporate pedestrian friendly access and shared green spaces within a compact mixed-use development. To meet these design elements the development will establish 796 shared parking spaces, 488 confirmed for Multi Family (MF-PUD) and 7 parking spaces per 1,000 sq. ft. GFA or 308 spaces associated with Neighborhood Commercial, NC-PUD. The reduced parking plan will encourage pedestrian mobility, devoting more space to community interaction and shared experiences. Parking spaces and parking lot geometric design shall comply with requirements established in the 2021 Design Criteria Manual. Parking calculations provided as Appendix 3.

4. Building Setback Encroachments

Building setback lines shall be provided according to the approved concept plan. Architectural features such as porches, entry stairs/stoops, eaves, bay windows, balconies, fireplace chimneys, and other similar decorative features, may

encroach into the setback area a maximum of three feet and may not extend more than five feet above the principal structure.

IV. ADMINISTRATION & AMENDMENTS

A. Deviations from the Code of Ordinance

The criteria established in this PUD require deviations from the City's Code of Ordinance, Appendix C and the Friendswood 2021 Design Criteria Manual. These deviations are necessary to achieve the community vision established for Clear Creek Village. Table 4 describes the requested deviations. These deviations shall apply to all property within the PUD.

B. Project Phasing

Clear Creek Village may be developed in a maximum of two phases to provide a balanced approach relative to anticipated market demands. Development must occur within time limitations established through Section 7. J. (4) of Appendix C of the Friendswood Code of Ordinances.

Table 6 – Deviations from Code of Ordinance

TABLE 6 - Deviations from Code of Ordinance, Appendix C			
	Code of Ordinances Section	**Requirement**	**PUD**
Density	7.Q.2	Density ranging up to 12 dwelling units per gross acre.	Density ranging up to 26.6 dwelling units per. MF-PUD platted acre.
Height Maximum	7.Q.2	Height Maximum Feet, 40 feet.	Building height not to exceed 65' feet. Occupiable building height not to exceed 40' feet.

Table 7 – Deviations from 2021 Design Criteria Manual

Table 7 - Deviations from 2021 Design Criteria Manual			
	Code of Ordinances Section	**Requirement**	**PUD**
Parking	Appendix C Parking Group Table	Established Parking Categories	796 parking spaces, 488 reserved for MF-PUD, 308 reserved for NC-PUD. See appendix 3 – Parking Calculations.

Figure 1: Subject Tract

Clear Creek Village Planned Unit Development

October, 2025

0' 50' 100' 200'

SCALE: 1"=100'
TRUE SCALE AT 24" x 36"

NORTH

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
251-007-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\251-007-00\Land Plan\PUD Application\Exhibits\Figure 1 - Subject Tract 9.26.2025.dwg Oct 02, 2025-3:57pm Edited by gmckivaux

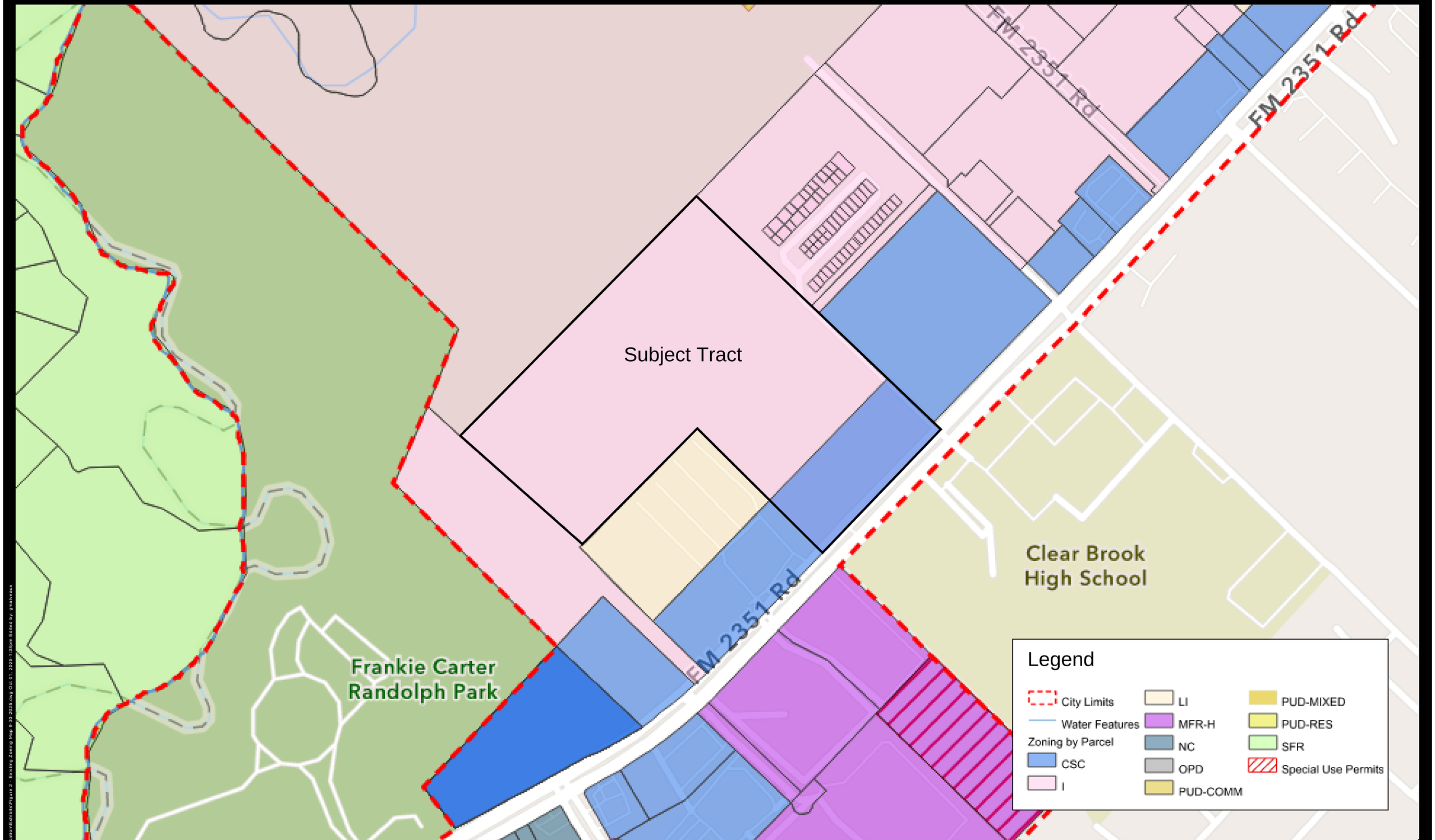


Figure 2: Existing Zoning Map

Clear Creek Village Planned Unit Development

October, 2025

0' 50' 100' 200'

SCALE: 1"= 100'
TRUE SCALE AT 24" x 36"

NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
251-007-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\251-007-00\Land Plan\PUD Application\Exhibits\Figure 2 - Existing Zoning Map 9-30-2025.dwg Oct 01, 2025 1:38pm Edited by: gmalveaux

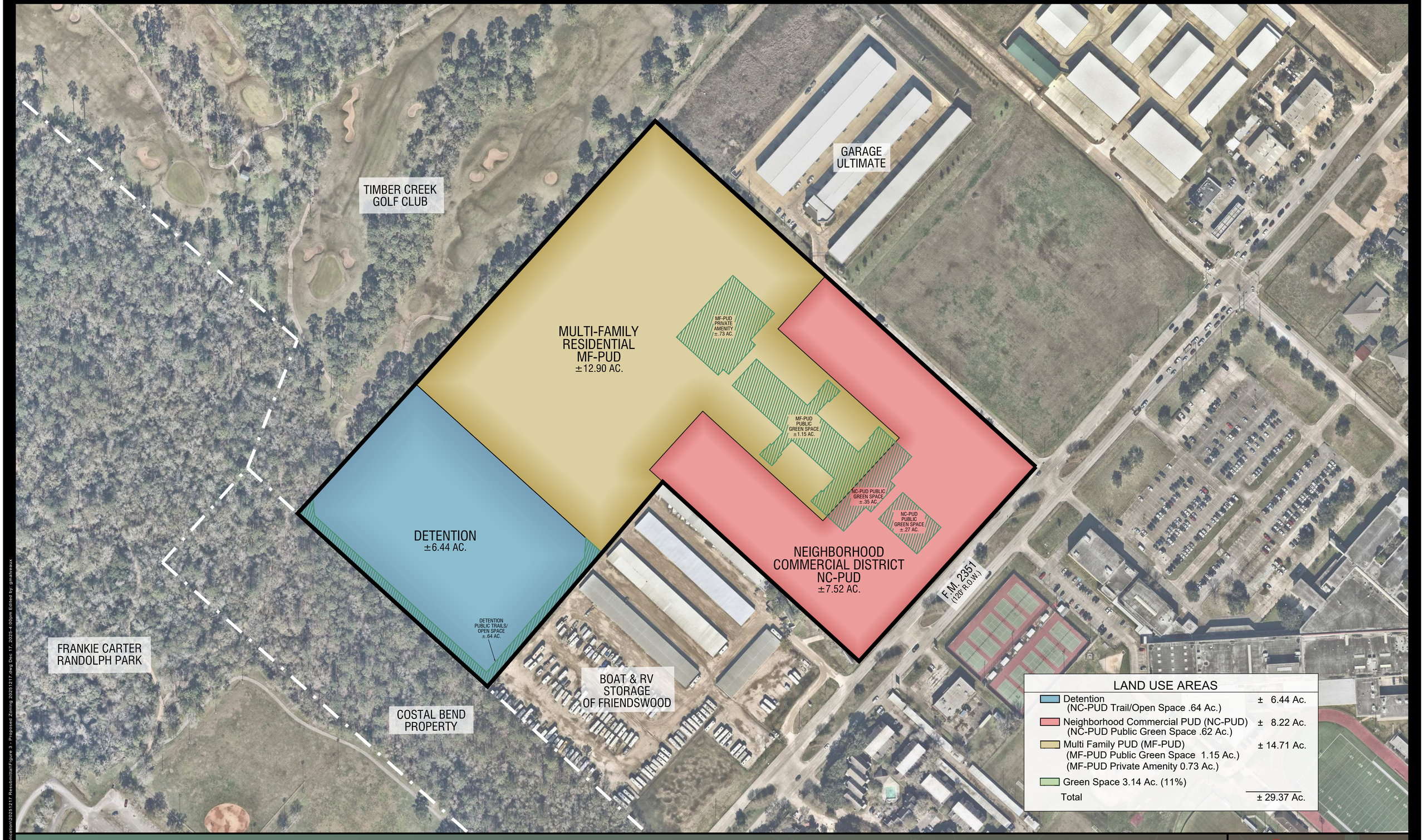


Figure 3: Land Use Plan

Clear Creek Village Planned Unit Development

December 17, 2025

0' 50' 100' 200'
SCALE: 1"=100'
TRUE SCALE AT 24" x 36"

NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
251-007-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\251-007-00\LandPlan\PUD Application\2025\1217 Resubmittal\Figure 3 - Proposed Zoning 20251217.dwg Dec 17, 2025-4:09pm Edited by: gmalveaux

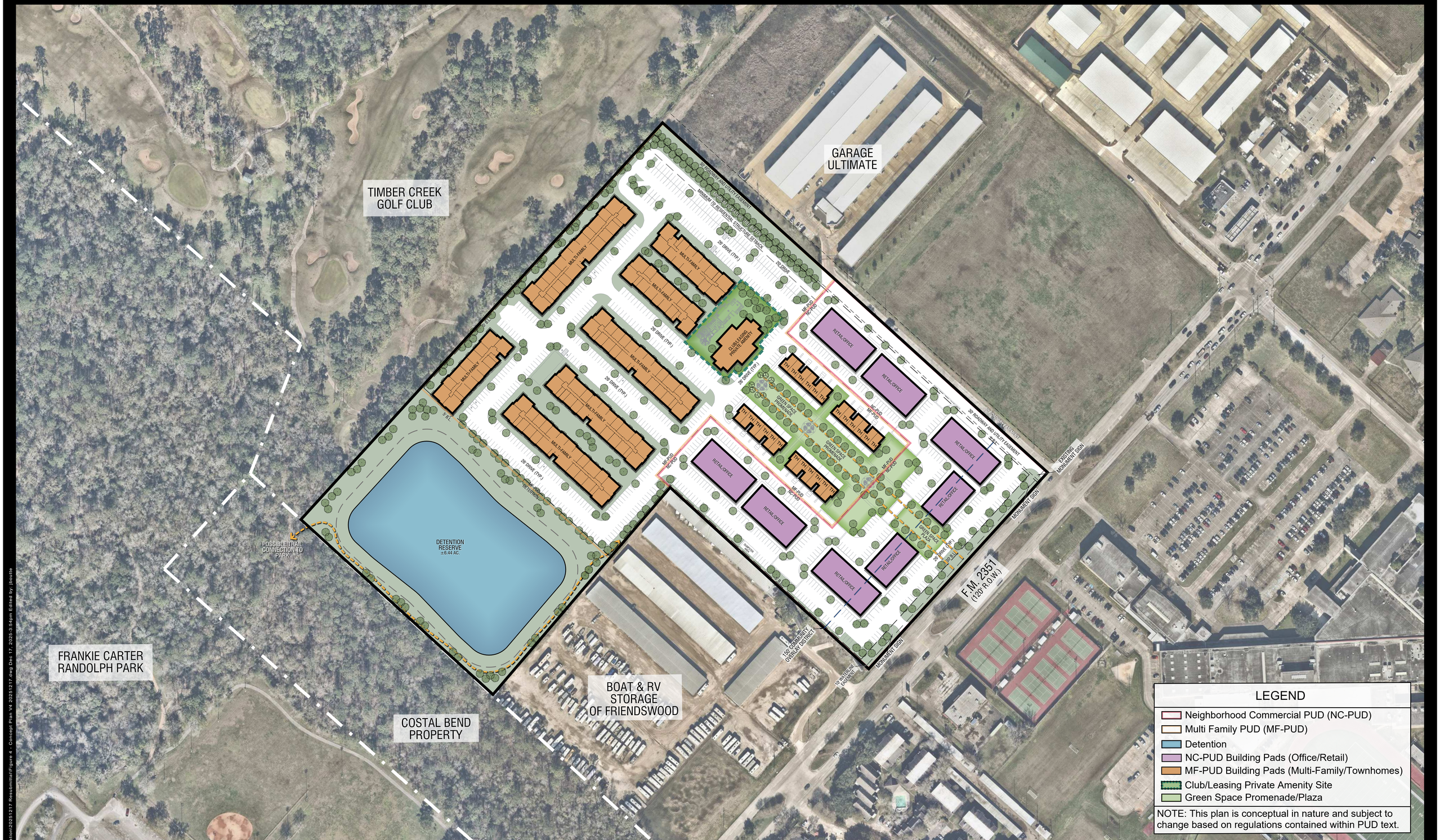


Figure 4: Concept Plan

Clear Creek Village Planned Unit Development

November 17, 2025

0' 50' 100' 200'

SCALE: 1"=100'
TRUE SCALE AT 24" x 36"

NORTH

EHRA
ENGINEERING THE FUTURE
SINCE 1936

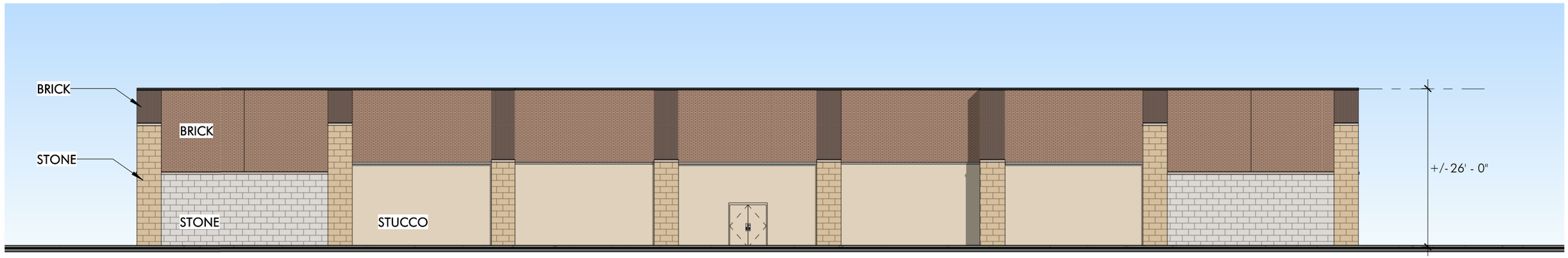
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
251-007-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

P:\251-007-00\LandPlan\PUD Application\20251217 Resubmittal\Figure 4 - Concept Plan V4 20251517.dwg Dec 17, 2025,3:54pm Edited by: jboultte

MULTI-TENANT OFFICE/RETAIL
FRONT ELEVATION



MULTI-TENANT OFFICE/RETAIL
REAR ELEVATIONS

MATERIALS

PATTERN ONE MASONRY BRICK | PATTERN TWO MASONRY BRICK | PATTERN THREE MASONRY BRICK | STONE | STONE | CAST STONE | COLOR ONE STUCCO | COLOR TWO STUCCO | PREFINISHED METAL

Clear Creek Village: Figure 5 - NC-PUD Typical Elevations

P:\231-034-00\LandPlan\Exhibits\For Exhibit Prep\Exhibit B-8 through B-13 Titleblocks.dwg Jul 30, 2024-12:49pm Edited by: PLipetsko

Clear Creek Village: Figure 5 - NC-PUD Typical Elevations

Clear Creek Village: Figure 6 - MF-PUD Typical Elevations

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT BUILDVESTMENTS LLC, a Texas limited liability company ("Grantor"), in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration in hand paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY, unto DHANANI INVESTMENT INC., a Texas corporation, whose address is 11333 Fountain Lake Drive, Stafford, Texas 77477 ("Grantee"), that certain tract or parcel of land being more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes together with all improvements thereon, if any and all appurtenances of the above-described land, including all right, title and interest of Grantor, in and to easements or rights-of-way relating thereto (collectively referred to herein as the "Property").

This conveyance is made and accepted subject to those encumbrances, restrictions, easements, conditions, covenants, reservations, documents and exceptions to title of record in the Real Property Records of Harris County, Texas, impacting the Property and listed on Exhibit B attached hereto and incorporated herein by reference for all purposes (the "Permitted Exceptions"), but only to the extent that the same are valid, existing, affect and are enforceable against the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights, hereditaments and appurtenances thereto belonging, unto the said Grantee, and Grantee's successors and assigns, forever. Grantor hereby binds itself, its successors and assigns to warrant and forever defend the title to the Property unto the said Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the Permitted Exceptions.

[signature page follows]

RP-2024-427676

EXECUTED to be effective as of November 14, 2024.

GRANTOR:

BUILDVESTMENTS LLC,
a Texas limited liability company

By: _____
Pratik Gandhi, Member

THE STATE OF TEXAS §
§
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 14th day of November, 2024, by Pratik Gandhi, Member of Buildvestments LLC, a Texas limited liability company, on behalf of such limited liability company.

SUMER ZEHRA BRITO
Notary Public, State of Texas
Comm. Expires 05-15-2028
Notary ID 134902998

_____
Notary Public in and for the State of T E X A S

RP-2024-427676

RP-2024-427676

EXHIBIT A

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 33 MIN. 13 SEC. WEST, A DISTANCE OF 668.02 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORTH 47 DEG. 39 MIN. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED.185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 20.56 FEET PASSING A 5/8 INCH IRON ROD; AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.3726 ACRES OF LAND MORE OR LESS.

RP-2024-427676

EXHIBIT B

PERMITTED EXCPETIONS

1. Restrictive covenants as shown on Instrument(s) recorded under Harris County Clerk's File Number(s) D297010.

2. Pipeline right-of-way easement in favor of Humble Oil and Refining Company, a Texas corporation as set forth in instrument recorded in/under Volume 1061, Page 687 of the Deed Records of Harris County, Texas.

3. An easement for purposes of constructing, reconstructing, altering, and maintaining underground potable water facilities located on subject property granted to City of Friendswood, a home rule municipal corporation by instrument recorded in/under County Clerk's File No. V938331 of the Official Public Records of Harris County, Texas.

4. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Harris County Clerk's File Number(s) D297010. Reference to which instrument is here made for particulars.

5. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 1056, Page 532 of the Deed Records of Harris County, Texas. Reference to which instrument is here made for particulars.

RP-2024-427676

RP-2024-427676

Pages 6

11/15/2024 01:30 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

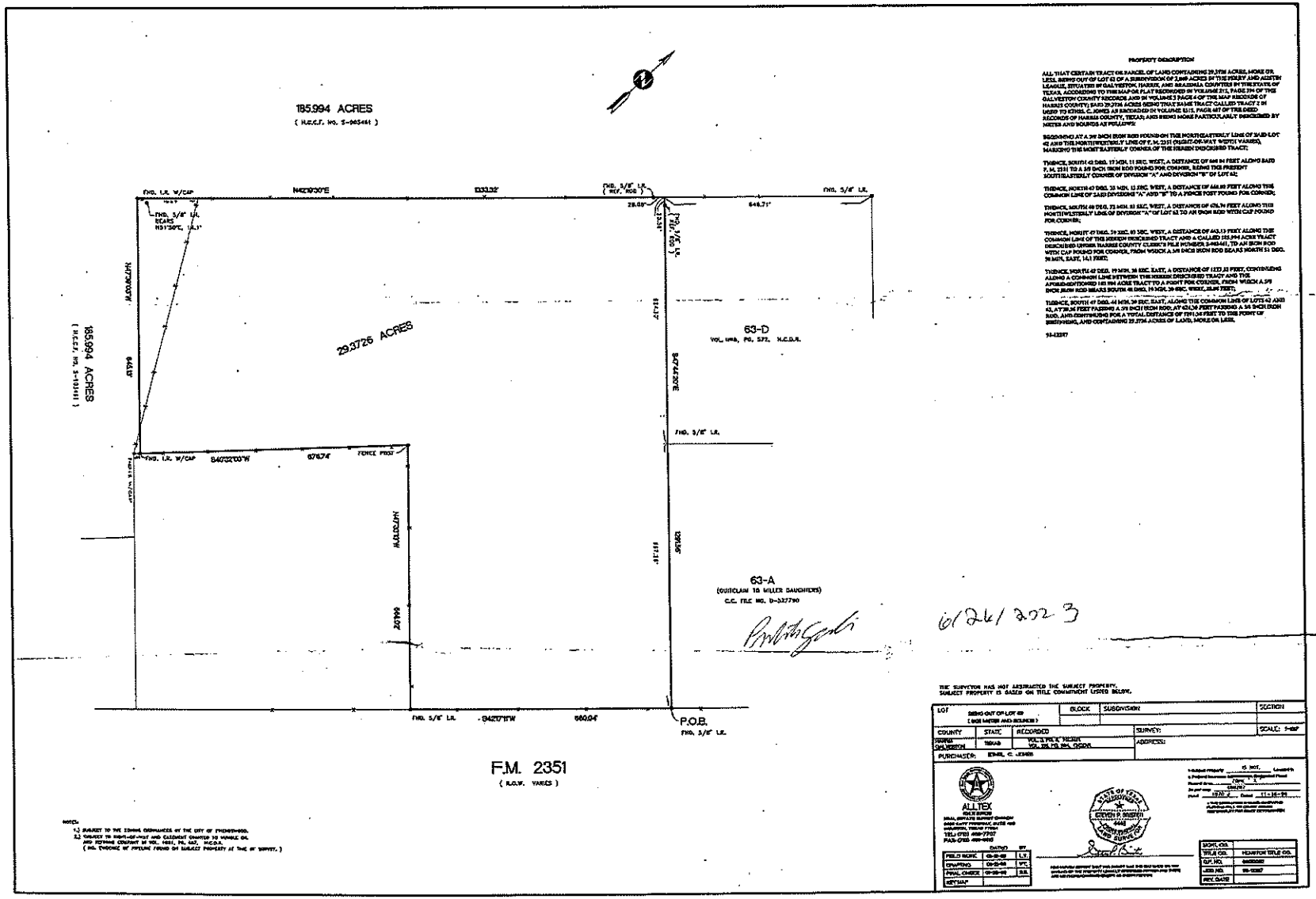
Fees $41.00

RP-2024-427676

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

COUNTY CLERK
HARRIS COUNTY, TEXAS



PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,240 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 211, PAGE 294 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 4 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 5515, PAGE 687 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 27 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 3/8 INCH IRON ROD FOUND FOR CORNER, BEING THE PRESENT NORTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 40 DEG. 32 MIN. 13 SEC. WEST, A DISTANCE OF 648.71 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 49 DEG. 23 MIN. 53 SEC. WEST, A DISTANCE OF 674.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORTH 47 DEG. 39 SEC. 30 SEC. WEST, A DISTANCE OF 643.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED 185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S-965441, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 30 MIN. EAST, 1.41 FEET;

THENCE, SOUTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 811.12 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFORESAID-MENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.09 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 39 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 28.26 FEET PASSING A 5/8 INCH IRON ROD, AT 674.74 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 691.26 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.3726 ACRES OF LAND, MORE OR LESS.

93-12397

1/26/2023

THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. SUBJECT PROPERTY IS BASED ON TITLE COMMITMENT LISTED BELOW.

LOT	BEING OUT OF LOT 62 (BOB MEYER AND BOUNDER)	BLOCK	SUBDIVISION	SECTION
COUNTY	STATE	RECORDED	SURVEY	SCALE: 1"=60'
HARRIS / GALVESTON	TEXAS	VOL. 3, PG. 4, H.C.M.R. / VOL. 211, PG. 294, G.C.D.R.	ADDRESS:	
PURCHASER:	ETHEL C. JONES			

ALLTEX
SURVEYING
REAL ESTATE SURVEY DIVISION
6440 GAITY FREEWAY, SUITE 408
HOUSTON, TEXAS 77081
TEL: (713) 466-7707
FAX: (713) 466-1010

STATE OF TEXAS
STEVEN P. SMITH
5446
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE(S)	BY
FIELD WORK: 09-8-93	L.V.
DRAFTING: 09-9-93	V.C.
FINAL CHECK: 09-20-93	S.S.
RETRAC	

WORK ORD.	
TITLE CO.:	HOUSTON TITLE CO.
G.F. NO.:	6400000
JOB NO.:	93-12397
REV. DATE	

NOTES:
1.) SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF FRIENDSWOOD.
2.) SUBJECT TO RIGHT-OF-WAY AND EASEMENT GRANTED TO HUMBLE OIL AND REFINING COMPANY BY VOL. 1051, PG. 547, H.C.D.R.
(NO EVIDENCE OF PIPELINE FOUND ON SUBJECT PROPERTY AT TIME OF SURVEY.)

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 29.3726 ACRES, MORE OR LESS, BEING OUT OF LOT 62 OF A SUBDIVISION OF 2,069 ACRES IN THE PERRY AND AUSTIN LEAGUE, SITUATED IN GALVESTON, HARRIS, AND BRAZORIA COUNTIES IN THE STATE OF TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 215, PAGE 394 OF THE GALVESTON COUNTY RECORDS AND IN VOLUME 3 PAGE 6 OF THE MAP RECORDS OF HARRIS COUNTY; SAID 29.3726 ACRES BEING THAT SAME TRACT CALLED TRACT 2 IN DEED TO ETHEL C. JONES AS RECORDED IN VOLUME 8515, PAGE 467 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF SAID LOT 62 AND THE NORTHWESTERLY LINE OF F. M. 2351 (RIGHT-OF-WAY WIDTH VARIES), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 17 MIN. 11 SEC. WEST, A DISTANCE OF 660.04 FEET ALONG SAID F. M. 2351 TO A 5/8 INCH IRON ROD FOUND FOR CORNER, BEING THE PRESENT SOUTHEASTERLY CORNER OF DIVISION "A" AND DIVISION "B" OF LOT 62;

THENCE, NORTH 47 DEG. 33 MIN. 13 SEC. WEST, A DISTANCE OF 668.02 FEET ALONG THE COMMON LINE OF SAID DIVISIONS "A" AND "B" TO A FENCE POST FOUND FOR CORNER;

THENCE, SOUTH 40 DEG. 32 MIN. 03 SEC. WEST, A DISTANCE OF 676.74 FEET ALONG THE NORTHWESTERLY LINE OF DIVISION "A" OF LOT 62 TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE, NORHT 47 DEG. 39 SEC. 03 SEC. WEST, A DISTANCE OF 645.13 FEET ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A CALLED 185.994 ACRE TRACT DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NUMBER S-903461, TO AN IRON ROD WITH CAP FOUND FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS NORTH 51 DEG. 50 MIN. EAST, 14.1 FEET;

THENCE, NORTH 42 DEG. 19 MIN. 30 SEC. EAST, A DISTANCE OF 1333.32 FEET, CONTINUING ALONG A COMMON LINE BETWEEN THE HEREIN DESCRIBED TRACT AND THE AFOREMENTIONED 185.994 ACRE TRACT TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD BEARS SOUTH 42 DEG. 19 MIN. 30 SEC. WEST, 28.08 FEET;

THENCE, SOUTH 47 DEG. 44 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF LOTS 62 AND 63, AT 20.56 FEET PASSING A 5/8 INCH IRON ROD; AT 624.30 FEET PASSING A 5/8 INCH IRON ROD, AND CONTINUING FOR A TOTAL DISTANCE OF 1291.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.3726 ACRES OF LAND, MORE OR LESS.

Appendix 3 - Parking Calculations

City of Friendswood Parking Requirements			
Standard Parking - Combination Option 1			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	22232	10/1000	222
Retail	22232	4/1000	89
Health Care	16516	4.5/1000	66
Gen Bus Ofc	24544	3.4/1000	83
Sq. ft.	85524		460.8
Required Commercial Spaces			460.8
Required MF Spaces			597.75
Total Required Space			1058.5

* Refer to Page 2 - Total Required MF Spaces.

* Refer to Page 2 - Retail Bldg. Square footage.

City of Houston Shared Parking Worksheet - Combination Option 1									
Use	Parking Required	Weekday Midnight to 7AM	Weekday 7AM to 5PM	Weekday 5PM to 9PM	Weekday 9PM to Midnight	Weekend Midnight to 7AM	Weekend 7AM to 5PM	Weekend 5PM to 9PM	Weekend 9PM to Midnight
Restaurant	222	22.2	111	166.5	88.8	33.3	166.5	222	111
Retail (excluding shopping center)	89	4.45	44.5	66.75	8.9	4.45	89	66.75	8.9
Clinic (Medical or Dental)	66	0	66	16.5	0	0	16.5	0	0
Office	83	4.15	83	24.9	4.15	0	8.3	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1058	628.8	454	573.65	669.95	635.75	669	587.75	628.2
Req. Spaces	669.95								

City of Friendswood Parking Requirements			
Shared Parking - Combination Option 2			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	22232	10/1000	222
Retail	46776	4/1000	187
Gen Bus Ofc	16516	3.4/1000	56
Sq. ft.	85524		465.6
Required Commercial Spaces			465.6
Required MF Spaces			597.75
Total Required Space			1063.3

City of Houston Shared Parking Worksheet - Combination Option 1									
Use	Parking Required	Weekday Midnight to 7AM	Weekday 7AM to 5PM	Weekday 5PM to 9PM	Weekday 9PM to Midnight	Weekend Midnight to 7AM	Weekend 7AM to 5PM	Weekend 5PM to 9PM	Weekend 9PM to Midnight
Restaurant	222	22.2	111	166.5	88.8	33.3	166.5	222	111
Retail (excluding shopping center)	187	9.35	93.5	140.25	18.7	9.35	187	140.25	18.7
Office	56	2.8	56	16.8	2.8	0	5.6	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1063	632.35	410	622.55	678.4	640.65	747.8	661.25	638
Req. Spaces	747.8								

City of Friendswood Parking Requirements			
Shared Parking - Combination Option 3			
Use	Bldg. Area	Parking Ratio	Parking Spaces Required
Restaurant	24544	10/1000	245
Retail	44464	4/1000	178
Gen Bus Ofc	16516	3.4/1000	56
Sq. ft.	85524		479.5
Required Commercial Spaces			479.5
Required MF Spaces			597.75
Total Required Space			1077.2

City of Houston Shared Parking Worksheet - Combination Option 1									
Use	Parking Required	Weekday Midnight to 7AM	Weekday 7AM to 5PM	Weekday 5PM to 9PM	Weekday 9PM to Midnight	Weekend Midnight to 7AM	Weekend 7AM to 5PM	Weekend 5PM to 9PM	Weekend 9PM to Midnight
Restaurant	245	24.5	122.5	183.75	98	36.75	183.75	245	122.5
Retail (excluding shopping center)	178	8.9	89	133.5	17.8	8.9	178	133.5	17.8
Office	56	2.8	56	16.8	2.8	0	5.6	0	0
Apartment	598	598	149.5	299	568.1	598	388.7	299	508.3
Total	1077	634.2	417	633.05	686.7	643.65	756.05	677.5	648.6
Req. Spaces	756.05								

Appendix 3 - Parking Calculations

Residential Parking calculations based on Friendswood Design Criteria Manual, Appendix C				
Multi Family (MF) Parking Calculations				
Unit Code	Bdrm Type	Number	Parking Calculation	No. Req. Space
E1	Efficiency unit	60	1	60
A1	1 bdrm unit	60	1.5(60)	90
A3	1 bdrm unit	123	1.5(123)	184.5
B1	2 bdrm unit	30	1.5(30)+.25(30)	52.5
B3	2 bdrm unit	9	1.5(9) + .25(9)	15.75
B4	2 bdrm unit	84	1.5(84)+.25(84)	147
	Total units	366		
Total parking spaces proposed apartment count				549.75
TH	3 bdrm	24	1.5(24)+.25(48)	48
	Total units	24		
Combined unit total		390	Total units req	597.75

Commercial Lease Space		
Sq. Ftg.	# of Bldg.	Totals
11116	4	44464
12272	2	24544
8258	2	16516
Total Sq. Ftg.		85524
1000 sq ft per GFA		85.524

Parking Group Tables from Friendswood Design Criteria Manual, Appendix C

Finance and Insurance	
General Business Offices:	- up to 25,000 sq. ft. = 3.8 spaces per 1,000 sq. ft. GFA; plus - 25,000 to 100,000 sq. ft. = 3.4 spaces per 1,000 sq. ft. GFA; plus - 100,000 or more sq. ft. = 2.8 spaces per 1,000 sq. ft. GFA.
Consumer Service Offices:	4.6 spaces per 1,000 sq. ft. GFA.
Data Processing, Telemarketing, Operations:	6 spaces per 1,000 sq. ft. GFA.
Food Service	
Restaurant:	10 spaces per 1,000 sq. ft. GFA;
Restaurant bar area:	15 spaces per 1,000 sq. ft. GFA;
Fast Food:	8 spaces per 1,000 sq. ft. GFA;
Take Out and Delivery Only:	3 spaces per 1,000 sq. ft. GFA;
Health Care and Social Assistance	
Medical Offices (not on hospital campus):	4.5 spaces per 1,000 sq. ft. GFA.
Retail Trade	4 spaces per 1,000 sq. ft. GFA.
Shopping Centers	- 6 spaces per 1,000 sq. ft. GFA up to 200,000 sq. ft.; - 5.5 spaces per 1,000 sq. ft. GFA over 200,000 sq. ft.
Transit and Ground Passenger Transportation; Scenic &Sightseeing	1 space per 100 sq. ft. GFA.

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/01/2025

Prepared by: Raquel Martinez, City Secretary

Subject: 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.

Originating Department: Community Development

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This public hearing allows all interested parties the right to appear and express their views 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.

Amendments to the Friendswood City Center Planned Unit Development (PUD) approved as Ordinance 2023-28.

The owners are requesting the following amendments:

- Increase the maximum height from 70 feet to 90 feet on Lots 6 through 12; and
- Increase the maximum number of stories from 4 stories to 6 stories on Lots 6 through 11 (Lot 12 will be limited to 4 stories);
- Increase the density from 29 units per acre to 43 units per acre on Lots 6, 9, 10, 11 and 12; and
- Reduce front yard setbacks, interior side yard setbacks, exterior side yard setbacks; and
- Reduce certain landscape buffers from 5 feet to 0; and
- Allow multi-family use on first floor on Lots 6, 7, 9 and 10 provided they are not located on the front of the building; and
- Added Exhibits C – Approved Species for Forest Preservation/Reforestation, D – Approved Species for Formal Planting, H2 -Architecture Design, H3 – Graphics and Signage, J – Landscape Requirements and K – Street Cross Sections; and
- Amended Exhibit E Mixed Use Parking Analysis (formerly Exhibit C - recalculated parking and provided assurances that each lot will provide at least temporary parking until the permanent parking is constructed), Exhibit F Public Trails and Paths (formerly Exhibit D; title only, no changes), Exhibit G Project Phases (formerly Exhibit E; title only, no changes), Exhibit H1 Exterior Finishes (formerly Exhibit F2; title only, no changes), and Exhibit H4 Site Amenities (formerly Exhibit F3; added roundabout designs)

Overall, the proposed changes incorporate more detailed design regulations to regulate the development within City Center. The detailed plans of how the landscaping will be installed and who is responsible for

the installation provides more clear direction, and the comprehensive plan for the signage within the development will also provide a plan to which staff can review and approve future signage permits. The increased building heights, changes in setbacks and residential units/density allow more flexibility for development in general.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

The Planning and Zoning Commission voted 5-0 (Commissioners Hinckley and Anderson were absent) on a motion to approve the requested zone change. The motion included the following staff comments, which have been addressed in the final version being considered:

Engineering
Exhibit G - Add a phase to the plan showing construction of the trail system in the noted area after completion of the Whitcomb Terracing Project.

Planning
Regulation Matrix - Add "Units Per Acre" for residential units on Lot 8.
Exhibit J - A. 4. Add a second sentence, "Fifty percent of the parking lot islands shall contain a minimum of 1 tree." Add item 5. stating that screening shrubs are required along FM 528; D.3. Remove "per master development masonry wall details" portion of sentence as it does not exist.; and F.4. Add second sentence stating "Fifty percent of the parking lot islands shall contain a minimum of 1 tree."

Fire Marshal Note (no corrections required; note included on document)
Increased building heights will impact fire flows. Flow testing will be required to assure proper fire flow, any deficiencies will be required to be addressed. Zero lot line builds will still require fire apparatus access, and the roadway may be required to be designated as fire lane and meet fire lane width requirements.

See attached Final Report.

ATTACHMENTS

1. Planning and Zoning Commission Final Report 12-15-2025
2. City Center PUD Amendments 2025
3. Ordinance No. 2023-28 - Existing PUD
4. Aerial Map_City Center PUD Amendment
5. Location Map_City Center PUD Amendment
6. Zoning Map_City Center PUD Amendment
7. 2025 12 11 PZ and 2026 01 05 CC PH Amendments to PUD (Ord. No. 2023-28) Friendswood City Center (Notice_Web)

Planning & Zoning Commission

Final Report

To:	Mayor and City Council
From:	Thomas Hinckley, Planning & Zoning Commission Chairman
	Marcus Rives, Planning & Zoning Commission Vice Chairman
	Aubrey Harbin, Director of Community Development/Planner
Date:	December 15, 2025
Re:	Friendswood City Center Planned Unit Development (PUD) Amendments

TH (dH)

At the Planning and Zoning Commission meeting held December 11, 2025, following the public hearing, the City of Friendswood Planning and Zoning Commission voted 5-0 (Commissioners Hinckley and Anderson were absent) on a motion to approve the requested zone change.

The motion included addressing the following staff comments in the PUD document:

Engineering:
1) Exhibit G - Add a phase to the plan showing construction of the trail system in the noted area after completion of the Whitcomb Terracing Project.

Planning:
2) Regulation Matrix - Add "Units Per Acre" for residential units on Lot 8.
3) Exhibit J - A. 4. Add second sentence, "Fifty percent of the parking lot islands shall contain a minimum of 1 tree." Add item 5. stating that screening shrubs are required along FM 528.; D.3. Remove "per master development masonry wall details" portion of sentence as it does not exist.; and F.4. Add second sentence stating "Fifty percent of the parking lot islands shall contain a minimum of 1 tree."

Friendswood City Center is currently under construction and will be a mixed-use development combining commercial, retail, hospitality, office, civic/municipal, mixed-use buildings, and multi-family residential (500+ units), and recreation/open space to create a vibrant, walkable neighborhood. The extension of Blackhawk Boulevard from FM 528 to Bay Area Boulevard will provide additional routes of travel, as well as additional street frontage opportunities for the commercial buildings.

The owners are requesting the following amendments with this request:

- Increase the maximum height from 70 feet to 90 feet on Lots 6 through 12; and
- Increase the maximum number of stories from 4 stories to 6 stories on Lots 6 through 11 (Lot 12 will be limited to 4 stories);
- Increase the density from 29 units per acre to 43 units per acre on Lots 6, 9, 10, 11 and 12; and
- Reduce front yard setbacks, interior side yard setbacks, exterior side yard setbacks; and
- Reduce certain landscape buffers from 5 feet to 0; and
- Allow multi-family use on first floor on Lots 6, 7, 9 and 10 provided they are not located on the front of the building; and
- Allow 70 residential units on Lot 8 - the hotel site; and
- Added Exhibits C – Approved Species for Forest Preservation/Reforestation, D – Approved Species for Formal Planting, H2 -Architecture Design, H3 – Graphics and Signage, J – Landscape Requirements and K – Street Cross Sections; and
- Amended Exhibit E Mixed Use Parking Analysis (formerly Exhibit C - recalculated parking and provided assurances that each lot will provide at least temporary parking until the permanent parking is constructed), Exhibit F Public Trails and Paths (formerly Exhibit D; title only, no changes), Exhibit G Project Phases (formerly Exhibit E; title only, no changes), Exhibit H1 Exterior Finishes (formerly Exhibit F2; title only, no changes), and Exhibit H4 Site Amenities (formerly Exhibit F3; added roundabout designs).

No public comments either in favor or in opposition of the zone change were received. The Commission is forwarding a positive recommendation.

AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD)
Friendswood City Center PUD

1. Friendswood City Center PUD was approved on January 8, 2024 (the "PUD");
2. The PUD established specific development standards, including regulations governing maximum building height and the number of allowable stories;
3. The Developer has submitted a formal request to modify certain provisions of the PUD related to building height, number of stories, and front building lines for specific lots, graphics and signage and landscape requirements;
4. The City has reviewed and evaluated the proposed amendments and determined that the modifications are consistent with the goals and intent of the PUD and promote orderly development.

AMENDMENTS

1. Amendment to Maximum Building Height

Section titled “Regulations” of the PUD is hereby amended to revise the maximum building height from seventy feet (70') to ninety feet (90') on Lots 6 through 12.

2. Amendment to Maximum Number of Stories

Section titled “Regulations” is amended to increase the maximum number of stories from four (4) to six (6) on Lot 6 through 12. For the purposes of this Amendment, an Occupied Roof shall be considered a Story. Lot 12 is limited to four stories for apartment use.

3. Amendment to Front Yard Setback

Section titled “Regulations” is amended to modify the Front Yard Setback of Lot 5 from one hundred sixty feet (160') to fifty feet (50'). Furthermore, within the original 160-foot Front Yard Setback, only an open canopy structure is permitted, and such structure must maintain a clear underside dimension of sixteen feet (16'-0").

Additionally, modify the Front Yard Setback of Lots 6 , 9 and 10 from fifty feet (50’) to twenty-five feet (25’) and Lot 12 from twenty five feet (25’) to five feet (5’).

4.Amendment to Interior Side Yard Setback for Retail Lots

Section titled “Regulations” is amended to reduce the Interior Side Yard Setback on Lots 2 through Lot 11 from ten feet (10’) to zero feet (0’).

5.Amendment to Exterior Side Yard Setback for Retail Lots

Section titled “Regulations” is amended to reduce the Exterior Side Yard Setback on Lots 2 through Lot 5 ,7 and 8 from ten feet (10’) to zero feet (0’) and Lots 6, 9, 10 and 11 from twenty-five feet (25’) to zero feet (0’).

6. Amendment to Landscape Buffer Width (Except FM 528)

Section titled “Landscape Buffer Width (Except FM 528) is amended to reduce the Landscape Buffer from five feet (5’) to zero feet (0’).

7. Amendment to Allowed Mult-Family Use

Note (d) Modified from “No Multi-Family Use shall be allowed on the First Floor of Lots 6,7,9 or 10” to “No Multi-Family Use shall be allowed to face the Front Yard on the First Floor of Lots 6,7,9 or 10.”

8. Addition of Exhibits

New Section: Exhibit C, D, H2, H3, J, K

9. Amendment to Exhibits:

Exhibit E (Formally Exhibit C)
Exhibit F (Formally Exhibit D)
Exhibit G (Formally Exhibit E)
Exhibit H (Formally Exhibit F2)
Exhibit H4 (Formally Exhibit F3)

10. Zoning Ordinance Regulations, Amendments and Modifications

Except as expressly amended herein, all other terms, conditions, and provisions of the original Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

Madison Development Corp., LLC

By: Louis Tannos, Manager

Lone Star Campus R1 LLC

By: Wolfgramm Capital LLC
By: Koloa Wolfgramm, Managing Member

Lone Star Campus LLC

By: Wolfgramm Capital LLC
By: Koloa Wolfgramm, Managing Member

Lone Star Campus MXM LLC

By: Wolfgramm Capital LLC
By: Koloa Wolfgramm, Managing Member

Hill Gage Development LLC

By: Daniel Gage, Managing Member

TIMA Holdings LLC

By: Bhakti Mehta, President

Ajay K. Jain

By: Ajay K. Jain

City of Friendswood, Texas

By: _____
Name: _____
Title: _____

Note: Increased building heights will impact fire flows. Flow testing will be required to assure proper fire flow, any deficiencies will be required to be addressed.
Zero lot line builds will still require fire apparatus access, roadway may be required to be designated as fire lane and meet fire lane width requirements.

Planned Unit Development
Friendswood City Center PUD

Prepared For

Tannos Development Group, LLC

August 2023

Amended: November 2025

TABLE of CONTENTS

I Introduction

II Regulations

III Permitted Use Table

Exhibit A Site Plan

Exhibit B Tree Mitigation Calculations

Exhibit C Approved Species for Forest Preserve/Reforestation

Exhibit D Approved Species for Formal Planting

Exhibit E Mixed Use Parking Analysis

Exhibit F Public Trails and Paths

Exhibit G Project Phases

Exhibit H1 Exterior Finishes

Exhibit H2 Architectural Design

Exhibit H3 Graphics and Signage

Exhibit H4 Site Amenities

Exhibit J Landscape Requirements

Exhibit K Street Cross Sections

INTRODUCTION

Purpose

This application has been prepared on behalf of Tannos Development LLC, pursuant to the City of Friendswood's Ordinances related to a Planned Unit Development (PUD). The purpose of the PUD is to encourage flexibility in the development of land, promote the most appropriate uses, and encourage a cohesive mixed use development. This PUD will establish development regulations and standards that will ensure quality development, consistent with the intent of the Friendswood Subdivision and Zoning Ordinances.

Location and Existing Conditions

Friendswood City Center PUD is located on a + 107 Acre tract located South of FM 528, with Clear Creek forming a natural boundary on the West and South borders and Brookside Intermediate School to the East. The subject tract will be bisected with an Extension of Blackhawk Blvd from FM 528 to Bay Area Blvd. Approximately 50 Acres of the site is located within the Flood Way of the Clear Creek Watershed, 38 Acres are located within the AE Flood Zone and 19 Acres are located within the X Flood Zone. The Majority of the area located within the AE Zone will be raised out of the flood plain by mitigation within the Park Area. All Buildings will be constructed above the Flood Plain.

PROJECT DESCRIPTION

The Planning Concept is to provide a strong neighborhood identity with walkable mixed-use facilities that allow access to services and other businesses without requiring residents to use a car as their main mode of transportation. To accomplish this, Friendswood City Center PUD will combine commercial, retail, hospitality, office, and multifamily residential developments into a vibrant community with walkable streets that support alternative modes of transportation. All areas of the community will be connected with ten foot wide Shared Use Paths. In the Park Area, the paths will be created out of decomposed granite and will be referred to as trails. In all other areas, the paths will be created using a combination of concrete with paver and stone accents. Path Users are non-motorized and may include but are not limited to: bicyclists, in-line skaters, roller skaters, wheelchair users (both non-motorized and motorized) and pedestrians, including walkers, runners, people with baby strollers, people walking dogs, etc. These facilities will be designed for two-way travel.

For transportation and parking demand management, the concept is to create slower-paced streets with head-in parking and pavement designed to enhance pedestrian safety. Surface Parking will be minimized with the majority of parking located within above ground parking garages designed to blend in with the building facades. All parking garages will be required to leave at least 20 percent of their parking spaces available for public parking and may be a fee lot. All areas, except the gated area of the Multi-Family Residential Development, will have cross parking access.

DEVELOPMENT GUIDELINES

Unless otherwise outlined in this document, all City of Friendswood Subdivision and Zoning regulations in place at the time this document is adopted shall apply to the PUD. Any change to the below guidelines and/or other applicable regulations shall require a variance or an amendment to the PUD.

REGULATIONS

Friendswood City Center PUD Regulation Matrix

PUD Zoning District	Units Per Acre	Lot Area Minimum Sq Ft	Lot Width Minimum Sq Ft	Lot Depth Minimum Sq Ft	Front Yard Setback	Rear Yard Setback	Interior Side Yard	Exterior Side Yard	Maximum Height (4 stories)	Maximum Height (6 stories)	Landscape Buffer Width (FM 528)	Landscape Buffer Width (Except FM 528)
Lot 1 (h)	n/a	15000	100	150	100	10	10	25	40	n/a	15	0
Lots 2-4 (h)	n/a	15000	100	150	160	10	0	0	40	n/a	15	0
Lots 5 (h)	n/a	15000	100	150	50 (e)	10	0	0	40	n/a	15	0
Lots 7 (d)(i)	29	15000	100	150	0	10	0	0	n/a	90	0	0
Lots 8 (i)	43	15000	100	150	0	10	0	0	n/a	90	0	0
Lots 6, 9, 10 (d)(i)	43	15000	100	150	25	0	0	0	n/a	90	15	0
Lot 11	43	15000	100	150	0	0	0	0	n/a	90	0	0
Lot 12 MFR	43	n/a	n/a	n/a	5	0	5	25	n/a	90 (g)	0	0

a) Base zoning districts CSC and MFR-H per COF Zoning Ordinance.

b) Lot coverage based on approved drainage plan.

c) Landscape buffers may include walkways, boardwalks, patios, plazas, courtyards, bulkheads, retaining walls, and similar structures will be permitted in the landscape buffer/setback except for the area abutting FM 528. Building setback is measured form the right-of-way or property line.

d) No Multi-family use shall be allowed facing the front yard on the first floor of Lots 6,7,8,9 or 10.

e) Only an Open Canopy Structure with a minimum clearance of 16 feet is permitted within the 160 feet area abutting FM 528 on Lot 5.

f) An Occupied Roof shall be consided a Story.

g) Lot 12 is limited to four (4) stories for Apartment Use

h) Dumpster Enclosure may be located in front of the Frontyard Setback

(i) Lot 7, 8, 9, 10 and 12 may be used as temporary surface parking. Temporary overflow parking areas shall be accessed by a driveway approach constructed to full City standards, including required concrete pavement thickness, width, and curb return geometry. The overflow parking surface beyond the driveway approach shall be contained within concrete curbs and consist of stabilized aggregate, crushed concrete, or other approved all-weather material capable of supporting vehicle loads without rutting, displacement, or dust. Use of temporary overflow parking is intended for intermittent, non-primary use and shall not be used as a substitute for required permanent parking as defined by Friendswood City Center PUD. All temporary overflow parking lots shall: a) Provide interior landscaping standards per Exhibit J, Section F, Public Landscape Requirements, b) Maintain positive drainage and erosion control to prevent sediment or debris from entering public streets or drainage systems, c) Be maintained in good condition and kept free of weeds and standing water, d) Remain accessible only through approved concrete driveway approaches.

Permitted Use Table

Residential Uses	
Single-Family Residence	
Garden Home Residence	
Multiple-Family Residence—Low Density	
Multiple-Family Residence—Medium Density	P
Multiple-Family Residence—High Density	P
Mobile Home Residence	

	2017 NAICS Industry Descriptions	
	Sexually oriented businesses (Ch. 62)	
11	***Agriculture, Forestry, Fishing and Hunting***	
111	Crop production	
1114	Greenhouse, nursery, and floriculture production	
112	Animal production and aquaculture	
113	Forestry and logging	
1133	Logging	
114	Fishing, hunting, and trapping	
115	Support activities for agriculture and forestry	
21	***Mining, Quarrying, and Oil and Gas Extraction***	
211	Oil and gas extraction	
212	Mining (except oil and gas)	
213	Support activities for mining	
22	***Utilities***	
221	Utilities	
23	***Construction***	
236	Construction of buildings	O
237	Heavy and civil engineering construction	O
238	Specialty trade contractors	O
31-33	*Manufacturing*	
311	Food manufacturing	
311811	Retail bakeries	
3121	Beverage manufacturing (i.e. Breweries, wineries)	P
3122	Tobacco manufacturing	
313	Textile mills	

314	Textile product mills	
315	Apparel manufacturing	
316	Leather and allied product manufacturing	
3161	Leather and hide tanning and finishing	
321	Wood product manufacturing	
322	Paper manufacturing	
323	Printing and related support activities	
323113	Commercial screen printing	
324	Petroleum and coal products manufacturing	
325	Chemical manufacturing	
325412	Pharmaceutical preparation manufacturing	
326	Plastics and rubber products manufacturing	
3262	Rubber product manufacturing	
327	Nonmetallic mineral product manufacturing	
331	Primary metal manufacturing	
332	Fabricated metal product manufacturing	
333	Machinery manufacturing	
334	Computer and electronic product manufacturing	
335	Electrical equipment, appliance, and component manufacturing	
33591	Battery manufacturing	
336	Transportation equipment manufacturing	
337	Furniture and related products manufacturing	
339	Miscellaneous manufacturing	
3391	Medical equipment and supplies manufacturing	
42	***Wholesale Trade***	
423	Merchant wholesalers, durable goods	O
424	Merchant wholesalers, nondurable goods	O
425	Wholesale trade agents and brokers	O
44-45	***Retail Trade***	
4411	Automobile dealers	
4412	Other motor vehicle dealers	
4413	Automotive parts, accessories, and tire retailers (i.e. Auto Zone, O'Riley's)	
4491	Furniture and home furnishing retailers	P
4492	Electronics and appliance retailers	P
444	Building material and garden equipment and supplies dealers	
444180	Other building material dealers	
445	Food and beverage retailers	P
4561	Health and personal care retailers	P
457	Gasoline stations and fuel dealers (Lot 5 Only)	P

45712	Other gasoline stations	
458	Clothing, clothing accessories, shoe, and jewelry retailers	P
4591	Sporting goods, hobby, and musical instrument, retailers	P
4592	Book retailers and news dealers	P
4593	Florists	P
4594	Office supplies, stationary, and gift retailers	P
455	General merchandise retailers	P
4595	Used merchandise retailers	P
45993	Manufactured (mobile) home dealers	
459910	Pet and Pet Supply Retailers	P
459920	Art Dealers	P
48-49	***Transportation And Warehousing***	
481	Air transportation	O
482	Rail transportation	O
483	Water transportation	O
484	Truck transportation	O
485	Transit and ground passenger transportation	O
486	Pipeline transportation	O
487	Scenic and sightseeing transportation	O
488	Support activities for transportation	O
48841	Motor vehicle towing	
491	Postal service	
492	Couriers and messengers	O
493	Warehousing and storage	
51	***Information***	
513	Publishing industries	P
512	Movie Theaters	P
516	Broadcasting and content providers (i.e. Comcast, Netflix, etc.)	P
517	Telecommunications	O
517121	Telecommunication resellers	O
518	Computing infrastructure providers, data processing, web hosting and related services	
519	Web search portals, libraries, archives, and other information services	O
52	***Finance and Insurance***	
521	Monetary authorities—Central bank	P
522	Credit intermediation and related activities	P
522299	International, secondary market, and all other non- depository credit intermediation (i.e., pawn shops)	

523	Securities, commodity contracts, and other financial investments and related activities	P
524	Insurance carriers and related activities	P
525	Funds, trusts, and other financial vehicles	P
53	***Real Estate and Rental and Leasing***	
531	Real estate	P
53113	Lessors of mini warehouses and self-storage units	
532	Rental and leasing services (i.e. car rentals, formal wear and costumes, home health equipment, etc.)	
53212	Truck, utility trailer, and RV rental and leasing	
533	Lessors of nonfinancial intangible assets (except copyrighted works)	
54	***Professional, Scientific and Technical Services***	
541	Professional, scientific, and technical services	P
54138	Testing laboratories	P
55	***Management of Companies and Enterprises***	
551	Management of companies and enterprises	P
56	***Administrative and Support and Waste Management and Remediation Services***	
561	Administrative and support services	P
561730	Landscaping services	
56179	Other services to buildings and dwellings	
562	Waste management and remediation services	
61	***Education Services***	
6111	Elementary and secondary schools	
6112	Junior colleges	
6113	Colleges, universities, and professional schools	
6114	Business schools and computer and management training	P
6115	Technical and trade schools	P
6116	Other school and instruction (i.e. dance, gymnastics, tutoring)	P
62	***Health Care and Social Services***	
621	Ambulatory health care services	P
622	Hospitals	S
6231	Nursing care facilities—Skilled nursing facilities	S
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	
623311	Continuing care retirement communities (with on-site nursing)	
623312	Assisted living facilities for the elderly (without on-site nursing)	
624	Social assistance	
6244	Child day care services (childcare centers)	P

6244	Child day care services (registered and/or licensed childcare home)	P
71	***Arts, Entertainment and Recreation***	
7111	Performing arts (i.e. theater companies, dinner theaters, dance companies, musical groups and artists)	P
7112	Spectator sports	
711320	Promoters of performing arts, sports, and similar events w/o facilities	P
712110	Museums (i.e. art galleries and wax museums)	P
172120	Historical Sites (i.e. state or local historical societies)	P
7131	Amusement parks and arcades	
7132	Gambling industries	
7139	Other amusement and recreation industries (i.e. game rooms, bowling)	P
713940	Fitness and recreational sports centers	P
713990	All other amusement and recreation activities (i.e. mini golf, billiards, escape rooms)	P
72	***Accommodation and Food Services***	
7211	Traveler accommodation	P
7212	RV (recreational vehicle) parks and recreational camps	
7213	Rooming houses and boardinghouses	
7223	Special food services	P
7224	Drinking places (more than 75% sales of alcoholic beverages)	P
7225	Restaurants and other eating places	P
81	***Other Services (Except Public Administration)***	
8111	Automotive repair and maintenance	
81112	Automotive body, paint, interior, and glass repair	
8112	Electronic and precision equipment repair and maintenance	
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)	
811430	Footwear and leather goods repair	P
8121	Personal care services	P
8122	Cemeteries	P
8123	Dry cleaning and laundry services	P
8129	Other personal services	P
8131	Religious organizations	
8132	Grantmaking and giving services	O
8133	Social advocacy organizations	O
8134	Civic and social organizations	O
8139	Business, professional, labor, political, and similar organizations	O
814	Private households	
92	***Public Administration (City Services)***	

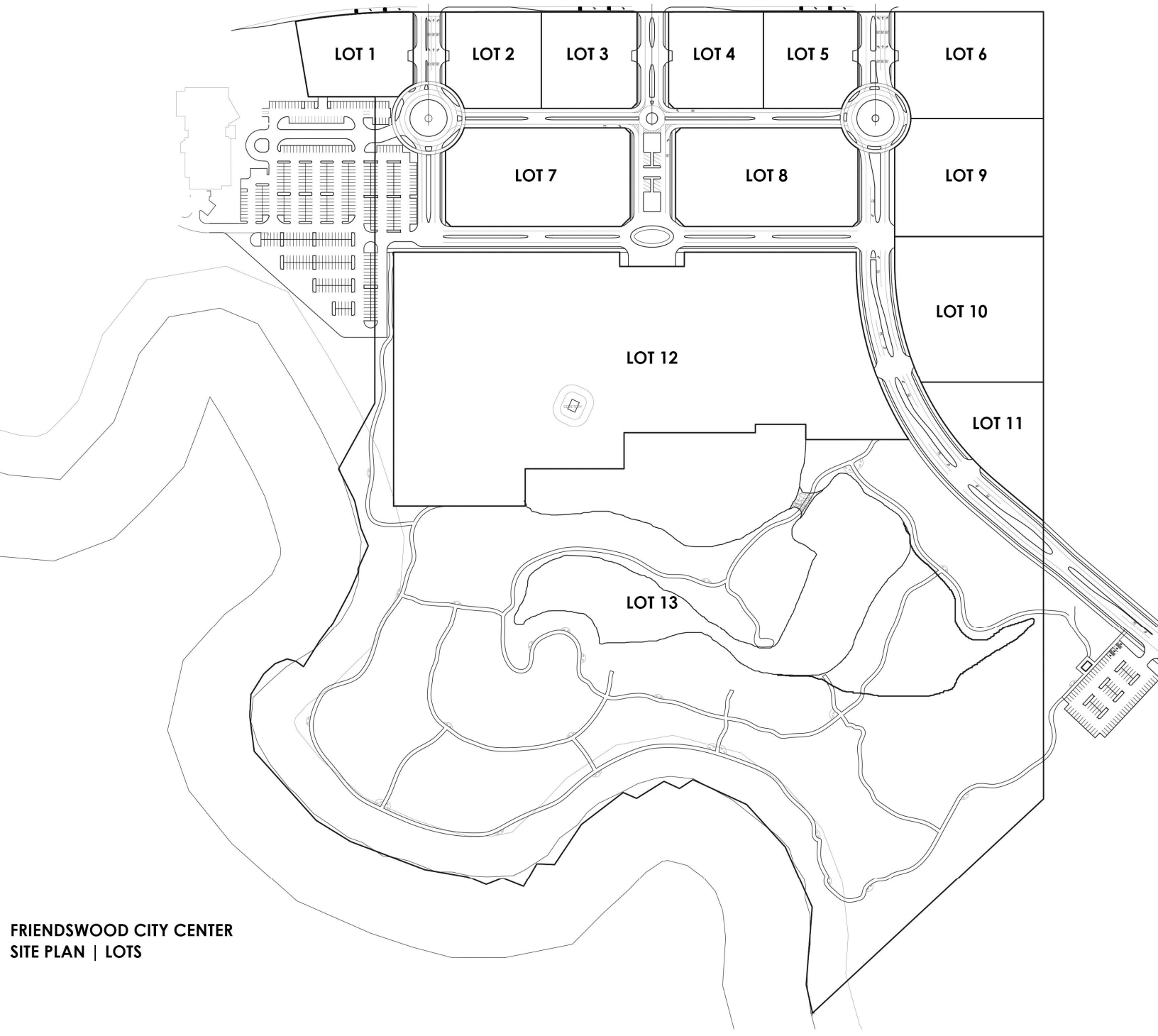
921	Executive, legislative, and other general government support	P
922	Justice, public order, and safety activities	P
92214	Correctional institutions	
923	Administration of human resource programs	P
924	Administration of environment quality programs	P
925	Administration of housing programs, urban planning, and community development	P
926	Administration of economic programs	P
927	Space research and technology	P
928	National security and international affairs	P

(a) Legend:

1. P: Permitted.
2. S: Special use permit required.
3. O: Office use only.
4. Blank: Not permitted.

(b) Notwithstanding the permitted uses depicted in this table, which are intended to address uses not otherwise regulated or restricted by federal, state, or related law for protected specific uses, it is the intention of the PUD to fully comply with all such legal requirements. Any applicant who is relying upon any such specific rules or regulations not otherwise addressed in this table shall provide the relevant provisions to the city for review.

Exhibit A

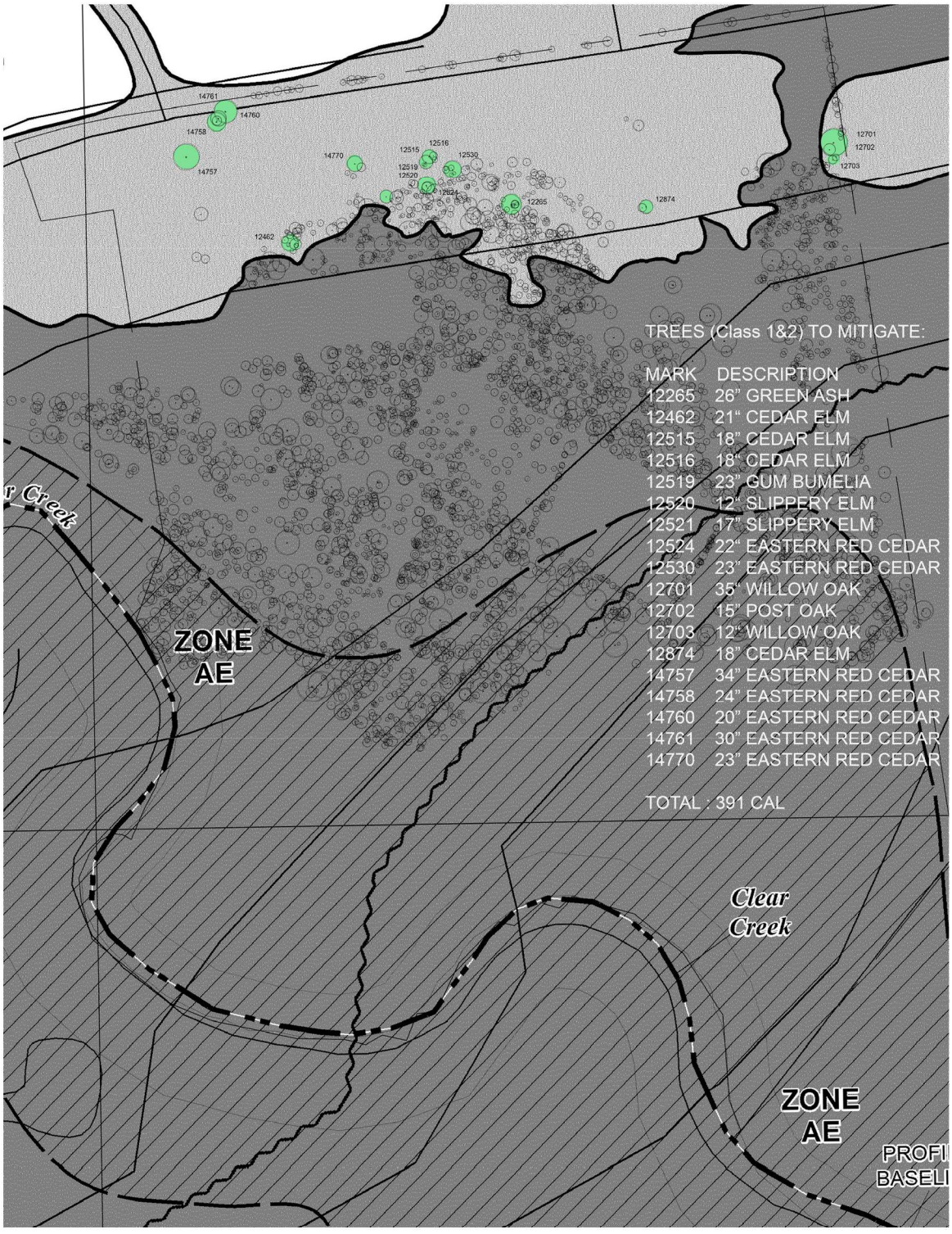


FRIENDSWOOD CITY CENTER
SITE PLAN | LOTS

Exhibit B
TREE MITIGATION PLAN

Class 1 and Class 2 Trees to be Mitigated with New On-Site Street Trees of Class 1 & 2 as Follows:
12-24 inch Cal to be replaced with 266 inch cal at 100% = 266 inch cal.
24.1-36 inch Cal to be replaced with 125 inch cal at 150% = 187.5 inch cal.
No trees greater than 36 inch Cal.

Total Tree Mitigation of 453.5 inch Cal shall be provide outside the Floodway and Floodzone AE Areas and may be achieved by utilization of Public ROW trees in excess of 2 inch Cal.



** Trees removed from the Regulatory Floodway and Floodzone AE do not require mitigation.

Exhibit C | Approved Species for Forest Preservation/Reforestation

Large Shade Trees (60 Feet and Greater in Height)	
Pecan	Carya illinoensis
Black Walnut	Juglans nigra
Southern Magnolia	Magnolia grandiflora
American Sycamore	Platanus occidentalis
Bur Oak	Quercus macrocarpa
Swamp Chestnut Oak	Quercus michhauxii
Water Oak	Quercus nigra
Nuttail Oak	Quercus nuttallii
Willow Oak	Quercus phellos
Shumard Red Oak	Quercus shumardii
Live Oak	Quercus virginiana
Southern Red Oak	Qurcus falcata var. pagoda
Bald Cypress	Taxodium distichum
Medium Trees (30 to 60 Feet in Height)	
Chalk Maple	Acer leucoderme
Box-Elder Maple	Acer negundo
Drummond Red Maple	Acer rubrum var. drummondii
River Birch	Betula nigra
American Hornbean	Carpinus caroliniana
Water Hickory	Carya aquatica
Catalpa	Catalpa bignonioides
Honey-Locust	Gleditsia triacanthos
Sweet-Bay Magnolia	Magnolia virginiana
Black Willow	Salix nigra
Western Soapberry	Sapindus drummondii
Sassafras	Sassafras albidum
Cedar Elm	Ulmus crassifolia
Chinese Elm	Ulmus parvifolia
Small Trees (Less than 30 Ft in Height)	
Scarlet (Red) Buckeye	Aesculus pavia
Texas Redbud	Cercis canadensis texensis
Rough-leaf Dogwood	Cornus drummondii
Parsley Hawthorn	Crataegus marshallii
Loquat	Eriobotrya japónica
Possumhaw Holly	Ilex decidua
Yaupon Holly	Ilex vomitoria
Common Crapemyrtle	Lagerstroemia indica
Flowering Crabapple	Malus spp.
Wax Myrtle	Myrica cerífera
Blackgum	Nyssa sylvatica
Mexican Plum	Prunus mexicana
Carolina buckthorn	Rhamnus caroliniana
American Elderberry	Sambucus canadensis
Arrow-wood Viburnum	Viburnum dentatum
Rusty Blackhaw Viburnum	Viburnum rufidulum

Exhibit D | Approved Species for Formal Planting

Large Shade Trees (60 Feet and Greater in Height)

White Ash	Fraxinus americana	Nuttail Oak	Quercus nuttallii
Green Ash	Fraxinus pennsylvanica	Post Oak	Quercus stellata
Southern Magnolia	Magnolia grandiflora	Live Oak	Quercus virginiana
Slash Pine	Pinus elloittii	Southern Red Oak	Qurcus falcata var. pagoda
Loblolly Pine	Pinus taeda	Bald Cypress	Taxodium distichum
Bur Oak	Quercus macrocarpa	American Elm	Ulmus americana
Water Oak	Quercus nigra		

Medium Trees (30 to 60 Feet in Height)

Chalk Maple	Acer leucoderme	Eastern Red Cedar	Juniperus virginiana
Box-Elder Maple	Acer negundo	Sweet-Bay Magnolia	Magnolia virginiana
Drummond Red Maple	Acer rubrum var. drummondii	Japanese Yew	Podocarpus macrophyllus
River Birch	Betula nigra	Mesquite	Prosopis glandulosa
American Hornbean	Carpinus caroliniana	Cherry Laurel	Prunus caroliniana
Water Hickory	Carya aquatica	Common Pear	Pyrus communis
Black Hickory	Carya texana	Black Locust	Robinia pseudoacacia
Eastern Redbud	Cercis canadensis	Black Willow	Salix nigra
Camphor-Tree	Cinnamomum camphora	Winged Elm	Ulmus alata
Common Persimmon	Diospyros virginiana	Cedar Elm	Ulmus crassifolia
American Holly	Ilex opaca	Chinese Elm	Ulmus parvifolia

Small Trees (Less than 30 Ft in Height)

Japanese Maple	Acer palmatum	Wax Myrtle	Myrica cerífera
Scarlet (Red) Buckeye	Aesculus pavia	Blackgum	Nyssa sylvatica
Texas Redbud	Cercis canadensis texensis	Texas Pistache	Pistacia texana
Rough-leaf Dogwood	Cornus drummondii	Mexican Plum	Prunus mexicana
Parsley Hawthorn	Crataegus marshallii	Callery Pear/Braford	Pyrus calleryana
Texas Persimmon	Diospyros virginiana(male)	Carolina buckthorn	Rhamnus caroliniana
Loquat	Eriobotrya japónica	American Elderberry	Sambucus canadensis
Common Fig	Ficus carica	Texas Mountain-Laurel	Sophora secundiflora
Ornamental Holly	Ilex spp.	Arrow-wood Viburnum	Viburnum dentatum
Yaupon Holly	Ilex vomitoria	Rusty Blackhaw Viburnum	Viburnum rufidulum
Common Crapemyrtle	Lagerstroemia indica		

Exhibit E | Mixed Use Parking Calculations

Parking Compliance:
At all times, the total number of parking spaces provided within the Friendswood City Center Development shall be maintained in compliance with the requirements of the approved **PUD Mixed Use Parking Matrix**, as adopted and amended by the City of Friendswood. Any change in use, occupancy, or site configuration shall not reduce parking below the minimum ratios specified in the Matrix.

PUD Mixed Use Parking Matrix

	Use	Parking Required Single Use	Weekday Midnight to 7AM	Weekday 7AM to 5PM	Weekday 5PM to 9PM	Weekday 9PM to Midnight	Weekend Midnight to 7AM	Weekend 7AM to 5PM	Weekend 5PM to 9PM	Weekend 9PM to Midnight
1	Office	328	16.38	327.60	98.28	16.38	0.00	32.76	0.00	0.00
	Financial Facility	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Apartment	1858	1858.00	464.50	929.00	1765.10	1858.00	1207.70	929.00	1579.30
	Hotel	125	125.00	12.50	62.50	106.25	125.00	12.50	62.50	93.75
3	Clinic (Medical Complex)	675	33.75	675.00	337.50	33.75	0.00	67.50	0.00	0.00
	Clinic (Medical or Dental)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Veterinary Clinic	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Industrial/Warehouse/ Manufacturing	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Church	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Day Care	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	School	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Library	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Art Gallery	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	Movie Theater	429	0.00	42.86	214.29	321.43	0.00	214.29	342.86	428.57
	Bowling Alley	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Gym/Health Spa	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	Dessert Shop	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Restaurant	745	74.50	372.50	558.75	298.00	111.75	558.75	745.00	372.50
	Neighborhood Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Tavern	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Bar	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Bar, club or lounge	23	0.00	5.63	16.88	16.88	0.00	9.00	18.00	22.50
8	Retail (excluding shopping center)	864	43.22	432.20	648.30	86.44	43.22	864.40	648.30	86.44
9	Auto Parts and Supply Store	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	All Others	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total	5046	2151	2333	2865	2644	2138	2967	2746	2583
		2967								
	Put 1 if this qualifies as a historic building		0	0						
		Total Reduction		0						
PARKING SPACES REQUIRED:		**2967**								

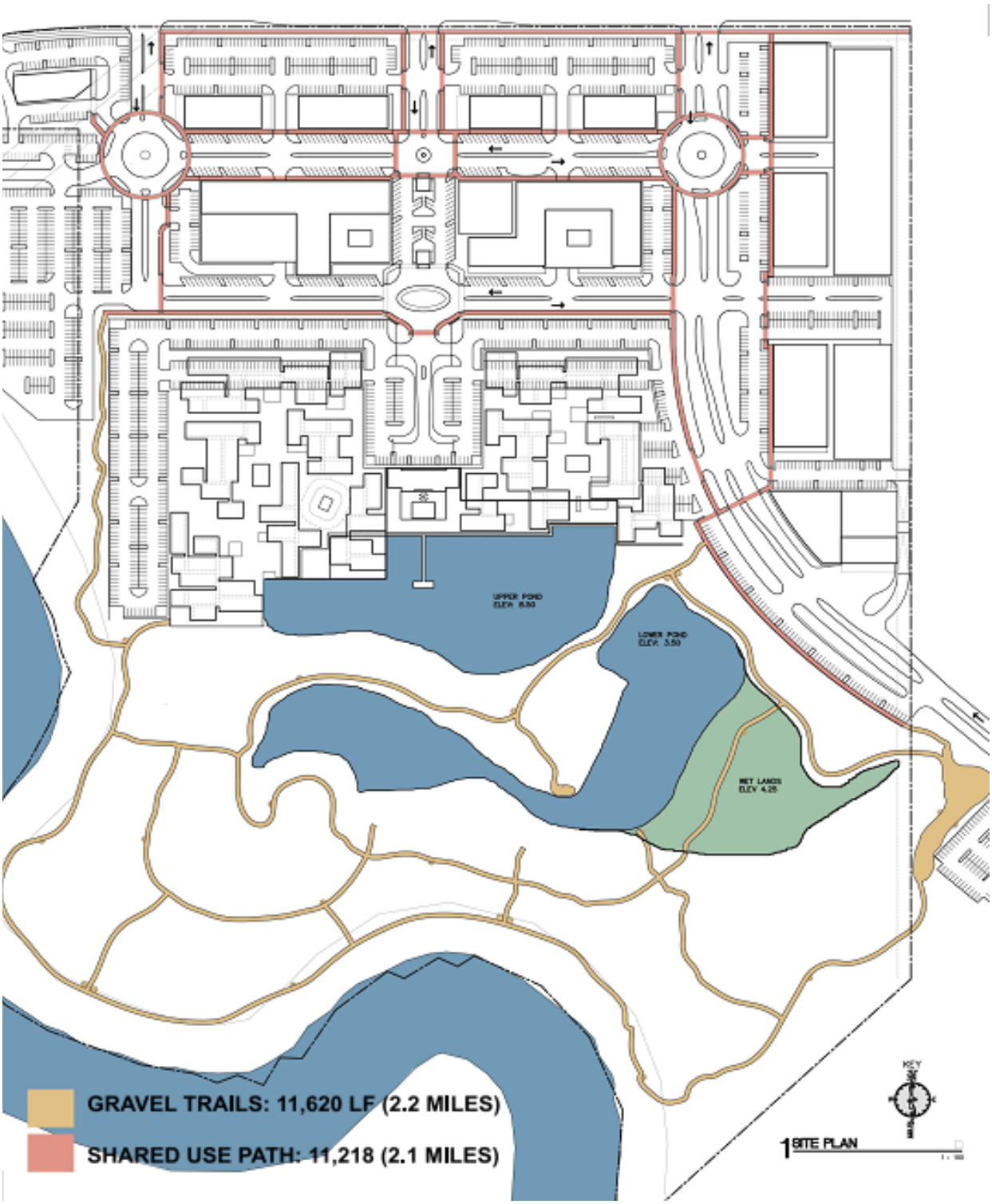
Proposed Parking on Site: 3600 Spaces

Parking Calculations per Use based on City of Friendswood Appendix C Parking Group Table:

PUD Single Use Parking Matrix | Appendix C- Parking Group Table
(City of Friendswood Design Criteria Manual).

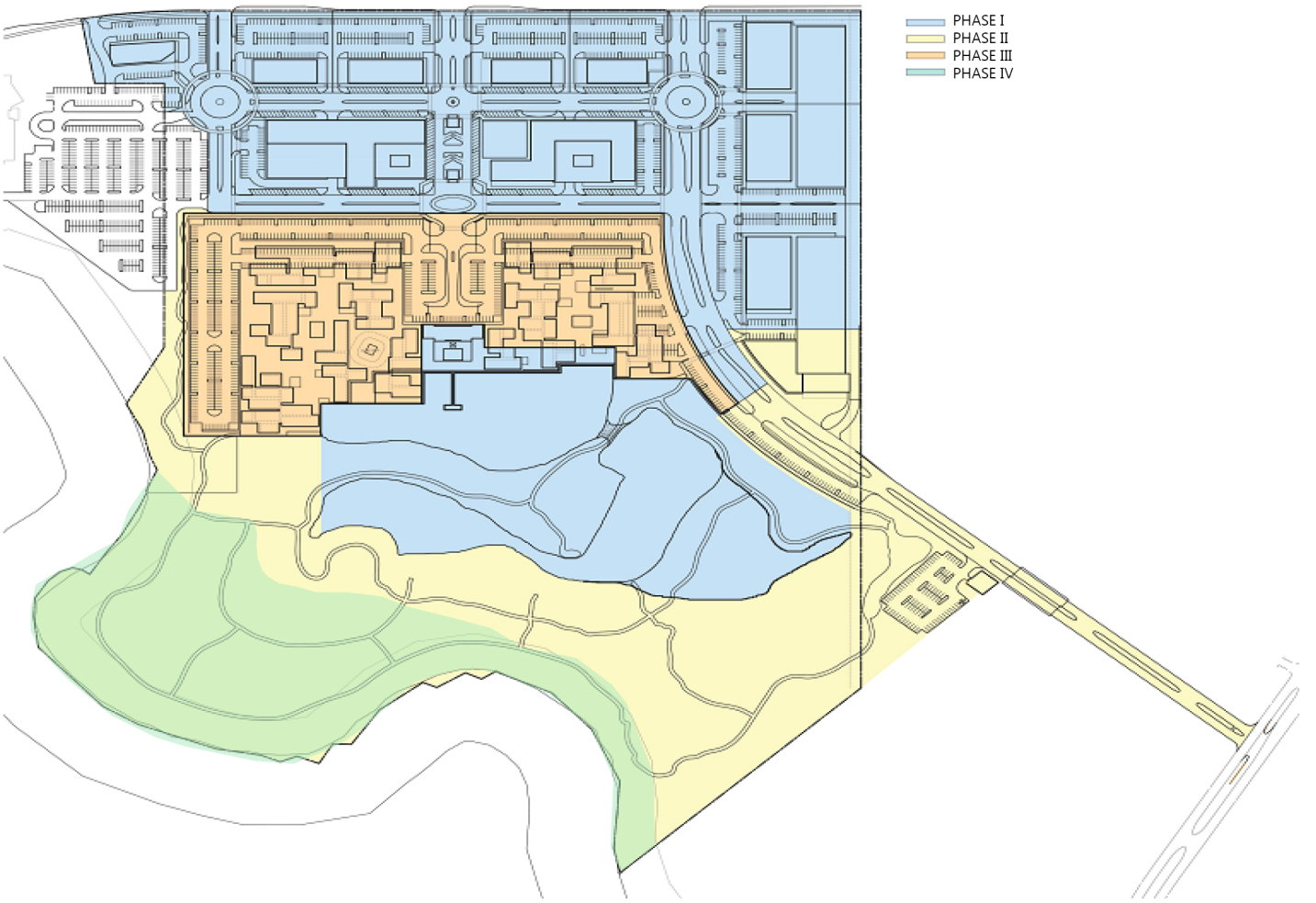
		per kSF	per Seat	per kSF						per Seat	per Rm				
	RATIO/K	6.00	3.50	10.00	3.80	3.40	2.80	15.00	4.50	2.50	1.25	1.00	1.50	1.75	2.00
	AREA	RETAIL	THEATER	REST	OFF<25	OFF 25-100	OFF>100	BAR	MED COMP	CHURCH	HOTEL	Studio	Apt 1B	Apt 2B	Apt 3B
LOT1	15,366	*10,866*		*4,500*											
LOT2	14,600	9,500		5,100											
LOT3	16,000	6,800		9,200											
LOT4	14,700	9,200		5,500											
LOT5	14,600	9,200		5,400											
LOT6 (Mix Use 1)	250,000	35,000		5,000										203	
LOT7 (Theater)	175,000	15,000	1,500	4,500			5,000	1,500							
LOT8 (Hotel)	206,400	13,500		7,500							100			70	
LOT9 (Mix Use 2)	250,000	35,000		5,000										203	
LOT10 (MOB 1)	172,500			22,800					150,000						
LOT11 (MOB 2)	112,000						112,000								
LOT12 (Apartment)	600 Apts												200	300	100
Totals per Use		864	429	745	0	0	328	23	675	0	125	0	300	1358	200
Totals per Lot	Totals														
LOT1	110	65	0	45	0	0	0	0	0	0	0	0	0	0	0
LOT2	108	57	0	51	0	0	0	0	0	0	0	0	0	0	0
LOT3	133	41	0	92	0	0	0	0	0	0	0	0	0	0	0
LOT4	110	55	0	55	0	0	0	0	0	0	0	0	0	0	0
LOT5	109	55	0	54	0	0	0	0	0	0	0	0	0	0	0
LOT6 (Mix Use 1)	615	210	0	50	0	0	0	0	0	0	0	0	0	355	0
LOT7 (Theater)	600	90	429	45	0	0	14	23	0	0	0	0	0	0	0
LOT8 (Hotel)	404	81	0	75	0	0	0	0	0	0	125	0	0	123	0
LOT9 (Mix Use 2)	615	210	0	50	0	0	0	0	0	0	0	0	0	355	0
LOT10 (MOB 1)	903	0	0	228	0	0	0	0	675	0	0	0	0	0	0
LOT11 (MOB 2)	314	0	0	0	0	0	314	0	0	0	0	0	0	0	0
LOT12 (Apartment)	1025	0	0	0	0	0	0	0	0	0	0	0	300	525	200
Total	5046														

Exhibit F | Public Trails and Paths



Moon Accent Lighting in Trees
above Flood Plan Elevation
Bike Trail
10-0 Wide x 6 Deep
Decomposed Granite
8 x 16 Concrete Edge Curb

Exhibit G | Project Phases



Phase I: Execavation of Pond/Detention Area
Construction of Main Road Corridor and Underground Infrastructure
Construction of Lots 1-10 to Begin

Phase II: Extension of Blackhawk Road
Construction of Fire Station and Lot 11
Construction of Public Park

Phase III: Phase III Construction may fall at any time after completion of the Main Road Corridor and Underground Infrastructure.

Phase IV: Completion of the Park Trail System shall be after completion of the Whitcomb Terracing Project.

Exhibit H1 | Exterior Finishes

Exterior Finishes shall Incorporate the use of building materials that provide for an aesthetically pleasing and consistent overall development, while recognizing the benefits of diversity. In that regard, the following building materials shall be permitted:

a. All exterior walls shall be at least sixty percent (60%) masonry, glass or metal. Masonry coverage calculation does not include doors, windows, window box-outs, or bay windows that do not extend to the foundation.

1. Stone material. Masonry construction using stone material may consist of granite, marble, limestone, slate, and other hard and durable naturally occurring all weather stone. Stone shall be cut and dimensioned stone with natural or machined finishes.

2. Brick material. Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better.

3. Concrete masonry units. Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Nonload Bearing Units. Standard (unfinished, plain or splitfaced) concrete masonry units are not acceptable as an exterior finish.

4. Architectural Concrete Panels. Smooth Prefinished Architectural concrete panel construction is acceptable and may be used as an exterior finish. Concrete Panels poured on site (including tilt-wall construction) may be used but is not acceptable as an exterior finish.

5. Stucco (exterior Portland cement plaster with three (3) coats over metal lath or wire fabric lath with acrylic top coat finish).

6. Cement fiberboard;

7. Architectural glass block (less than 25 percent reflectance).

8. Aluminum Composite Metal Exterior Cladding Panels (ACM). Composite dry joint wall panel rainscreen system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.

9. Solid Composite Architectural Panels. Composite dry joint wall panel rainscreen or blind fastened system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.

(b) Structures 20,000 square feet or less shall require a minimum of two (2) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(c) Structures over 20,000 square feet shall require a minimum of three (3) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(d) Secondary materials must cover a minimum of ten percent (10%) of the building facade on all sides.

(e) Roofing materials. Flat roof areas shall be a fifteen (15) year Class A, TDI Approved PVC or TPO membrane roofing system, mechanically or adhered fastened, with a minimum solar reflectance of 0.78 and a minimum thermal emittance of 0.87 (Energy Star). Sloped roof areas shall be standing seam metal finished to match the exterior window frame system and be less that twenty percent (20%) of the buildings total roof area.

(f) Prohibited materials. The following materials are prohibited:

1. Aluminum siding or cladding.

2. Corrugated, metal, plastic, or fiberglass panels.

3. Galvanized, aluminum coated, zinc aluminum coated or unpainted exterior metal except as permitted as architectural accent material.

4. Wood siding or plastic siding.

5. Synthetic stucco, Exterior Insulation and Finish System (EIFS), placed less than four (4) feet above grade.

6. Exposed aggregate.

7. Corten Steel Panels.

Exhibit H1 | Exterior Finishes

Contemporary Brick (examples of colors)

Cut Stone, split-faced or honed (examples of colors)

Wood Composite, (examples of colors)
Approved accent colors to be no more than 15% of building

Primary Paint Colors (examples)
Approved accent colors to be no more than 15% of building

Composite Metal Panels, (examples of colors)

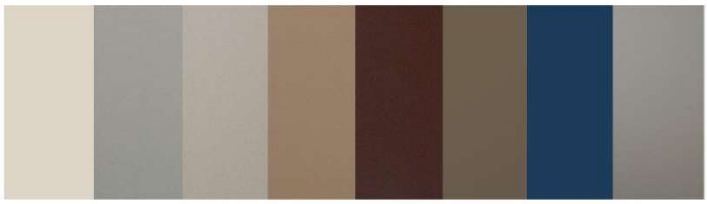


Exhibit H2 | Architecture Design

Aerial view.

Turf plaza.

Turf plaza.

Retail building.

Retail buildings.

Exhibit H3 | Graphic and Signage
Site Plan with Graphics and Signage Locations

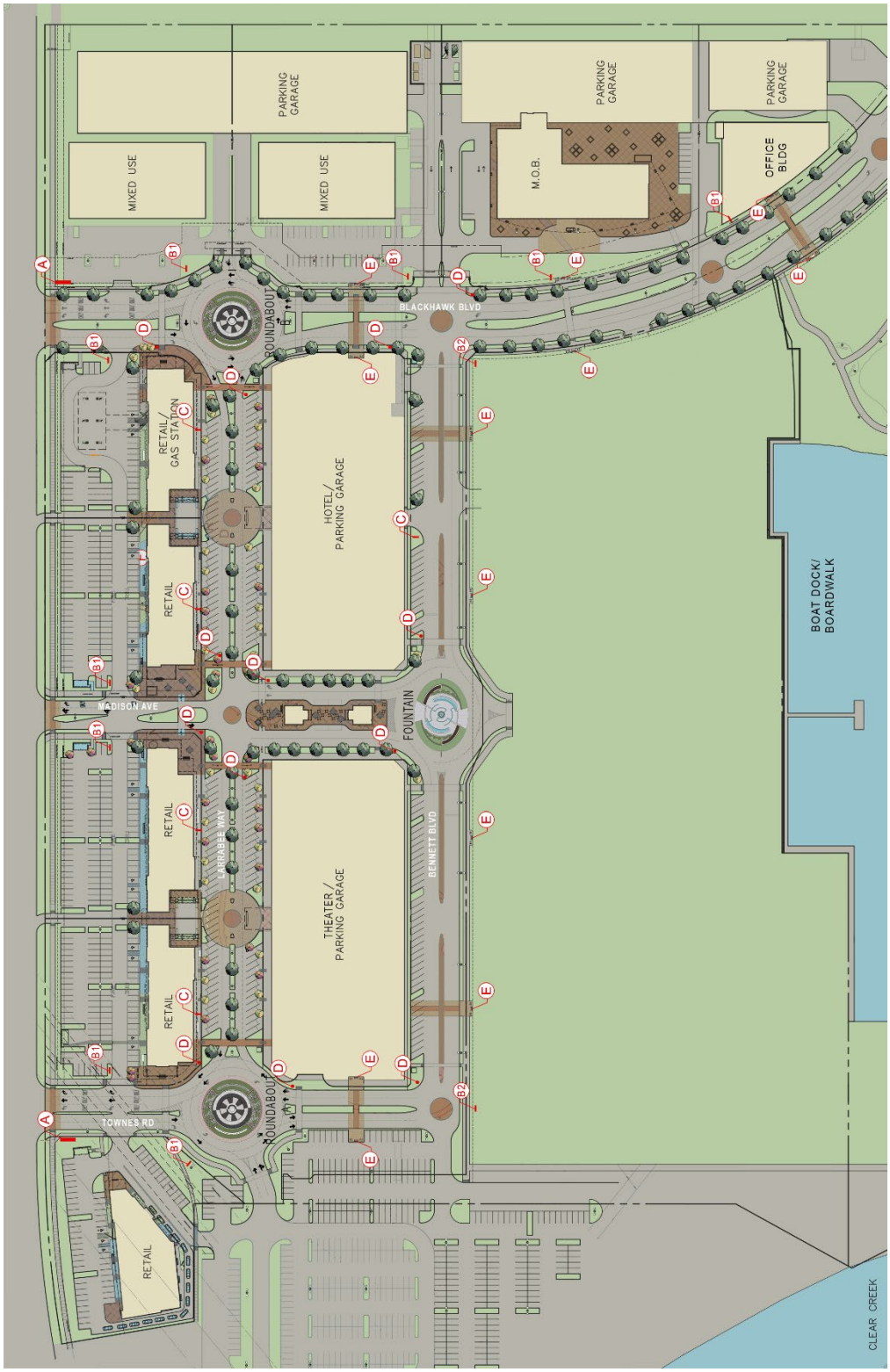


Exhibit H3 | Graphics and Signage
Public Park

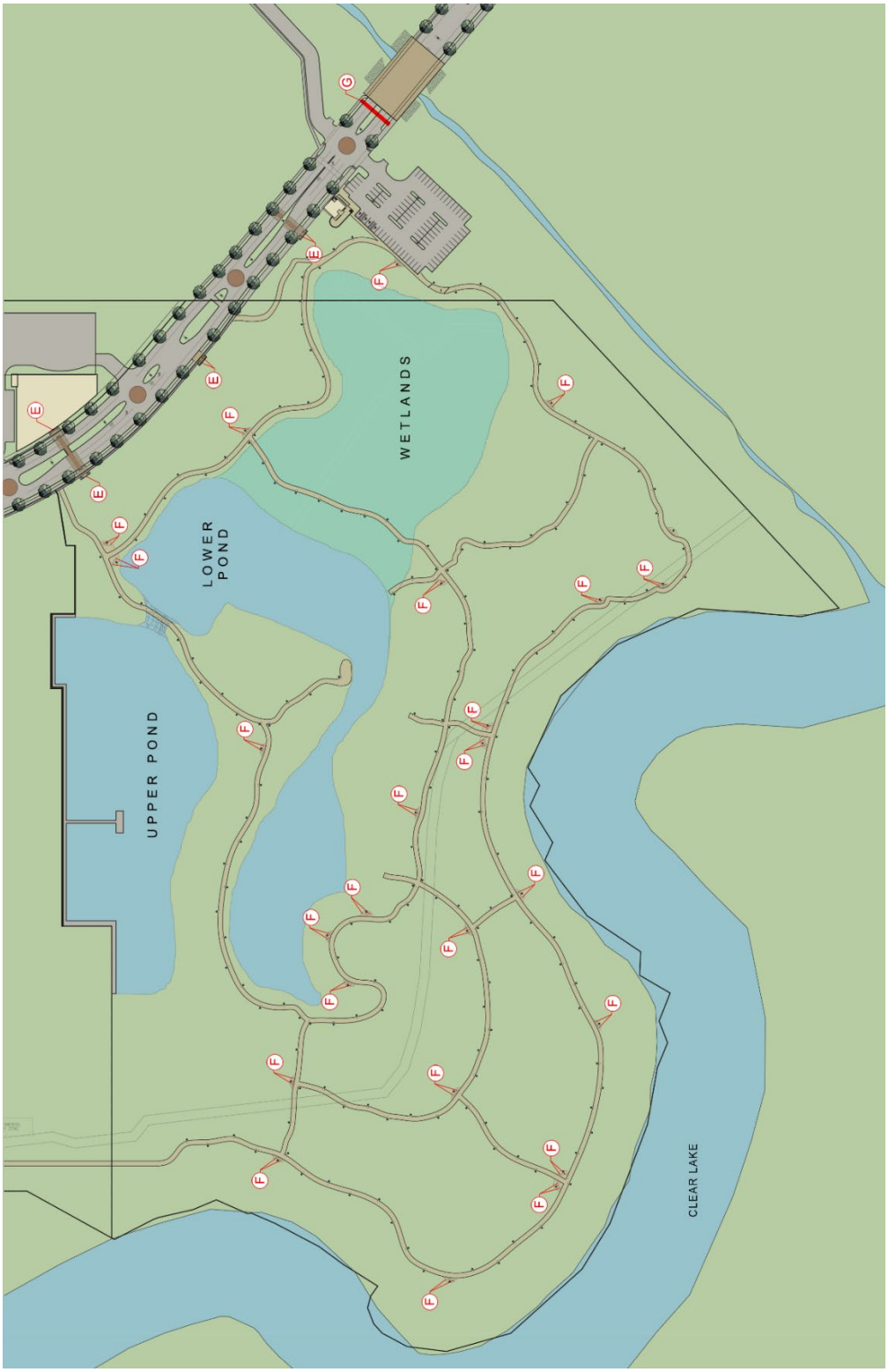


Exhibit H3| Graphics and Signage

See site plan for sign locations.

A. PRIMARY ENTRY MONUMENT

It consists of two parts: planter walls and entry logo wall.

The maximum height of the logo wall is to not exceed fourteen feet (14’-0”) and the overall width is not to exceed six feet (6’-0”). Logo may only be on two (2) sides of the structure and must be identical. The logo wall shall be a metal panel with cut logo.

Planter wall is to not exceed five feet (5’-0”) in height and the overall width is not to exceed twenty feet (20’-0”). Font to be approved by POA PUD administrator. The walls shall be stone veneered base with a stone cap.

Monument signs must be roughly located parallel or perpendicular to and outside the public rights-of-way, a minimum of three feet (3’-0”) from property line. Care should be taken to preserve sight lines for motorists at all driveway and intersection locations.

Figure A. Entry Monument

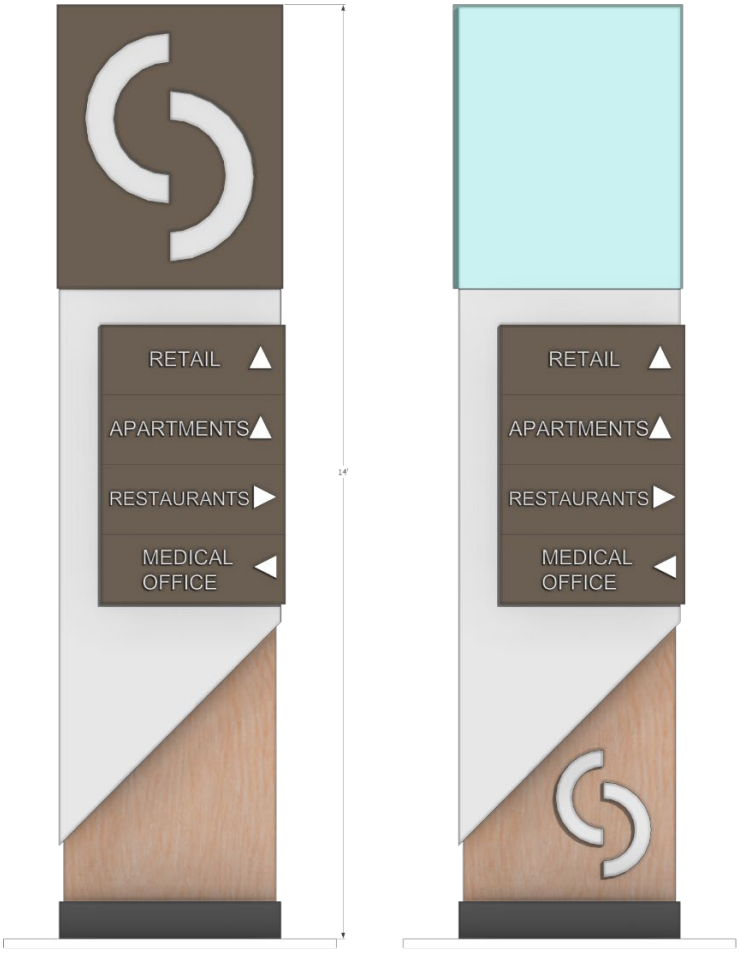
B. MULTI-TENANT MONUMENT SIGN AT RETAIL

Where two or more tenants make up a business establishment, they shall collectively be entitled to one monument sign that would be authorized for said business establishment. The highest part of such sign or structure shall not be greater than fourteen feet (14’-0”) above the highest finished grade at the front

property line and shall not be greater than three feet 6 inches (3’-6) in width. It shall be the responsibility of the property owner to allocate such sign area to each tenant.

Font to be approved by PUD administrator. Wording is permitted on both the front and back of the signage.

The walls shall be aluminum/steel panels that match primary entry monument with a partial light box option (Option B).



OPTION A OPTION B

Figure B1. Multi-tenant Monument Options

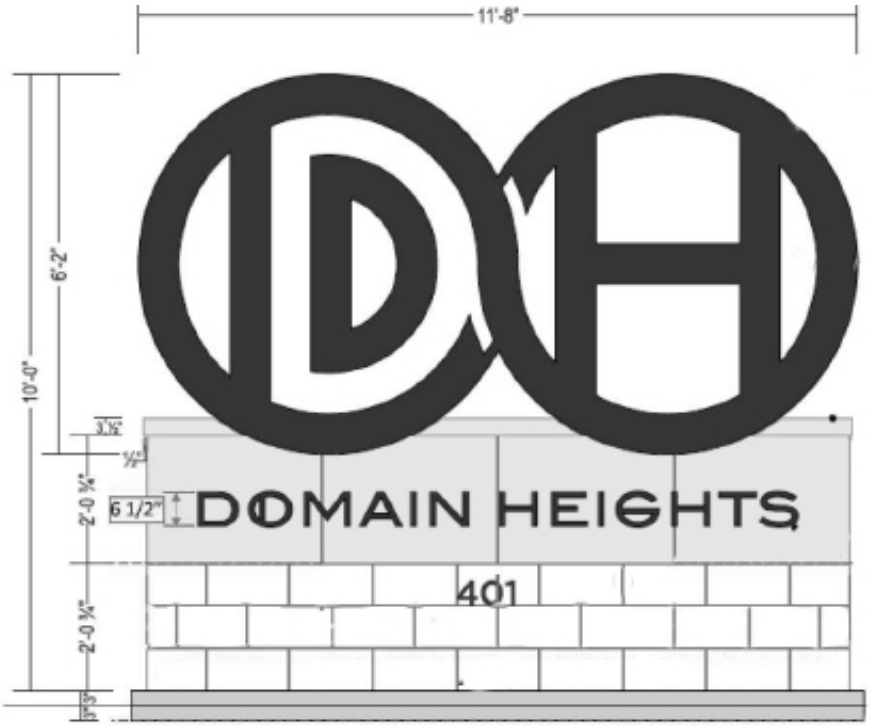


Figure B2. Two Multi-family monument sign (see site plan for location).

Two Sided; 30 Inches Deep.

C. DIRECTIONAL SIGNS

The developer of each site may install free-standing signage in landscape areas along street frontages for the information pertinent to a site. The highest part of such sign or structure shall not be greater than three feet (3’-0”) above the highest finished grade at the front property line and shall not be greater than three feet six inches (3’-6) in width. Directional signs must not obstruct sidewalks and should be placed at a minimum distance of six feet (6'-0).

Font to be approved by PUD administrator. Wording is permitted on both the front and back of the signage.

The walls shall be aluminum/steel panels that match primary entry monument finishes.

Figure C. Directional Signs

D. HIKING TRAILHEAD SIGNS AND STREET SIGNS

The highest part of street sign shall not be greater than ten feet (10’-0”) and the lowest part shall be not less than seven feet (7’-00”) above the highest adjacent walking surface grade per TMUTCD Standards.

Street name sign shall be solid “sand cast” aluminum blades with a minimum height of nine inches (0’-9”). Font must be an FHWA Series Font, per TMUTCD standards and approved by City PUD administrator. Street name legend height must comply with TMUTCD standards with a minimum of six inch (0’-6”) upper case and four and one-half inch (0’-4 ½”) lowercase letters.

Wording is permitted on both the front and back of the signage. Color shall be a high contrast combination consistent with TMUTCD standards - white on brown. All street name signs located within public right-of-way shall comply with TMUTCD Standards with regard to retroreflectivity and shall include retroreflective sheeting or other illumination as approved by the City to ensure nighttime legibility.

The posts for both the hiking trailhead and the street sign shall be 6 inches x 6 inches and made of powder coated galvanized steel or aluminum with solid cap and base.

Figure D. Street Sign and Hiking Trailhead Sign

E. COVERED BENCHES

Bench with two-post shade canopy. The highest part of post shall not be greater than eight feet (8'-0") the highest finished grade and shall be eight fee (8'-0") in width.

Finishes to match hiking trailhead signs and street signs. Modern backless bench with wood seats, aluminum is powder-coated in charcoal color.

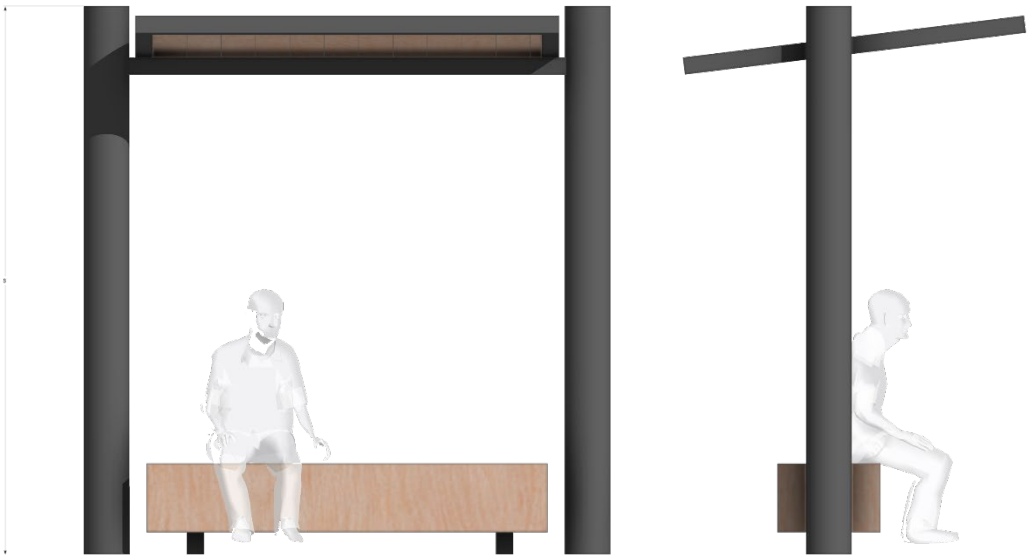


Figure E. Covered Bench

F. UNCOVERED BENCHES

Boulder outdoor bench crafted from large, natural boulders. Bench dimensions shall be five feet (5’-0”) in width, one foot and six inches (1’-6”) in depth, one foot and six inches (1’=6”) in height.

Figure F. Uncovered Bench

G. BRIDGE ENTRANCE SIGN

Font to be approved by POA administrator. Signage allowed on front and back of structure. Bridge Entrance Sign to be maintained by POA Friendswood City Center.

All bridge finishes shall match the primary entry monument finishes or the exterior finishes specified in Exhibit H1.

Bridge clearance shall be a minimum of seventeen feet six inches (17'-6”). Artistic rendition below.

Figure G. Bridge Entrance

H. WALL SIGNS

Wall signs are allowed for each business establishment with an allowable total sign area of one and one-half square feet (1.5 ft2) for each linear foot of business facing a public right-of-way. It shall be the responsibility of the property owner to allocate such sign area to each tenant. Each tenant's wall sign must be attached to the part of the building in which the tenant is located. Signage can be displayed on all sides of the building facing a public right-of-way.

The maximum height of the sign is to not exceed three feet (3'-0") in height for buildings 4 floors and below. Font to be approved by POA administrator. All signs must be positioned in the center of the wall.

The maximum height of the sign is to not exceed five feet (5'-0") in height for buildings 4 floors and above. Font to be approved by POA administrator. Signs cannot protrude above the building mass.

Figure H. Wall Signs

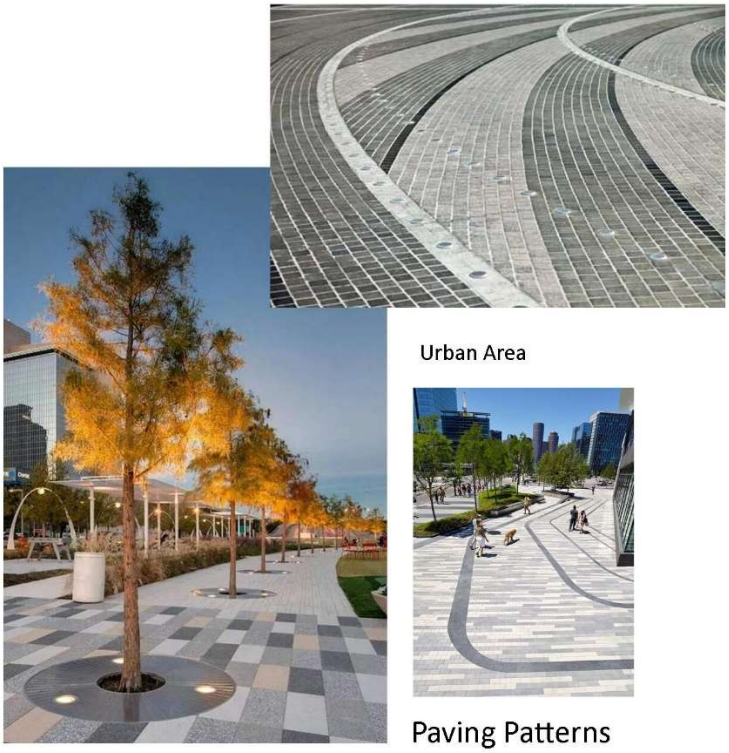
Figure H2. Secondary Signs

The width of the blade signs is to not exceed two feet and six inches (2’-6”), the overall height is not to exceed one foot (1’-0”). Font to be approved by POA administrator. All blades remain the same size and finish. Wording is permitted on both the front and back of the signage.

Blade signs are aluminum and double sided. Two aluminum sign panels with a solid plastic core. Two display options: hanging brackets or side mounted.

The minimum height for all secondary signs is eight feet (8’-0”) above the ground, measured to the underside of the sign, to ensure safe clearance for pedestrians. The maximum height to the top of a secondary sign is nine feet six inches (9'-6").

Exhibit H4 | Examples of Site Amenities



Urban Area

Paving Patterns

Trails

Planters

Urban Area

Water Stations

Exhibit H4 | Examples of Site Amenities

Fountain (maintenance by POA).

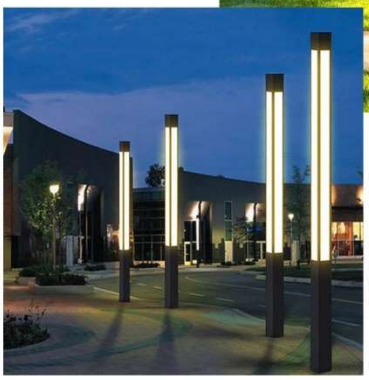
Round Abouts (maintenance by POA).

Benches

Urban Area

Trails

Urban Area



Lighting

Trails

Exhibit J

LANDSCAPE REQUIREMENTS

A. LOTS 1 THROUGH 5

1. One (1) street tree shall be provided per 25 linear feet of property line, or fraction thereof, along FM 528.
2. One (1) street tree shall be provided per 35 linear feet of property line, or fraction thereof, along all other rights-of-way.
3. All Right of Way landscaping, except along FM 528, will be provided by the developer in accordance with F., Public Landscape Requirements. To allow for lot access, the lot Developer may relocate a tree to another landscape area within the same Lot ROW.
4. Each lot shall provide a minimum of 15% of the site area as landscape area, of which a minimum of 10% shall be located within the parking lot. Fifty percent of the parking lot islands shall contain a minimum of 1 tree.
5. The parking lot along FM 528 shall be screened from FM 528 with screening shrubs.

B. LOT 6

1. On Lot 6, one (1) street tree shall be provided per 25 linear feet of property line, or fraction thereof, along FM 528
2. Lots containing parking garages shall have open landscape areas that are equal to no less than fifteen percent (15%) of the site area. The required area may be used as islands or pedestrian hardscape areas or in any combination (no concrete finishes allowed). A minimum of one tree from Exhibit D, Approved Species for Formal Planting, shall be planted and maintained for each 250 square feet, or portion thereof landscaped open space area. Fifty percent parking lot islands shall contain a minimum of one (1) tree.
3. All Right of Way landscaping, except along FM 528, will be provided by the developer in accordance with F., Public Landscape Requirements. Lot Developer may relocate these trees to other landscape areas within the same Lot ROW.
4. With the exception of the front fifty feet (50') setback from FM 528 provide eight feet high masonry wall, measured from the lots final grade at the property line, along CCISD property line as a landscape buffer.

C. LOTS 7, 8 and KIOSK

1. No on-lot landscape requirement.
2. All Right of Way landscaping will be provided by the developer in accordance with F., Public Landscape Requirements. To allow for lot access, the lot Developer may relocate a tree to another landscape area within the same Lot ROW.

D. LOTS 9, 10, AND 11

1. Lots containing parking garages shall have open landscape areas that are equal to no less than fifteen percent (15%) of the site area. The required area may be used as islands or pedestrian hardscape areas or in any combination (no concrete finishes allowed). A minimum of one tree from Exhibit D, Approved Species for Formal Planting, shall be planted and maintained for each 250 square feet, or portion thereof landscaped open space area. Fifty percent parking lot islands shall contain a minimum of one (1) tree.
2. All Right of Way landscaping will be provided by the developer in accordance with F., Public Landscape Requirements. To allow for lot access, the lot Developer may relocate a tree to another landscape area within the same Lot ROW.
3. With the exception of the twenty-five feet (25') setback from Blackhawk Boulevard on Lot 11, provide eight feet high masonry wall, measured from the lots final grade at the property line, along CCISD property line as a landscape buffer.

E. LOT 12

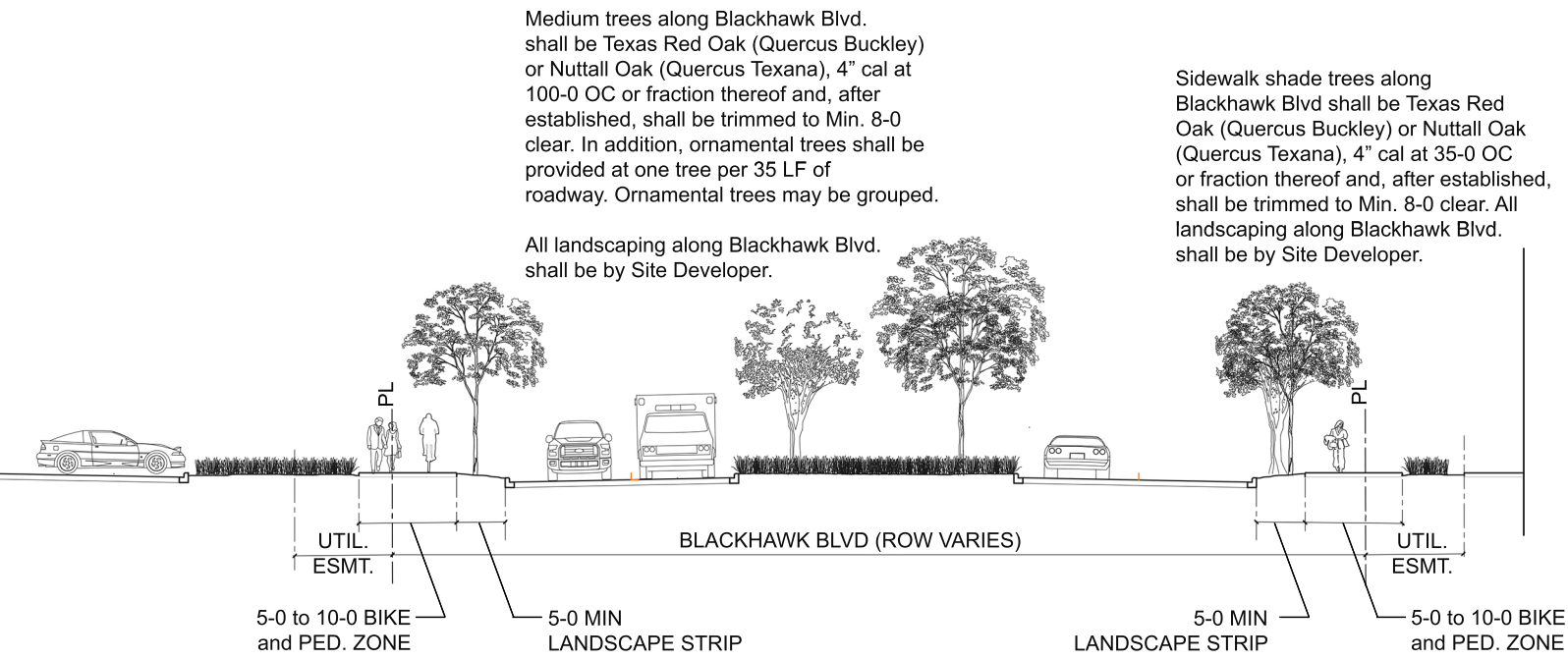
1. One (1) Shade landscape tree shall be provided per 35 linear feet of property line, or fraction thereof, along right-of-way.
2. Each phase shall provide a minimum of 15% of the developed site area as landscape area, of which a minimum of 10% shall be located within the parking lot. Fifty percent parking lot islands shall contain a minimum of one (1) tree.

F. PUBLIC LANDSCAPE REQUIREMENTS

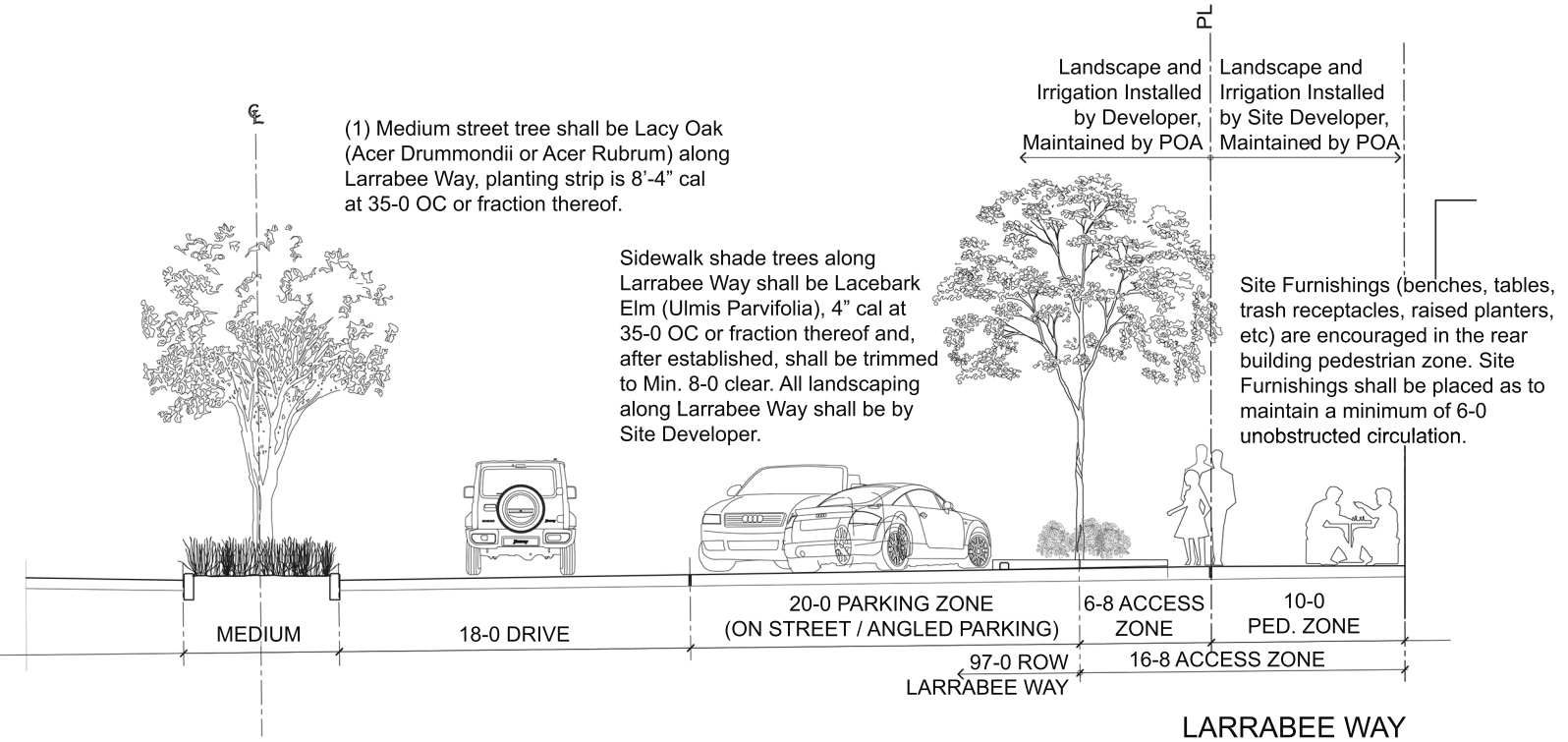
Public Landscape to be Provided by the Developer and maintained by the property owner's association.

1. One (1) Shade landscape tree shall be provided per 35 linear feet of property line, or fraction thereof, along each side of right-of-way.
2. In landscape medians that are at least eight feet (8') in width, one shade tree shall be provided per 35 linear feet, or portion thereof, of the landscape medium.
3. Shrubs shall be provided at a ratio of 15 shrubs per required tree.
4. Restricted Reserve O and other public parking areas, including temporary parking, shall have open landscape areas equal to twenty percent (20%) of the parking lot area and drives in the parking area. Fifty percent of the required landscape area must be used as islands. Fifty percent parking lot islands shall contain a minimum of one (1) tree.

EXHIBIT K: STREET CROSS SECTIONS

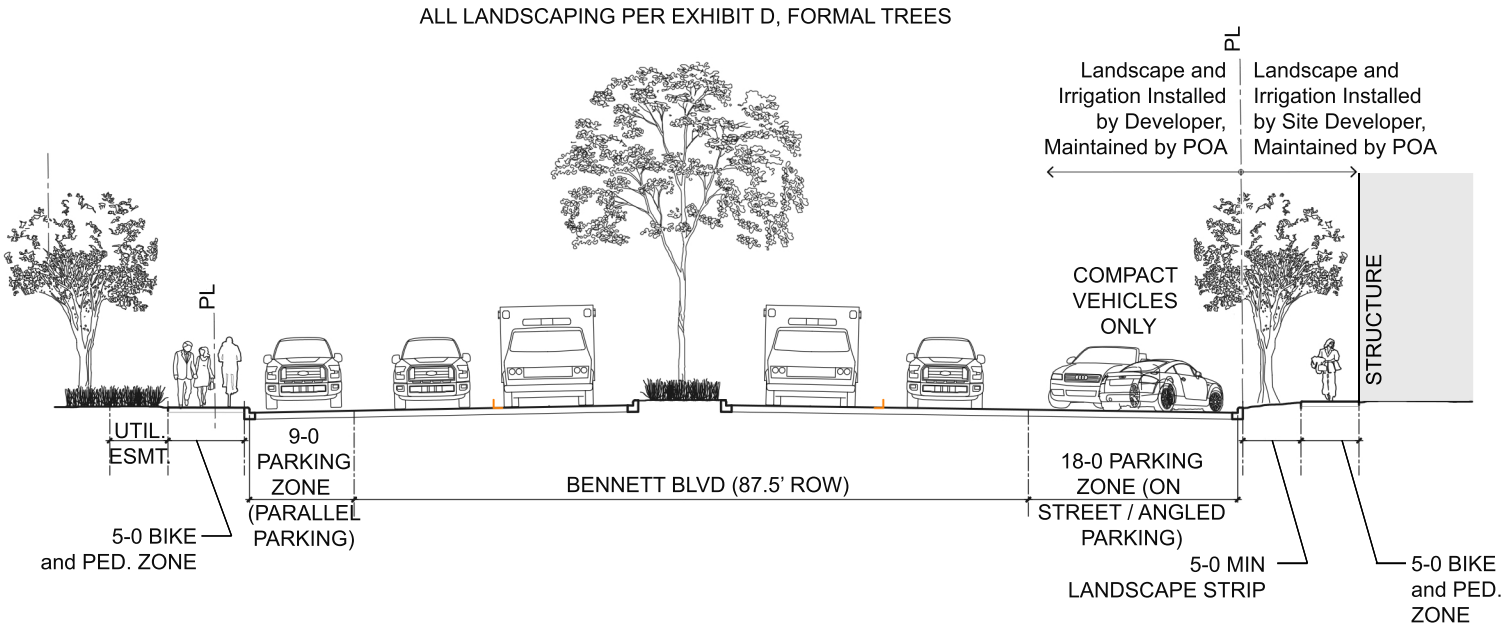


BLACKHAWK BLVD

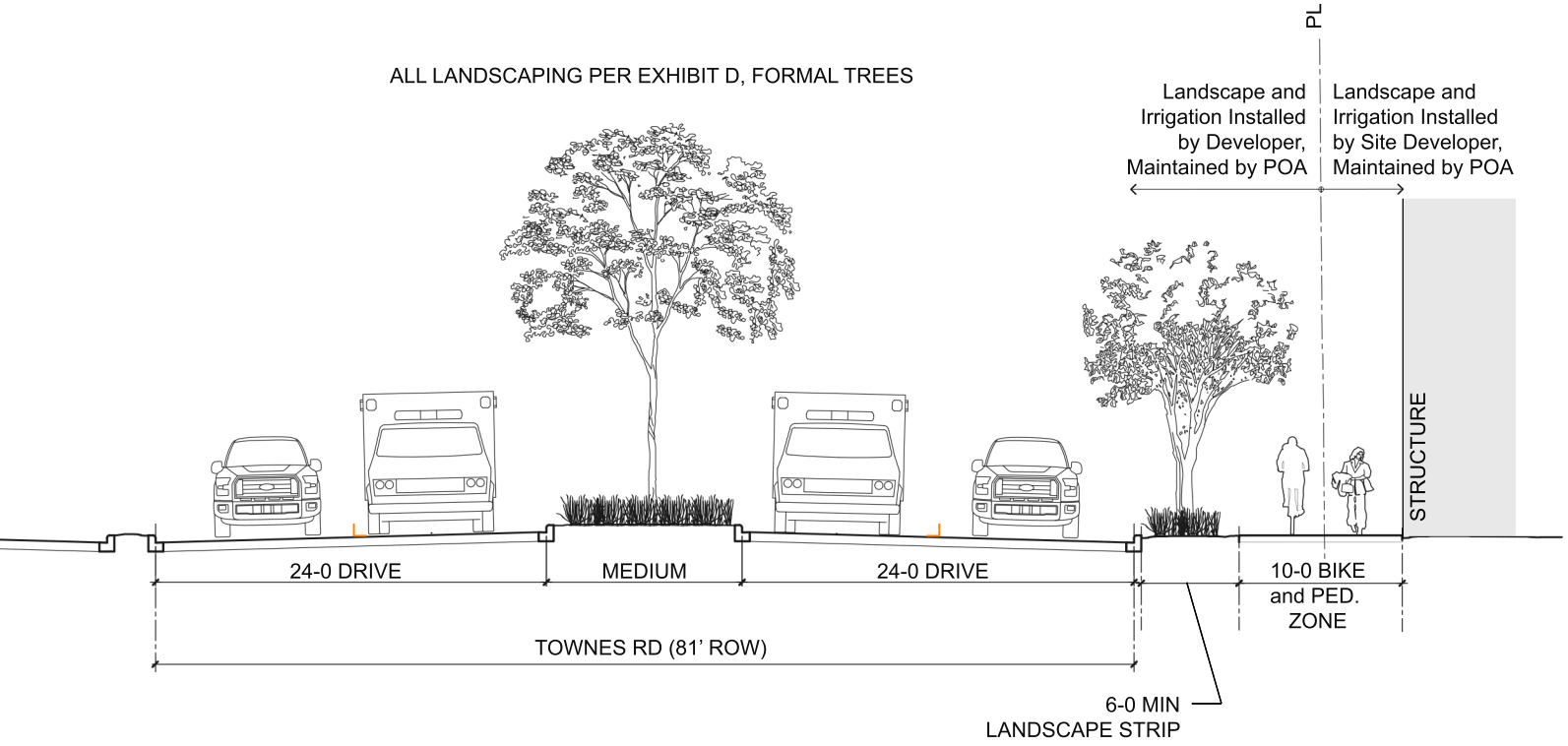


LARRABEE WAY

EXHIBIT K: STREET CROSS SECTIONS



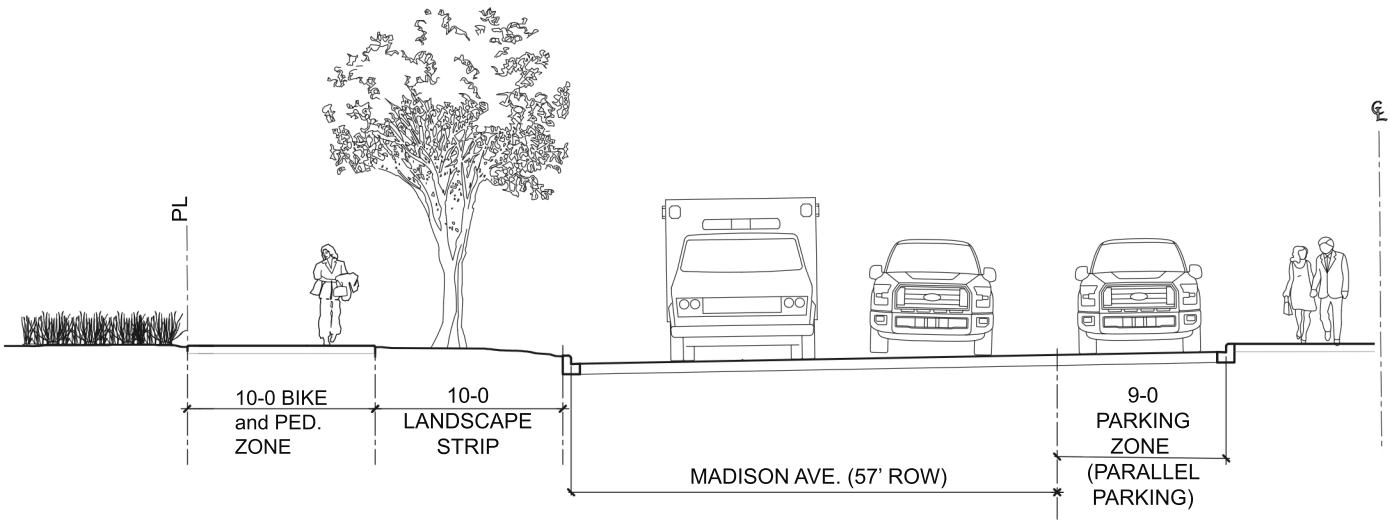
BENNETT BLVD



TOWNES RD

EXHIBIT K: STREET CROSS SECTIONS

ALL LANDSCAPING PER EXHIBIT D, FORMAL TREES



MADISON AVE

ORDINANCE NO. 2023-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE FRIENDSWOOD COMPREHENSIVE PLAN TO UPDATE THE FUTURE LAND USE MAP CONCERNING PROPERTY LOCATED AT 3801 FM 528 RD, BEING 106.472 ACRES OF LAND SITUATED IN THE SARAH MCKISSICK LEAGUE, ABSTRACT NUMBER 549, HARRIS COUNTY, TEXAS, INCLUDING (I) ALL OF RESTRICTED RESERVES "A" AND "C" CLEAR CREEK COMMUNITY CHURCH FRIENDSWOOD, A SUBDIVISION PLAT OF RECORD AT FILM CODE NO 691601, HARRIS COUNTY MAP RECORDS (H.C.M.R) AND (II) THE RESIDUE OF A CALLED 135.778 ACRE TRACT OF LAND CONVEYED TO CLEAR CREEK COMMUNITY CHURCH AS DESCRIBED BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20150231965, CITY OF FRIENDSWOOD, HARRIS COUNTY, TEXAS, FROM PUBLIC AND SEMI PUBLIC AND RETAIL TO MIXED USE; AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRIENDSWOOD TO CHANGE THE ZONING CLASSIFICATION OF SUCH PROPERTY FROM PLANNED UNIT DEVELOPMENT (ORD. 2015-18) TO A REVISED PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW A MIXED-USE DEVELOPMENT; PROVIDING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS ($2,000.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

****

WHEREAS, the Friendswood Comprehensive Plan (the "Plan") assists City officials, staff and citizens in making sound decisions affecting the future growth and development of the City and the surrounding area; and

WHEREAS, on October 26, 2023, the Planning and Zoning Commission (the "Commission") reviewed the proposed amendment of the Plan to update the Future Land Use Map contained therein, concerning the property located at 3801 FM 528 Road, Friendswood, Harris County, Teas, being more particularly described as 106.472 acres of land situated in the Sarah McKissick League, Abstract Number 549, Harris County, Texas, including (i) all of Restricted Reserves "A" and "C" Clear Creek Community Church Friendswood, a subdivision plat of record at Film Code No. 691601, Harris County Map Records (H.C.M.R) and (ii) the residue of a called 135.778 acre tract of land conveyed to Clear Creek Community Church as described by deed recorded under Harris County Clerk's File (H.C.C.F.) No. 20150231965, City of Friendswood, Harris County, Texas (the "Property") to change the designation thereof from Public and Semi Public and Retail to Mixed Use; and

WHEREAS, a map depicting the location of the Property is attached hereto, marked Exhibit "A," and made a part hereof for all intents and purposes; and

WHEREAS, on November 6, 2023, a public hearing was conducted at which the public was given the opportunity to give testimony and present written evidence regarding this amendment of the Plan; and

WHEREAS, in accordance with the Friendswood City Code and all applicable laws, the City Council has determined that all public notices have been posted and published and the required hearing on this amendment to the Future Land Use Map has been held; and

WHEREAS, after the Commission's review of the proposed amendment as well as the input received at the public hearing, the City Council desires to amend the Plan to update the Future Land Use Map to better reflect future development within the boundaries of the City; and

WHEREAS, additionally, Madison Development Corp. (the "Owner") made application to the City to change the zoning classification of the Property from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) to allow a mixed-use development; and

WHEREAS, in accordance with the Friendswood City Code and all applicable laws, the Planning and Zoning Commission and the City Council conducted public hearings on such application, allowing all interested persons the opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission filed with City Council, its final report recommending approval of the application; and

WHEREAS, in accordance with the Friendswood City Code and all applicable laws, the City Council has determined that all public notices have been posted and published and all required hearings on this zoning classification change have been held; and

WHEREAS, the City Council further finds that this ordinance complies with the applicable provisions of the City Charter of the City of Friendswood, the Friendswood City Code and all other applicable laws; and

WHEREAS, after receiving the Commission's final report as well as the input received at the public hearing, the City Council deems it appropriate to approve the application, subject to applicable regulations, restrictions, exceptions, and conditions; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF TEXAS:

Section 1. The facts and matters set forth in the preamble of this ordinance are hereby found to be true and correct.

Section 2. That the City Council of the City of Friendswood, Texas, hereby amends the Friendswood Comprehensive Plan to update the Future Land Use Map concerning the Property to change the Future Land Use Map designation from Public and Semi Public and Retail to Mixed Use. Such amendment is attached hereto as Exhibit "B" and incorporated herein for all intents and purposes.

Section 3. The Official Zoning Map of the City of Friendswood is hereby amended to change the classification of the Property from Planned Unit Development (Ord. 2015-18) to a revised Planned Unit Development (PUD) for the "Friendswood City Center" to allow a

mixed-use development, as further depicted in Exhibit "C-1" and subject to the regulations contained in Exhibit "C-2," which exhibits are attached hereto and incorporated herein for all intents and purposes. The City Council hereby directs the Mayor to sign and the City Secretary to attest to an entry on such map containing the number and effective date of this ordinance along with a brief description of the nature of the change in accordance with Section 3.A.(3), Appendix C of the Friendswood City Code.

Section 4. This ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Friendswood, save and except the change in the Future Land Use Map designation of the Property as described in Section 2 hereinabove and the change in zoning classification of the Property as described in Section 3 hereinabove.

Section 5. A violation of this ordinance is subject to the penalty provisions contained in Section 1-14 of the Friendswood City Code and as otherwise provided by law. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence fail to comply with any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined in an amount not to exceed $2,000.00. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense.

Section 6. That all ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby expressly repealed.

Section 7. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same, notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 8. The City Secretary shall give notice of the enactment of this ordinance by promptly publishing the caption of this ordinance after final passage in the official newspaper of the City.

Section 9. This ordinance shall take effect upon its publication and the proper entry on the official zoning map in accordance with Section 3.A.(3), Appendix C of the Friendswood City Code.

PASSED, APPROVED and ADOPTED on first and final reading by the affirmative vote of the City Council of the City of Friendswood on this the 6th day of November, 2023.

MIKE FOREMAN, Mayor

ATTEST:

LETICIA BRYSCH, City Secretary

APPROVED AS TO FORM:

KAREN L. HORNER, City Attorney

Location Map

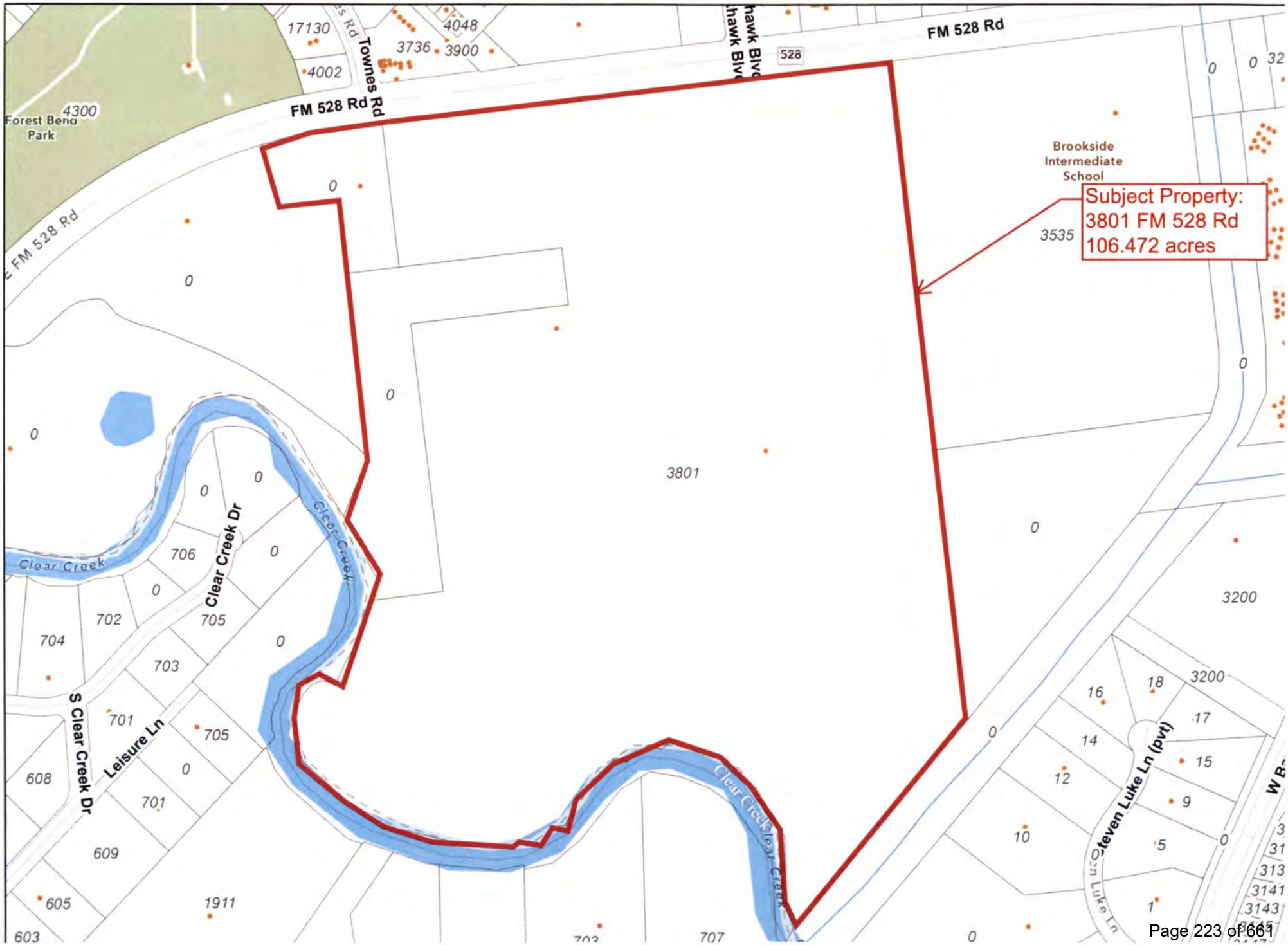


Exhibit B

Future Land Use Map

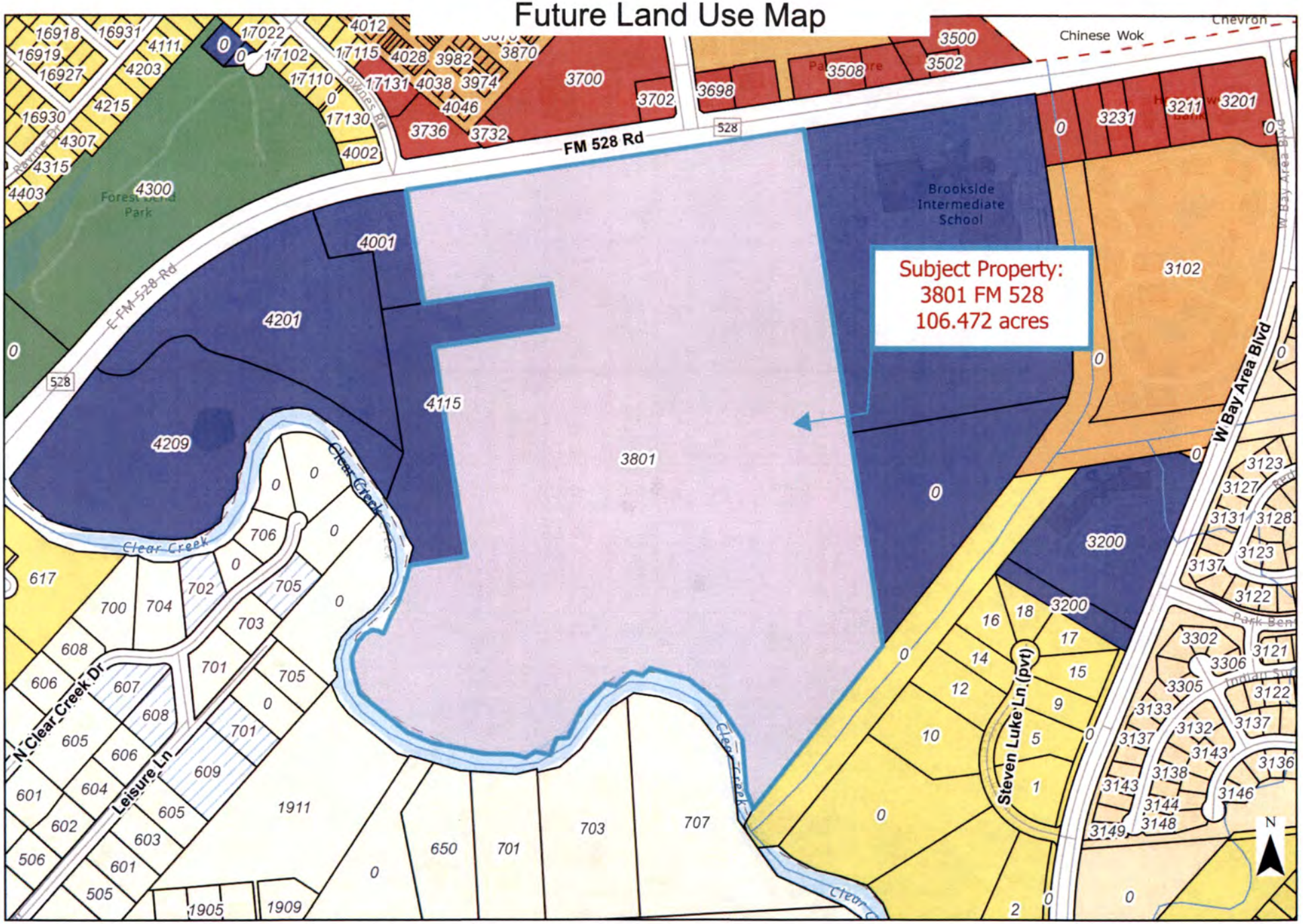


Exhibit "C-1"
Zoning Map

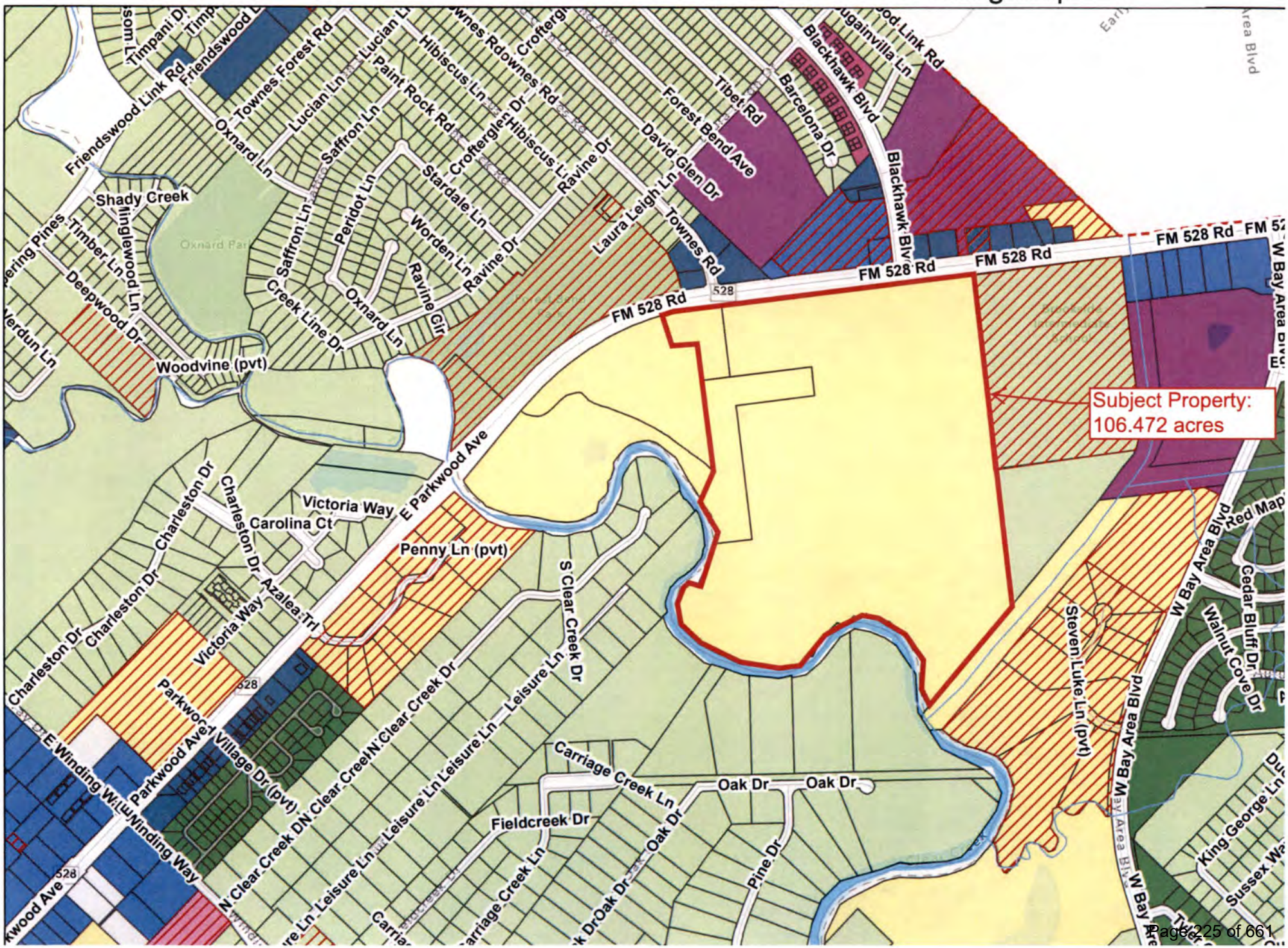


Exhibit "C-2"

Planned Unit Development
Friendswood City Center PUD

Prepared For

Tannos Development Group, LLC

August, 2023

TABLE of CONTENTS

I Introduction

II Regulations

III Permitted Uses

Exhibit A	Site Plan
Exhibit B	Tree Mitigation Calculations
Exhibit C	Mixed Use Parking Analysis
Exhibit D	Public Trails and Paths
Exhibit E	Project Phases
Exhibit F1	Exterior Finishes
Exhibit F2	Architectural Features
Exhibit F3	Examples of Site Amenities

INTRODUCTION

Purpose

This application has been prepared on behalf of Tannos Development LLC, pursuant to the City of Friendswood's Ordinances related to a Planned Unit Development (PUD). The purpose of the PUD District is to encourage flexibility in the development of land, promote the most appropriate uses, and encourage a cohesive Mixed Use Development. This PUD will establish development regulations and standards that will ensure quality development, consistent with the intent of the Friendswood Subdivision and Zoning Ordinances.

Location and Existing Conditions

Friendswood City Center PUD is located on a + 107 Acre tract located South of FM 528, with Clear Creek forming a natural boundary on the West and South borders and Brookside Intermediate School to the East. The subject tract will be bisected with an Extension of Blackhawk Blvd from 528 to Bay Area Blvd. Approximately 50 Acres of the site is located within the Flood Way of the Clear Creek Watershed, 38 Acres are located within the AE Flood Zone and 19 Acres are located within the X Flood Zone. The Majority of the area located within the AE Zone will be raised out of the flood plain by mitigation within the Park Area. All Buildings will be constructed above the Flood Plain.

PROJECT DESCRIPTION

The Planning Concept is to provide a strong neighborhood identity with walkable mixed-use facilities that allow access to services and other businesses without requiring residents to use a car as their main mode of transportation. To accomplish this, Friendswood City Center PUD will combine commercial, retail, hospitality, office, and multifamily residential developments into a vibrant community with walkable streets that support alternative modes of transportation. All areas of the community will be connected with 10-0 wide Shared Use Paths. In the Park Area, the paths will be created out of decomposed granite and will be referred to as trails. In all other areas, the paths will be created using a combination of concrete with paver and stone accents. Path Users are non-motorized and may include but are not limited to: bicyclists, in-line skaters, roller skaters, wheelchair users (both non-motorized and motorized) and pedestrians, including walkers, runners, people with baby strollers, people walking dogs, etc. These facilities will be designed for two-way travel.

For transportation and parking demand management, the concept is to create slower-paced streets with head-in parking and pavement designed to enhance pedestrian safety. Surface Parking will be minimized with the majority of parking located within above ground parking garages designed to blend in with the building facades. All parking garages will be required to leave at least 20 percent of their parking spaces available for public parking and may be a fee lot. All areas, except the gated area of the Multi-Family Residential Development, will have cross parking access.

DEVELOPMENT GUIDELINES

Unless otherwise outlined in this document, all City of Friendswood Subdivision and Zoning regulations in place at the time this document is adopted shall apply to the PUD. Any change to the below guidelines and/or other applicable regulations shall require a variance or an amendment to the PUD.

Building Regulations

Friendswood City Center PUD Regulation Matrix

PUD Zoning District	Units Per Acre	Lot Area Minimum Sq Ft	Lot Width Minimum Sq Ft	Lot Depth Minimum Sq Ft	Front Yard Setback	Rear Yard Setback	Interior Side Yard	Exterior Side Yard	Maximum Height (4 stories)	Landscape Buffer Width (FM 528)	Landscape Buffer Width (Except FM 528)
Lot 1	n/a	15000	100	150	100	10	10	25	40	15	5
Lots 2-5	n/a	15000	100	150	160	10	10	25	40	15	5
Lots 7	29	15000	100	150	0	10	10	10	70	0	0
Lots 8	n/a	15000	100	150	0	10	10	10	70	0	0
Lots 6, 9, 10	29	15000	100	150	50	0	10	25	70	15	5
Lot 11	29	15000	100	150	0	0	10	25	70	0	0
Lot 12 MFR	29	n/a	n/a	n/a	25	0	25	25	70	0	5

Base zoning districts CSC and MFR-H per COF Zoning Ordinance.
Lot coverage based on approved drainage plan.
Landscape buffers may include walkways, boardwalks, patios, plazas, courtyards, bulkheads, retaining walls, and similar structures are permitted in the landscape buffer except for along FM 528.
No multifamily use shall be allowed on the first floor of Lots 6, 7, 9 and 10.

(a) *Street Setbacks:*

Walkways, Boardwalks, Patios, Plazas, Courtyards, bulkheads, retaining walls and similar structures will be permitted in the landscape buffer/setback area except for area abutting FM 528. Building setback is measured from the right-of-way or property line.

Permitted Use Table

Residential Uses	
Single-Family Residence	
Garden Home Residence	
Multiple-Family Residence—Low Density	
Multiple-Family Residence—Medium Density	P
Multiple-Family Residence—High Density	P
Mobile Home Residence	

	2017 NAICS Industry Descriptions	
	Sexually oriented businesses (Ch. 62)	
11	***Agriculture, Forestry, Fishing and Hunting***	
111	Crop production	
1114	Greenhouse, nursery, and floriculture production	
112	Animal production and aquaculture	
113	Forestry and logging	
1133	Logging	
114	Fishing, hunting, and trapping	
115	Support activities for agriculture and forestry	
21	***Mining, Quarrying, and Oil and Gas Extraction***	
211	Oil and gas extraction	
212	Mining (except oil and gas)	
213	Support activities for mining	
22	***Utilities***	
221	Utilities	
23	***Construction***	
236	Construction of buildings	
237	Heavy and civil engineering construction	
238	Specialty trade contractors	
31-33	*Manufacturing*	
311	Food manufacturing	
311811	Retail bakeries	
3121	Beverage manufacturing (i.e. Breweries, wineries)	P
3122	Tobacco manufacturing	
313	Textile mills	

314	Textile product mills	
315	Apparel manufacturing	
316	Leather and allied product manufacturing	
3161	Leather and hide tanning and finishing	
321	Wood product manufacturing	
322	Paper manufacturing	
323	Printing and related support activities	
323113	Commercial screen printing	
324	Petroleum and coal products manufacturing	
325	Chemical manufacturing	
325412	Pharmaceutical preparation manufacturing	
326	Plastics and rubber products manufacturing	
3262	Rubber product manufacturing	
327	Nonmetallic mineral product manufacturing	
331	Primary metal manufacturing	
332	Fabricated metal product manufacturing	
333	Machinery manufacturing	
334	Computer and electronic product manufacturing	
335	Electrical equipment, appliance, and component manufacturing	
33591	Battery manufacturing	
336	Transportation equipment manufacturing	
337	Furniture and related products manufacturing	
339	Miscellaneous manufacturing	
3391	Medical equipment and supplies manufacturing	
42	***Wholesale Trade***	
423	Merchant wholesalers, durable goods	O
424	Merchant wholesalers, nondurable goods	O
425	Wholesale trade agents and brokers	O
44-45	***Retail Trade***	
4411	Automobile dealers	
4412	Other motor vehicle dealers	
4413	Automotive parts, accessories, and tire retailers (i.e. Auto Zone, O'Riley's)	
4491	Furniture and home furnishing retailers	P
4492	Electronics and appliance retailers	P
444	Building material and garden equipment and supplies dealers	
444180	Other building material dealers	
445	Food and beverage retailers	P
4561	Health and personal care retailers	P
457	Gasoline stations and fuel dealers (Lot 5 only)	P

45712	Other gasoline stations	
458	Clothing, clothing accessories, shoe, and jewelry retailers	P
4591	Sporting goods, hobby, and musical instrument, retailers	P
4592	Book retailers and news dealers	P
4593	Florists	P
4594	Office supplies, stationary, and gift retailers	P
455	General merchandise retailers	P
4595	Used merchandise retailers	P
45993	Manufactured (mobile) home dealers	
459910	Pet and Pet Supply Retailers	P
459920	Art Dealers	P
48-49	***Transportation And Warehousing***	
481	Air transportation	O
482	Rail transportation	O
483	Water transportation	O
484	Truck transportation	O
485	Transit and ground passenger transportation	O
486	Pipeline transportation	O
487	Scenic and sightseeing transportation	O
488	Support activities for transportation	O
48841	Motor vehicle towing	
491	Postal service	
492	Couriers and messengers	O
493	Warehousing and storage	
51	***Information***	
513	Publishing industries	P
512	Movie Theaters	P
516	Broadcasting and content providers (i.e. Comcast, Netflix, etc.)	P
517	Telecommunications	O
517121	Telecommunication resellers	O
518	Computing infrastructure providers, data processing, web hosting and related services	
519	Web search portals, libraries, archives, and other information services	O
52	***Finance and Insurance***	
521	Monetary authorities—Central bank	P
522	Credit intermediation and related activities	P
522299	International, secondary market, and all other non- depository credit intermediation (i.e., pawn shops)	

523	Securities, commodity contracts, and other financial investments and related activities	P
524	Insurance carriers and related activities	P
525	Funds, trusts, and other financial vehicles	P
53	***Real Estate and Rental and Leasing***	
531	Real estate	P
53113	Lessors of mini warehouses and self-storage units	
532	Rental and leasing services (i.e. car rentals, formal wear and costumes, home health equipment, etc.)	
53212	Truck, utility trailer, and RV rental and leasing	
533	Lessors of nonfinancial intangible assets (except copyrighted works)	
54	***Professional, Scientific and Technical Services***	
541	Professional, scientific, and technical services	P
54138	Testing laboratories	P
55	***Management of Companies and Enterprises***	
551	Management of companies and enterprises	P
56	***Administrative and Support and Waste Management and Remediation Services***	
561	Administrative and support services	P
561730	Landscaping services	
56179	Other services to buildings and dwellings	
562	Waste management and remediation services	
61	***Education Services***	
6111	Elementary and secondary schools	
6112	Junior colleges	
6113	Colleges, universities, and professional schools	
6114	Business schools and computer and management training	P
6115	Technical and trade schools	P
6116	Other school and instruction (i.e. dance, gymnastics, tutoring)	P
62	***Health Care and Social Services***	
621	Ambulatory health care services	P
622	Hospitals	S
6231	Nursing care facilities—Skilled nursing facilities	S
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	
623311	Continuing care retirement communities (with on-site nursing)	
623312	Assisted living facilities for the elderly (without on-site nursing)	
624	Social assistance	
6244	Child day care services (childcare centers)	P

6244	Child day care services (registered and/or licensed childcare home)	P
71	***Arts, Entertainment and Recreation***	
7111	Performing arts (i.e. theater companies, dinner theaters, dance companies, musical groups and artists)	P
7112	Spectator sports	
711320	Promoters of performing arts, sports, and similar events w/o facilities	P
712110	Museums (i.e. art galleries and wax museums)	P
712120	Historical Sites (i.e. state or local historical societies)	P
7131	Amusement parks and arcades	
7132	Gambling industries	
7139	Other amusement and recreation industries (i.e. game rooms, bowling)	P
713940	Fitness and recreational sports centers	P
713990	All other amusement and recreation activities (i.e. mini golf, billiards, escape rooms)	P
72	***Accommodation and Food Services***	
7211	Traveler accommodation	P
7212	RV (recreational vehicle) parks and recreational camps	
7213	Rooming houses and boardinghouses	
7223	Special food services	P
7224	Drinking places (more than 75% sales of alcoholic beverages)	P
7225	Restaurants and other eating places	P
81	***Other Services (Except Public Administration)***	
8111	Automotive repair and maintenance	
81112	Automotive body, paint, interior, and glass repair	
8112	Electronic and precision equipment repair and maintenance	
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)	
811430	Footwear and leather goods repair	P
8121	Personal care services	P
812220	Cemeteries	P
8123	Dry cleaning and laundry services	P
8129	Other personal services	P
8131	Religious organizations	
8132	Grantmaking and giving services	O
8133	Social advocacy organizations	O
8134	Civic and social organizations	O
8139	Business, professional, labor, political, and similar organizations	O
814	Private households	
92	***Public Administration (City Services)***	

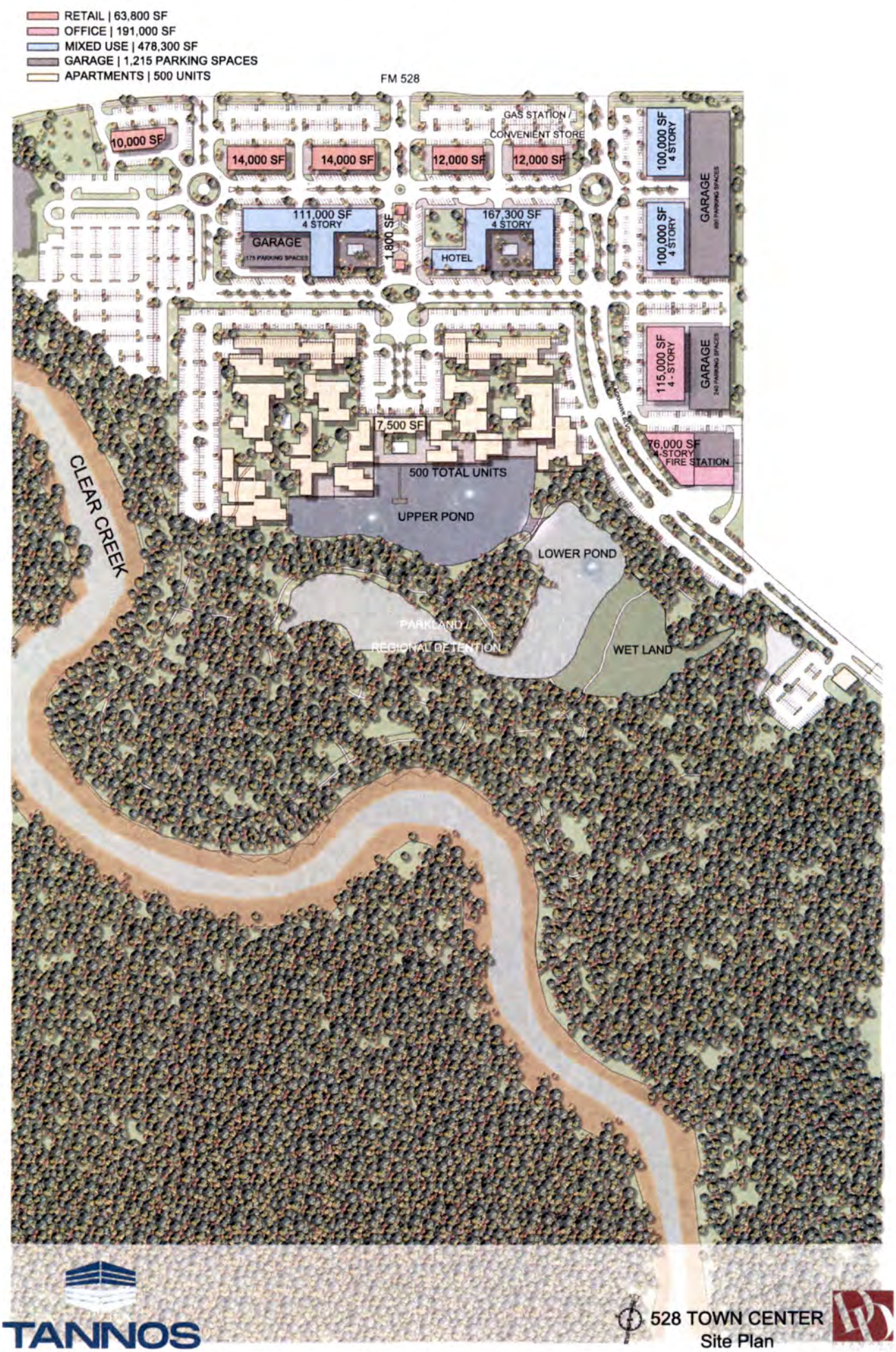
921	Executive, legislative, and other general government support	P
922	Justice, public order, and safety activities	P
92214	Correctional institutions	
923	Administration of human resource programs	P
924	Administration of environment quality programs	P
925	Administration of housing programs, urban planning, and community development	P
926	Administration of economic programs	P
927	Space research and technology	P
928	National security and international affairs	P

(a) Legend:

1. P: Permitted.
2. S: Special use permit required.
3. O: Office use only.
4. Blank: Not permitted.

(b) Notwithstanding the permitted uses depicted in this table, which are intended to address uses not otherwise regulated or restricted by federal, state, or related law for protected specific uses, it is the intention of the PUD to fully comply with all such legal requirements. Any applicant who is relying upon any such specific rules or regulations not otherwise addressed in this table shall provide the relevant provisions to the city for review.

Exhibit A | Site Plan



TANNOS
DEVELOPMENT GROUP, LLC

528 TOWN CENTER
Site Plan

528 Site Calculations

		Qty	% of Site
Lot 1	Total Site Area	69,715 SF	100%
	Parking Lot & Drive Area	31,693 SF	45%
	Other NonPervious Area	6,249 SF	9%
	Bldg SF	10,290 SF	15%
	Green Space	21,483 SF	31%
	Parking Spaces	74 Spaces	
Lot 2	Total Site Area	69,066 SF	100%
	Parking Lot & Drive Area	34,793 SF	50%
	Other NonPervious Area	1,099 SF	2%
	Bldg SF	13,882 SF	20%
	Green Space	13,292 SF	19%
	Parking Spaces	102 Spaces	
Lot 3	Total Site Area	71,083 SF	100%
	Parking Lot & Drive Area	35,660 SF	50%
	Other NonPervious Area	7,286 SF	10%
	Bldg SF	15,008 SF	21%
	Green Space	13,129 SF	18%
	Parking Spaces	108 Spaces	
Lot 4	Total Site Area	70,283 SF	100%
	Parking Lot & Drive Area	33,875 SF	48%
	Other NonPervious Area	8,861 SF	13%
	Bldg SF	12,006 SF	17%
	Green Space	15,541 SF	22%
	Parking Spaces	101 Spaces	
Lot 5	Total Site Area	68,747 SF	100%
	Parking Lot & Drive Area	33,625 SF	49%
	Other NonPervious Area	8,412 SF	12%
	Bldg SF	11,999 SF	17%
	Green Space	14,711 SF	21%
	Parking Spaces	97 Spaces	
Lot 6	Total Site Area	119,660 SF	100%
	Parking Lot & Drive Area	56,297 SF	47%
	Other NonPervious Area	6,947 SF	6%
	Bldg SF	25,800 SF	22%
	Green Space	30,616 SF	26%
	Parking Spaces	296 Spaces	
Public	Total Site Area	2,756,133 SF	n/a
	Parking Lot & Drive Area	n/a	n/a
	Other NonPervious Area	n/a	n/a
	Bldg SF	n/a	n/a
	Green Space	n/a	n/a
	Parking Space	325 Spaces	n/a

		Qty	% of Site
Lot 7	Total Site Area	138,181 SF	100%
	Parking Lot & Drive Area	56,006 SF	41%
	Other NonPervious Area	24,482 SF	18%
	Bldg SF	40,380 SF	29%
	Green Space	17,312 SF	13%
	Parking Spaces	240 Spaces	
Lot 8	Total Site Area	138,132 SF	100%
	Parking Lot & Drive Area	26,821 SF	19%
	Other NonPervious Area	42,377 SF	31%
	Bldg SF	40,128 SF	29%
	Green Space	28,806 SF	21%
	Parking Spaces	189 Spaces	
Lot 9	Total Site Area	134,038 SF	100%
	Parking Lot & Drive Area	77,884 SF	58%
	Other NonPervious Area	11,271 SF	8%
	Bldg SF	25,800 SF	19%
	Green Space	19,083 SF	14%
	Parking Spaces	296 Spaces	
Lot 10	Total Site Area	160,218 SF	100%
	Parking Lot & Drive Area	88,420 SF	55%
	Other NonPervious Area	14,904 SF	9%
	Bldg SF	28,200 SF	18%
	Green Space	28,694 SF	18%
	Parking Spaces	619 Spaces	
Lot 11	Total Site Area	76,843 SF	100%
	Parking Lot & Drive Area	46,874 SF	61%
	Other NonPervious Area	3,221 SF	4%
	Bldg SF	17,918 SF	23%
	Green Space	8,830 SF	11%
	Parking Spaces	305 Spaces	
Lot 12	Total Site Area	765,801 SF	100%
	Parking Lot & Drive Area	287,440 SF	38%
	Other NonPervious Area	44,204 SF	6%
	Bldg SF	175,895 SF	23%
	Green Space	258,262 SF	34%
	Parking Spaces	780 Spaces	
Lot 13	Total Site Area	2,251,203 SF	100%
	Parking Lot & Drive Area	n/a	n/a
	Other NonPervious Area	n/a	n/a
	Bldg SF	n/a	n/a
	Green Space	n/a	n/a
	Parking Spaces		

Total Site Calculations

Total Site Area	4,637,900 SF	100%
Parking Lot & Drive Area	809,388 SF	17%
Other NonPervious Area	179,313 SF	4%
Bldg SF	417,306 SF	9%
Green Space	469,759 SF	10%
Parking Spaces	3,532 Spaces	

TANNOS
DEVELOPMENT GROUP, LLC

FRIENDSWOOD CITY CENTER
SITE PLAN | LOTS

Exhibit B | TREE MITIGATION PLAN

Class 1 and Class 2 Trees to be Mitigated with New On-Site Street Trees of Class 1 & 2 as Follows: 12-24 inch Cal to be replaced with 266 inch cal at 100% = 266 inch cal.
24.1-36 inch Cal to be replaced with 125 inch cal at 150% = 187.5 inch cal.
No trees greater than 36 inch Cal.

Exhibit C | Mixed Use Parking Calculations

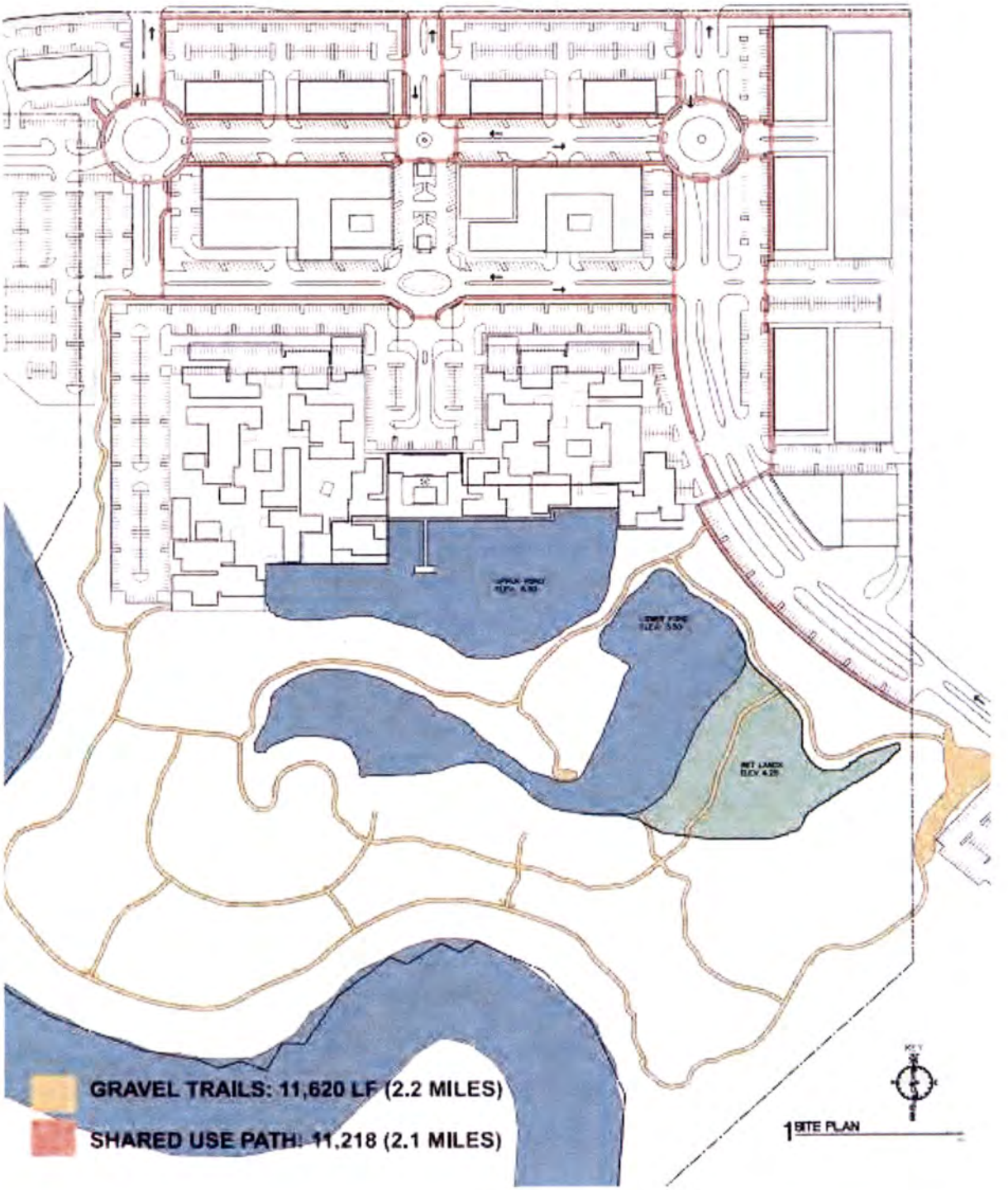
Class	Use	Parking Required	Weekday Midnight to 7AM	Weekday 7AM to 5PM	Weekday 5PM to 9PM	Weekday 9PM to Midnight	Weekend Midnight to 7AM	Weekend 7AM to 5PM	Weekend 5PM to 9PM	Weekend 9PM to Midnight
1	Office	772	38.6	772	231.6	38.6	0	77.2	0	0
	Financial Facility	0	0	0	0	0	0	0	0	0
2	Apartment	996	996	249	498	946.2	996	647.4	498	846.6
	Hotel	255	255	25.5	127.5	216.75	255	25.5	127.5	191.25
3	Clinic (Medical Complex)	450	22.5	450	225	22.5	0	45	0	0
	Clinic (Medical or Dental)	0	0	0	0	0	0	0	0	0
	Veterinary Clinic	0	0	0	0	0	0	0	0	0
4	Industrial/Warehouse/ Manufacturing	0	0	0	0	0	0	0	0	0
5	Church	0	0	0	0	0	0	0	0	0
	Day Care	0	0	0	0	0	0	0	0	0
	School	0	0	0	0	0	0	0	0	0
	Library	0	0	0	0	0	0	0	0	0
	Art Gallery	0	0	0	0	0	0	0	0	0
6	Movie Theater	0	0	0	0	0	0	0	0	0
	Bowling Alley	0	0	0	0	0	0	0	0	0
	Gym/Health Spa	0	0	0	0	0	0	0	0	0
7	Dessert Shop	0	0	0	0	0	0	0	0	0
	Small Restaurant	507	50.7	253.5	380.25	202.8	76.05	380.25	507	253.5
	Neighborhood Restaurant	0	0	0	0	0	0	0	0	0
	Restaurant	250	25	125	187.5	100	37.5	187.5	250	125
	Tavern	0	0	0	0	0	0	0	0	0
	Small Bar	0	0	0	0	0	0	0	0	0
	Bar, club or lounge	0	0	0	0	0	0	0	0	0
8	Retail (excluding shopping center)	626	31.3	313	469.5	62.6	31.3	626	469.5	62.6
9	Auto Parts and Supply Store	0	0	0	0	0	0	0	0	0
	All Others	0	0	0	0	0	0	0	0	0
	Total	3856	1419.1	2188	2119.35	1589.45	1395.85	1988.85	1852	1478.95
		2188								
	Put 1 if this qualifies as a historic building		0	0						
	Total Reduction			0						
PARKING SPACES REQUIRED:		2188								

Proposed Parking on Site: 3600 Spaces

Parking Calculations per Use based on City of Friendswood Appendix C Parking Group Table:

	RATIO/K AREA	6.0 RETAIL	10.0 REST	3.8 OFF<25	3.4 OFF 25-100	2.8 OFF>100	15.0 BAR	4.5 MED COMP	0.4 CHURCH	1.5 HOTEL	1.3 Hotel	1.5 Apt 1B	1.8 Apt 2B	2.0 Apt 3B
LOT1	10,290	5808	4482											
LOT2	13,882	9009	4873											
LOT3	15,006	5713	9293											
LOT4	12,006	6791	5215											
LOT5	12,000	6000	5576											
LOT6	100,000	38000	12000		50000									
LOT7	120,000	15000	5500		35000							45	45	
LOT8	120									120				
LOT9	100,000	18000	12000		70000									
LOT10	112,800		12800					100000						
LOT11	72,000				72000									
LOT12	500 Apts											175	250	75
Totals per Use		626	757	0	772	0	0	450	0	255	0	330	516	150

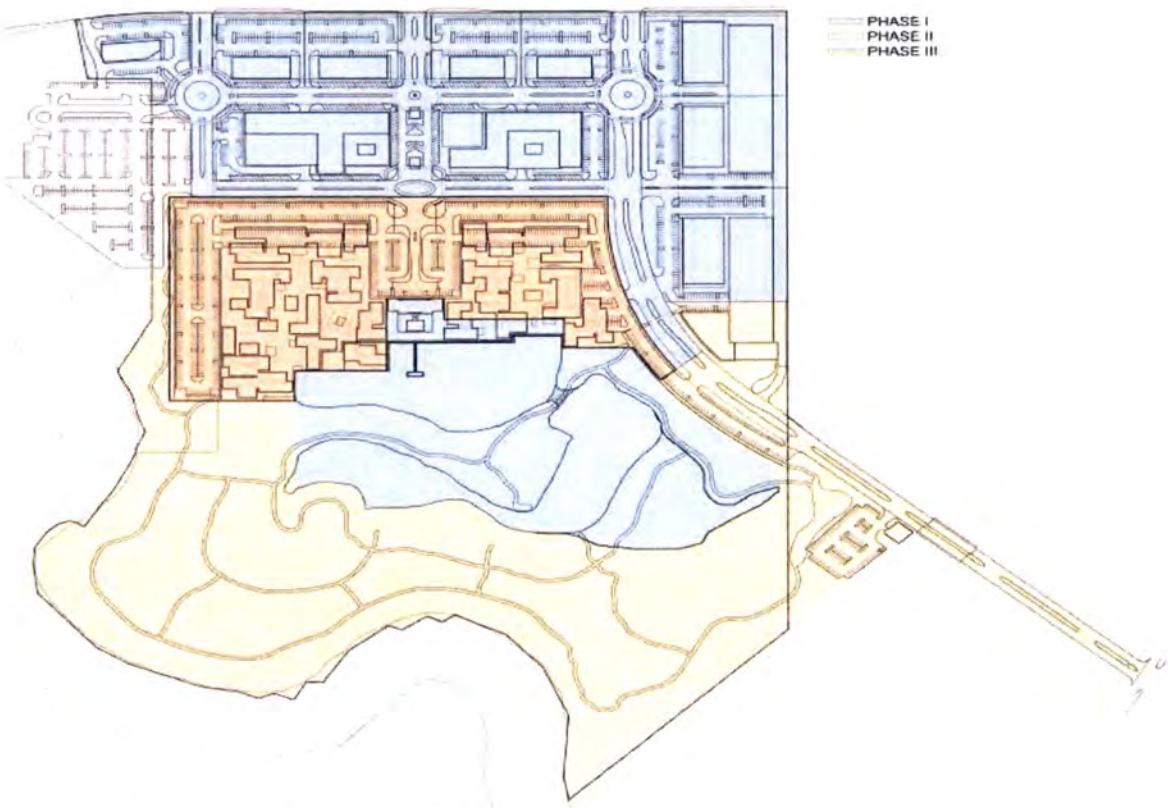
Exhibit D | Project Trails



Bike Trail

10-0 Wide x 6 Deep
Decomposed Granite
8 x 16 Concrete Edge Curb

Exhibit E | Project Phases



Phase I: Excavation of Pond/Detention Area
Construction of Main Road Corridor and Underground Infrastructure
Construction of Lots 1-10 to Begin

Phase II: Extension of Blackhawk Road
Construction of Fire Station and Lot 11
Construction of Public Park

Phase III: Phase III Construction may fall at any time after completion of the Main Road Corridor and Underground Infrastructure

Exhibit F1 | Exterior Finishes

Exterior Finishes shall Incorporate the use of building materials that provide for an aesthetically pleasing and consistent overall development, while recognizing the benefits of diversity. In that regard, the following building materials shall be permitted:

(a.) All exterior walls shall be at least sixty percent (60%) masonry, glass or metal. Masonry coverage calculation does not include doors, windows, window box-outs, or bay windows that do not extend to the foundation.

1. Stone material. Masonry construction using stone material may consist of granite, marble, limestone, slate, and other hard and durable naturally occurring all weather stone. Stone shall be cut and dimensioned stone with natural or machined finishes.

2. Brick material. Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better.

3. Concrete masonry units. Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Nonload Bearing Units. Concrete masonry units are not acceptable as an exterior finish.

4. Architectural Concrete Panels. Smooth Prefinished Architectural concrete panel construction is acceptable and may be used as an exterior finish. Concrete Panels poured on site (including tilt-wall construction) may be used but is not acceptable as an exterior finish.

5. Stucco (exterior Portland cement plaster with three (3) coats over metal lath or wire fabric lath with acrylic top coat finish).

6. Cement fiberboard;

7. Architectural glass block (less than 25 percent reflectance).

8. Aluminum Composite Metal Exterior Cladding Panels (ACM). Composite dry joint wall panel rainscreen system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.

9. Solid Composite Architectural Panels. Composite dry joint wall panel rainscreen or blind fastened system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.

(b) Structures 20,000 square feet or less shall require a minimum of two (2) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(c) Structures over 20,000 square feet shall require a minimum of three (3) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(d) Secondary materials must cover a minimum of ten percent (10%) of the building facade on all sides.

(e) Roofing materials. Flat roof areas shall be a fifteen (15) year Class A, TDI Approved PVC or TPO membrane roofing system, mechanically or adhered fastened, with a minimum solar reflectance of 0.78 and a minimum thermal emittance of 0.87 (Energy Star). Sloped roof areas shall be standing seam metal finished to match the exterior window frame system and be less that twenty percent (20%) of the buildings total roof area.

(f) Prohibited materials. The following materials are prohibited:

1. Aluminum siding or cladding.

2. Corrugated, metal, plastic, or fiberglass panels.

3. Galvanized, aluminum coated, zinc aluminum coated or unpainted exterior metal except as permitted as architectural accent material.

4. Wood siding or plastic siding.

5. Synthetic stucco, Exterior Insulation and Finish System (EIFS), placed less than four (4) feet above grade.

6. Exposed aggregate.

7. Corten Steel Panels.

Exhibit F1 | Exterior Finishes

Contemporary Brick (examples of colors)

Cut Stone, split-faced or honed (examples of colors)

Wood Composite, (examples of colors)
Approved accent colors to be no more than 15% of building

Primary Paint Colors (examples)
Approved accent colors to be no more than 15% of building

Composite Metal Panels, (examples of colors)

Exhibit F2 | Architecture Features and Schematic Design Concepts

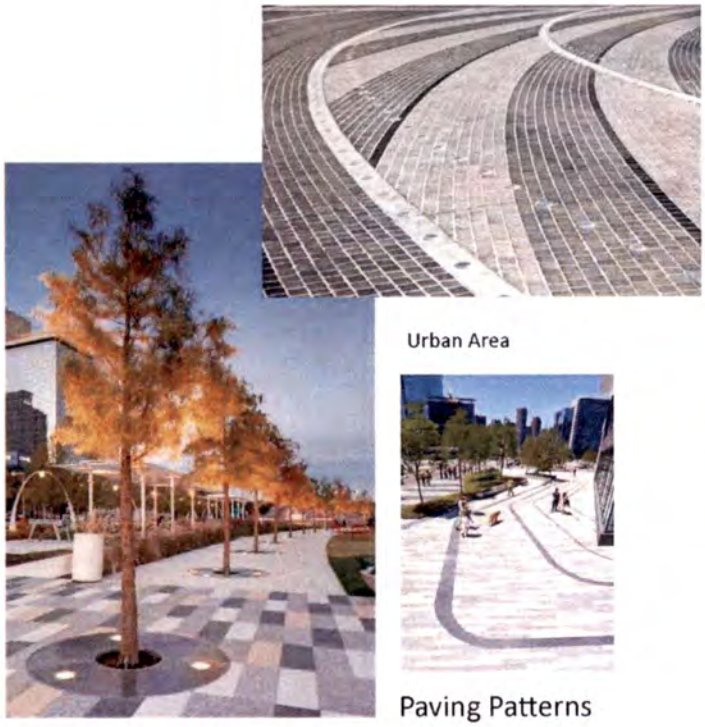
Architecture

Focal Points

Exhibit F2 | Architecture Features and Schematic Design Concepts

Exhibit F2 | Architecture Features and Schematic Design Concepts

Exhibit F3 | Examples of Site Amenities



Urban Area

Paving Patterns

Trails

Planters

Urban Area

Water Stations

Exhibit F3 | Examples of Site Amenities

Benches

Urban Area

Trails

Urban Area

Lighting

Trails

City of Friendswood

Aerial Map

3/3/2025, 10:46:20 AM

1:9,360

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

City Limit

Surrounding Cities

Parcels

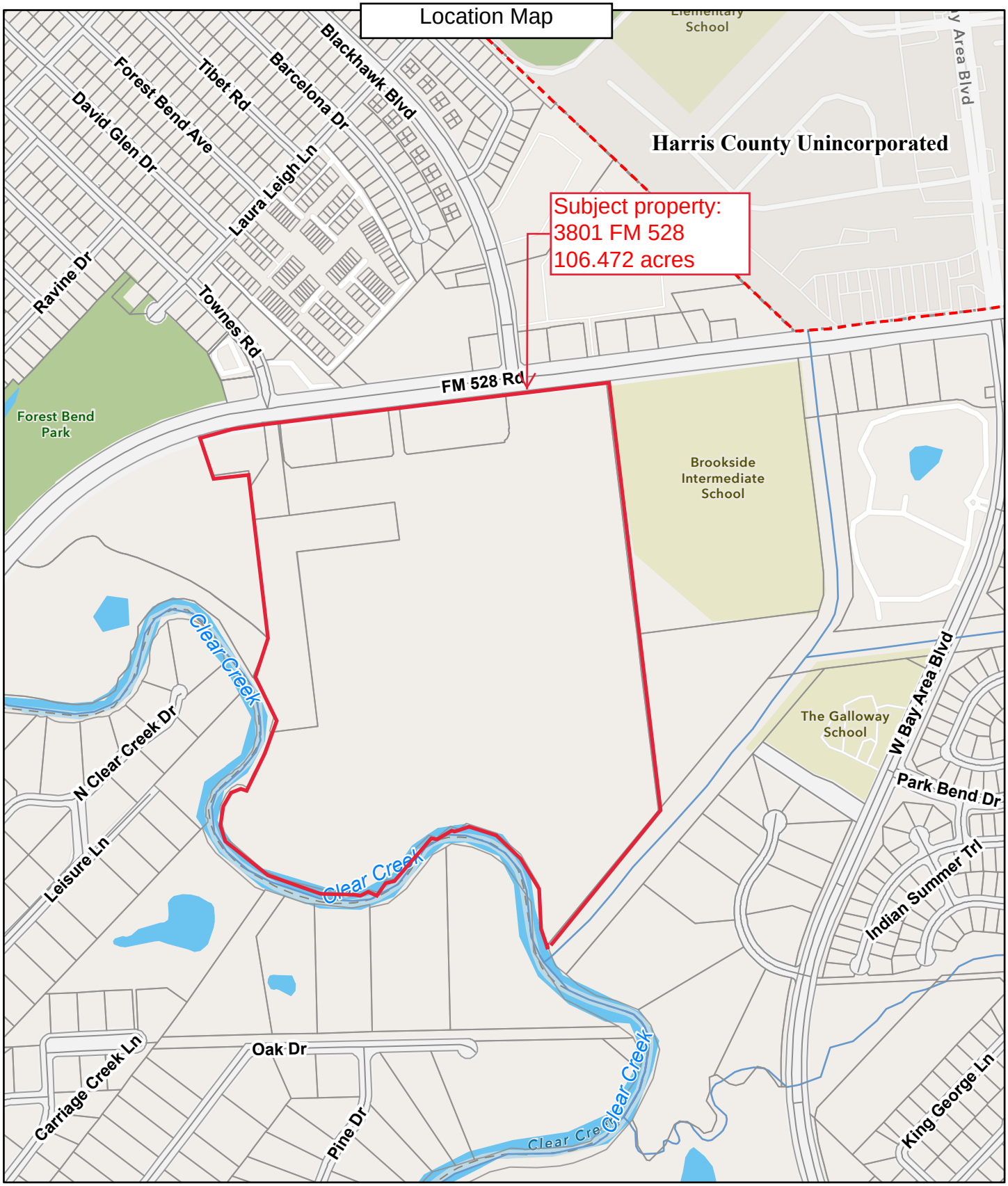
Water Lines

Streets

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Friendswood

Location Map



3/3/2025, 10:42:48 AM

1:9,360

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

City Limit

Surrounding Cities

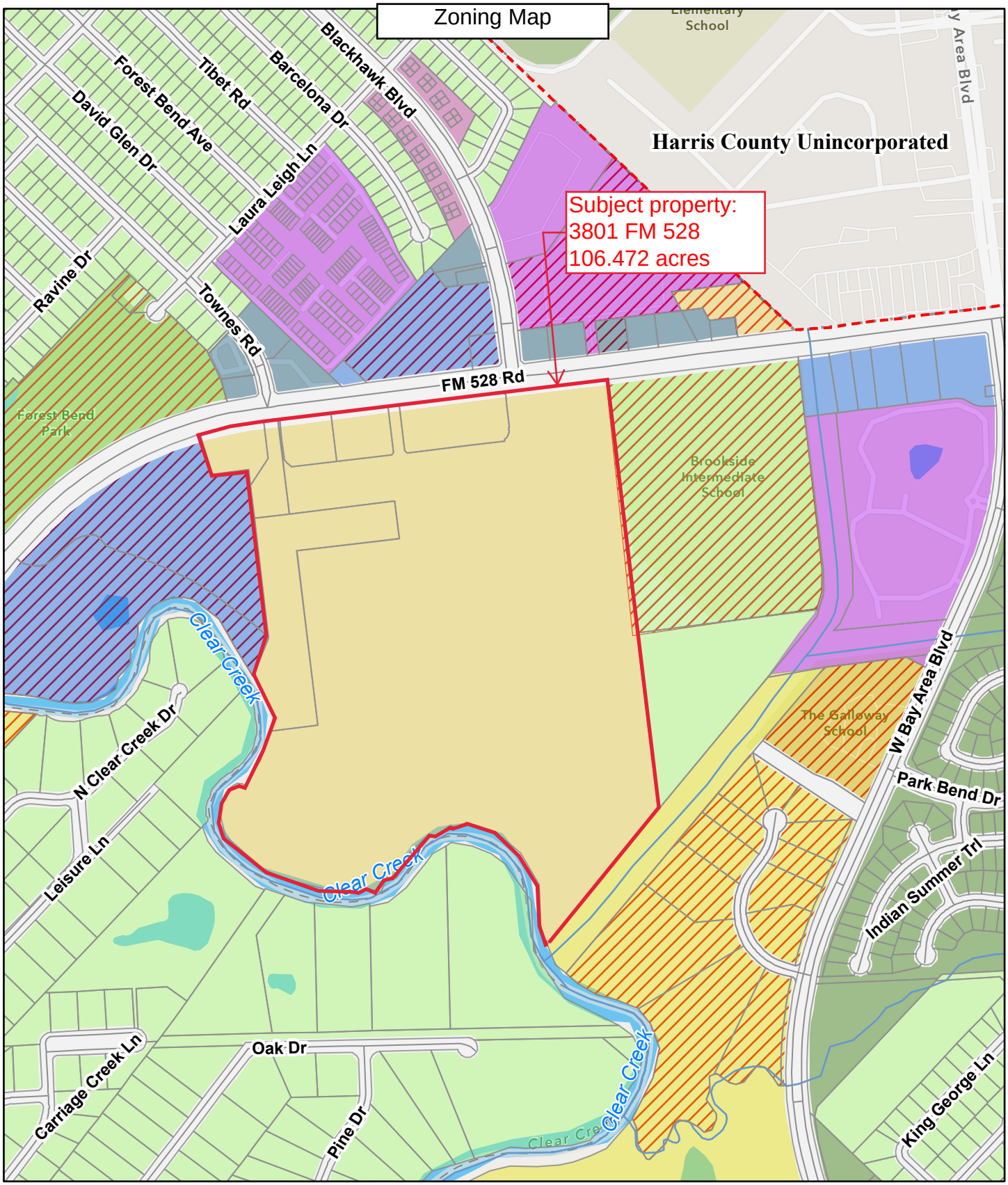
Parcels

Water Lines

Streets

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Friendswood



3/3/2025, 10:44:10 AM

1:9,360

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

- City Limit
- Parcels
- Streets
- Surrounding Cities
- Water Lines

Zoning by Parcel

- CSC
- GHD
- MFR-H
- MFR-M
- NC
- PUD-COMM
- PUD-MIXED
- PUD-RES
- SFR
- Specific Use Permit

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

CITY OF FRIENDSWOOD

OFFICE OF THE CITY SECRETARY

NOTICE OF PUBLIC HEARINGS REGARDING REQUEST TO AMEND THE PLANNED UNIT DEVELOPMENT (PUD), PER ORDINANCE NO. 2023-28, 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 TO AMEND CERTAIN BUILDING HEIGHTS, NUMBER OF STORIES, DENSITY, LANDSCAPING, SIGNAGE, AND SETBACKS.

NOTICE is hereby given that the **Planning and Zoning Commission** and the **City Council** of the City of Friendswood will each hold public hearings to give all interested parties the right to appear and express their views on the following item:

> A request for an amendment to the Planned Unit Development (PUD), per Ordinance No. 2023-28, 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.

The **Planning and Zoning Commission** will hold its public hearings on **Thursday, December 11, 2025**, in the Friendswood Public Library, Community Room at 416 S. Friendswood Drive, Friendswood, Texas 77546-4856, at its meeting commencing at **6:00 P.M.**

The **City Council** will hold its public hearing on **January 5, 2026**, in the Friendswood FISD Board Room at 402 Laurel, Friendswood, TX 77546, at its meeting commencing at **5:30 P.M.**

Item documentation is available for review in the City's Secretary's Office, 910 South Friendswood Drive, Friendswood, Texas 77546-485 during regular business hours or on the City's website at: http://zoning.friendswood.com. For questions regarding the details of the documentation and its related public hearing, please contact Aubrey Harbin, Director of Community Development/City Planner at 281-996-3280.

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. For assistance, please contact the City's ADA Coordinator Brian Rouane at 281-996-3285 via phone, 281-482-1634 via fax or contact 281-996-3285 via Relay Texas at 711 or 1-800-735-2988 for TYY services. For more information concerning Relay Texas, please visit http://relaytexas.com.

Raquel Martinez

Raquel Martinez, TRMC, City Secretary
Posted on: Tuesday, November 18, 2025
Posting time: 12:00 P.M.

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/01/2025

Prepared by: Raquel Martinez, City Secretary

Subject: 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.

Originating Department: Community Development

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This proposed ordinance approves 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.

The document with all changes is attached to the public hearing item and is titled "Friendswood City Center Amendment 12-4-2025." This is the document that would replace the previous ordinance.

The owners are requesting the following amendments:

- Increase the maximum height from 70 feet to 90 feet on Lots 6 through 12; and
- Increase the maximum number of stories from 4 stories to 6 stories on Lots 6 through 11 (Lot 12 will be limited to 4 stories);
- Increase the density from 29 units per acre to 43 units per acre on Lots 6, 9, 10, 11 and 12; and
- Reduce front yard setbacks, interior side yard setbacks, exterior side yard setbacks; and
- Reduce certain landscape buffers from 5 feet to 0; and
- Allow multi-family use on first floor on Lots 6, 7, 9 and 10 provided they are not located on the front of the building; and
- Allow 70 residential units on Lot 8 - the hotel site; and
- Added Exhibits C – Approved Species for Forest Preservation/Reforestation, D – Approved Species for Formal Planting, H2 -Architecture Design, H3 – Graphics and Signage, J – Landscape Requirements and K – Street Cross Sections; and

- Amended Exhibit E Mixed Use Parking Analysis (formerly Exhibit C - recalculated parking and provided assurances that each lot will provide at least temporary parking until the permanent parking is constructed), Exhibit F Public Trails and Paths (formerly Exhibit D; title only, no changes), Exhibit G Project Phases (formerly Exhibit E; title only, no changes), Exhibit H1 Exterior Finishes (formerly Exhibit F2; title only, no changes), and Exhibit H4 Site Amenities (formerly Exhibit F3; added roundabout designs).

Overall, the proposed changes incorporate more detailed design regulations to regulate the development within City Center. The detailed plans of how the landscaping will be installed and who is responsible for the installation provides more clear direction, and the comprehensive plan for the signage within the development will also provide a plan to which staff can review and approve future signage permits. The increased building heights, changes in setbacks and residential units/density allow more flexibility for development in general.

See attachments on Public Hearing item.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

The proposed changes were reviewed by staff in the following departments: Planning, Public Works, Engineering, Fire Marshal, and Police Department. The following comments have been addressed in the final version being considered:

Engineering
Exhibit G - Add a phase to the plan showing construction of the trail system in the noted area after completion of the Whitcomb Terracing Project.

Planning
Regulation Matrix - Add "Units Per Acre" for residential units on Lot 8.
Exhibit J - A. 4. Add a second sentence, "Fifty percent of the parking lot islands shall contain a minimum of 1 tree." Add item 5. stating that screening shrubs are required along FM 528.; D.3. Remove "per master development masonry wall details" portion of sentence as it does not exist.; and F.4. Add second sentence stating "Fifty percent of the parking lot islands shall contain a minimum of 1 tree."

Fire Marshal Note (no corrections required)
Increased building heights will impact fire flows. Flow testing will be required to assure proper fire flow, any deficiencies will be required to be addressed. Zero lot line builds will still require fire apparatus access, and the roadway may be required to be designated as fire lane and meet fire lane width requirements.

This plan is subject to recommendation by the Planning and Zoning Commission and approval by City Council.

ATTACHMENTS

1. Ordinance - Zoning Map PUD Amendment
2. Exhibit A - Map of Property
3. Exhibit B - City Center PUD Amendment

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRIENDSWOOD TO AMEND PLANNED UNIT DEVELOPMENT (PUD) 2023-28, COMMONLY KNOWN AS FRIENDSWOOD CITY CENTER, WHICH IS 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 OF THE FINAL PLAT OF FRIENDSWOOD CITY CENTER, BEING 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, CONCERNING CERTAIN BUILDING HEIGHTS, NUMBER OF STORIES, DENSITY, LANDSCAPING, SIGNAGE, AND SETBACKS; PROVIDING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS ($2,000.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

****

WHEREAS, the property subject to this ordinance is commonly known as Friendswood City Center, which is 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 of the Final Plat of Friendswood City Center, being 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, and depicted in Exhibit "A," which is attached hereto and incorporated herein for all intents and purposes (the "Property"); and

WHEREAS, the owner(s) of the Property made application to the City to amend the Planned Unit Development (PUD) 2023-28 concerning certain building heights, number of stories, density, landscaping, signage, and setbacks; and

WHEREAS, in accordance with the Friendswood City Code and all applicable laws, the Planning and Zoning Commission and the City Council conducted public hearings on such application, allowing all interested persons the opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission has filed with City Council its written report recommending approval of the application; and

WHEREAS, in accordance with the Friendswood City Code and all applicable laws, the City Council has determined that all public notices have been posted and published and all required hearings on this matter have been held; and

WHEREAS, the City Council further finds that this ordinance complies with the applicable provisions of the City Charter, City Code and all other applicable laws; and

WHEREAS, the City Council deems it appropriate to approve the application, subject to applicable regulations, restrictions, exceptions, and conditions; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF TEXAS:

Section 1. The facts and matters set forth in the preamble of this ordinance are hereby found to be true and correct.

Section 2. The Official Zoning Map of the City of Friendswood is hereby amended to amend Planned Unit Development (PUD) 2023-28 in accordance with Exhibit "B," which is attached hereto and incorporated herein for all intents and purposes. The City Council hereby directs the Director of Community Development to add an entry concerning this amendment on the official zoning map in accordance with Section 3, Appendix C of the Friendswood City Code.

Section 3. This ordinance shall in no manner amend, change, supplement or revise any provision of any ordinance of the City of Friendswood, save and except the change in zoning classification of said Property as described in Section 2 hereinabove.

Section 4. A violation of this ordinance is subject to the penalty provisions contained in Section 1-14 of the Friendswood City Code and as otherwise provided by law. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence fail to comply with any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined in an amount not to exceed TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense.

Section 5. That all ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby expressly repealed.

Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same, notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. The City Secretary shall give notice of the enactment of this ordinance by promptly publishing the caption of this ordinance after final passage in the official newspaper of the City.

Section 8. This ordinance shall take effect upon its publication.

INTRODUCED, READ AND PASSED on first and final reading by the affirmative vote of the City Council of the City of Friendswood on this the 5th day of January, 2026.

JOHN ELLISOR, Mayor Pro Tem

ATTEST:

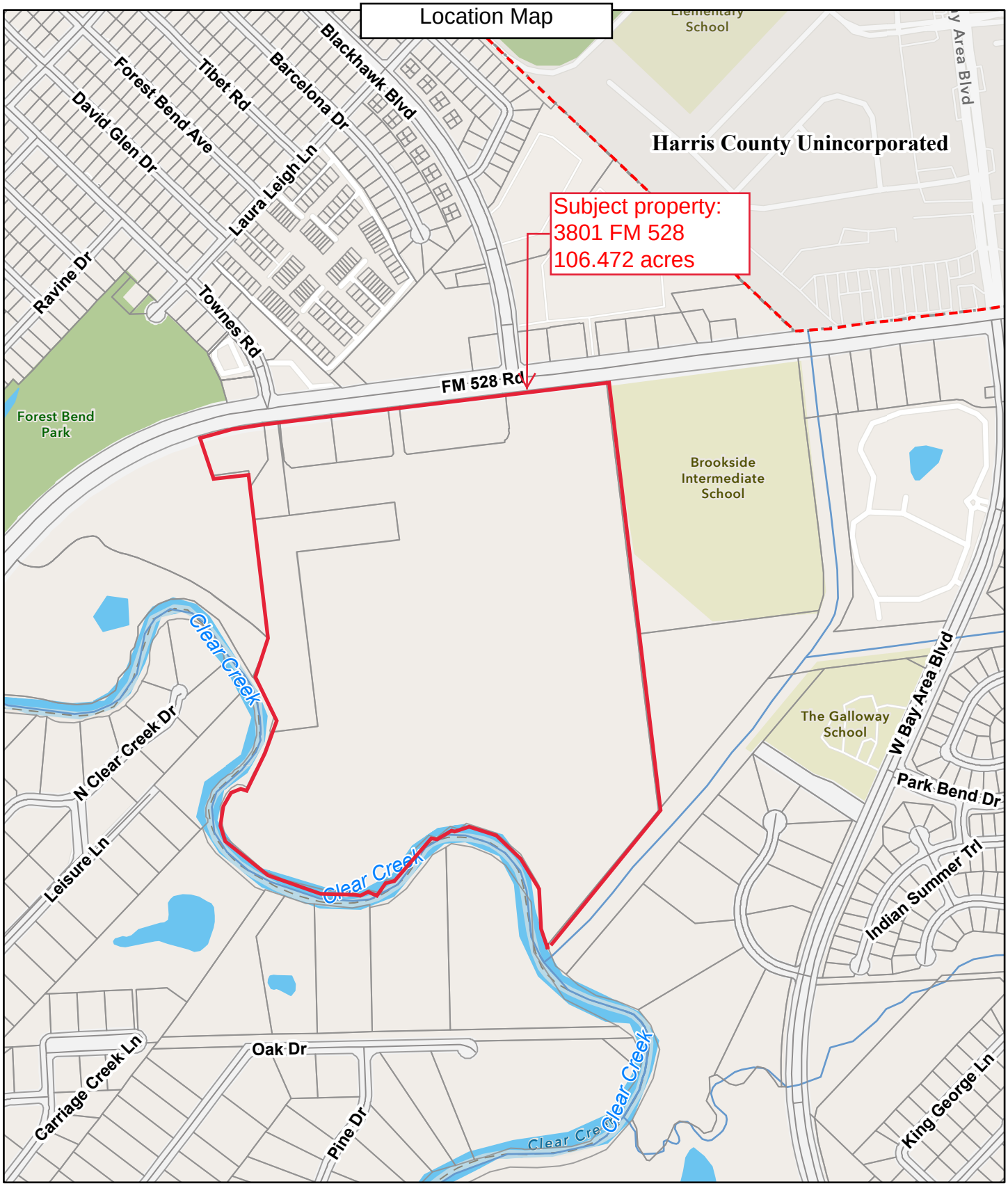
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

KAREN L. HORNER, City Attorney

City of Friendswood

Location Map



3/3/2025, 10:42:48 AM

1:9,360

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

City Limit

Surrounding Cities

Parcels

Water Lines

Streets

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT "A"

AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD)
Friendswood City Center PUD

1. Friendswood City Center PUD was approved on January 8, 2024 (the "PUD");
2. The PUD established specific development standards, including regulations governing maximum building height and the number of allowable stories;
3. The Developer has submitted a formal request to modify certain provisions of the PUD related to building height, number of stories, and front building lines for specific lots, graphics and signage and landscape requirements;
4. The City has reviewed and evaluated the proposed amendments and determined that the modifications are consistent with the goals and intent of the PUD and promote orderly development.

AMENDMENTS

1. Amendment to Maximum Building Height

Section titled “Regulations” of the PUD is hereby amended to revise the maximum building height from seventy feet (70') to ninety feet (90') on Lots 6 through 12.

2. Amendment to Maximum Number of Stories

Section titled “Regulations” is amended to increase the maximum number of stories from four (4) to six (6) on Lot 6 through 12. For the purposes of this Amendment, an Occupied Roof shall be considered a Story. Lot 12 is limited to four stories for apartment use.

3. Amendment to Front Yard Setback

Section titled “Regulations” is amended to modify the Front Yard Setback of Lot 5 from one hundred sixty feet (160') to fifty feet (50'). Furthermore, within the original 160-foot Front Yard Setback, only an open canopy structure is permitted, and such structure must maintain a clear underside dimension of sixteen feet (16'-0").

Additionally, modify the Front Yard Setback of Lots 6 , 9 and 10 from fifty feet (50’) to twenty-five feet (25’) and Lot 12 from twenty five feet (25’) to five feet (5’).

4.Amendment to Interior Side Yard Setback for Retail Lots

Section titled “Regulations” is amended to reduce the Interior Side Yard Setback on Lots 2 through Lot 11 from ten feet (10’) to zero feet (0’).

5.Amendment to Exterior Side Yard Setback for Retail Lots

Section titled “Regulations” is amended to reduce the Exterior Side Yard Setback on Lots 2 through Lot 5 ,7 and 8 from ten feet (10’) to zero feet (0’) and Lots 6, 9, 10 and 11 from twenty-five feet (25’) to zero feet (0’).

6. Amendment to Landscape Buffer Width (Except FM 528)

Section titled “Landscape Buffer Width (Except FM 528) is amended to reduce the Landscape Buffer from five feet (5’) to zero feet (0’).

7. Amendment to Allowed Mult-Family Use

Note (d) Modified from “No Multi-Family Use shall be allowed on the First Floor of Lots 6,7,9 or 10” to “No Multi-Family Use shall be allowed to face the Front Yard on the First Floor of Lots 6,7,9 or 10.”

8. Addition of Exhibits

New Section: Exhibit C, D, H2, H3, J, K

9. Amendment to Exhibits:

Exhibit E (Formally Exhibit C)
Exhibit F (Formally Exhibit D)
Exhibit G (Formally Exhibit E)
Exhibit H (Formally Exhibit F2)
Exhibit H4 (Formally Exhibit F3)

10. Zoning Ordinance Regulations, Amendments and Modifications

Except as expressly amended herein, all other terms, conditions, and provisions of the original Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

Madison Development Corp., LLC

By: Louis Tannos, Manager

Lone Star Campus R1 LLC

By: Wolfgramm Capital LLC
By: Koloa Wolfgramm, Managing Member

Lone Star Campus LLC

By: Wolfgramm Capital LLC
By: Koloa Wolfgramm, Managing Member

Lone Star Campus MXM LLC

By: Wolfgramm Capital LLC
By: Koloa Wolfgramm, Managing Member

Hill Gage Development LLC

By: Daniel Gage, Managing Member

TIMA Holdings LLC

By: Bhakti Mehta, President

Ajay K. Jain

By: Ajay K. Jain

City of Friendswood, Texas

By: _____
Name: _____
Title: _____

Note: Increased building heights will impact fire flows. Flow testing will be required to assure proper fire flow, any deficiencies will be required to be addressed.
Zero lot line builds will still require fire apparatus access, roadway may be required to be designated as fire lane and meet fire lane width requirements.

Planned Unit Development
Friendswood City Center PUD

Prepared For

Tannos Development Group, LLC

August 2023

Amended: November 2025

TABLE of CONTENTS

I Introduction

II Regulations

III Permitted Use Table

Exhibit A Site Plan

Exhibit B Tree Mitigation Calculations

Exhibit C Approved Species for Forest Preserve/Reforestation

Exhibit D Approved Species for Formal Planting

Exhibit E Mixed Use Parking Analysis

Exhibit F Public Trails and Paths

Exhibit G Project Phases

Exhibit H1 Exterior Finishes

Exhibit H2 Architectural Design

Exhibit H3 Graphics and Signage

Exhibit H4 Site Amenities

Exhibit J Landscape Requirements

Exhibit K Street Cross Sections

INTRODUCTION

Purpose

This application has been prepared on behalf of Tannos Development LLC, pursuant to the City of Friendswood's Ordinances related to a Planned Unit Development (PUD). The purpose of the PUD is to encourage flexibility in the development of land, promote the most appropriate uses, and encourage a cohesive mixed use development. This PUD will establish development regulations and standards that will ensure quality development, consistent with the intent of the Friendswood Subdivision and Zoning Ordinances.

Location and Existing Conditions

Friendswood City Center PUD is located on a + 107 Acre tract located South of FM 528, with Clear Creek forming a natural boundary on the West and South borders and Brookside Intermediate School to the East. The subject tract will be bisected with an Extension of Blackhawk Blvd from FM 528 to Bay Area Blvd. Approximately 50 Acres of the site is located within the Flood Way of the Clear Creek Watershed, 38 Acres are located within the AE Flood Zone and 19 Acres are located within the X Flood Zone. The Majority of the area located within the AE Zone will be raised out of the flood plain by mitigation within the Park Area. All Buildings will be constructed above the Flood Plain.

PROJECT DESCRIPTION

The Planning Concept is to provide a strong neighborhood identity with walkable mixed-use facilities that allow access to services and other businesses without requiring residents to use a car as their main mode of transportation. To accomplish this, Friendswood City Center PUD will combine commercial, retail, hospitality, office, and multifamily residential developments into a vibrant community with walkable streets that support alternative modes of transportation. All areas of the community will be connected with ten foot wide Shared Use Paths. In the Park Area, the paths will be created out of decomposed granite and will be referred to as trails. In all other areas, the paths will be created using a combination of concrete with paver and stone accents. Path Users are non-motorized and may include but are not limited to: bicyclists, in-line skaters, roller skaters, wheelchair users (both non-motorized and motorized) and pedestrians, including walkers, runners, people with baby strollers, people walking dogs, etc. These facilities will be designed for two-way travel.

For transportation and parking demand management, the concept is to create slower-paced streets with head-in parking and pavement designed to enhance pedestrian safety. Surface Parking will be minimized with the majority of parking located within above ground parking garages designed to blend in with the building facades. All parking garages will be required to leave at least 20 percent of their parking spaces available for public parking and may be a fee lot. All areas, except the gated area of the Multi-Family Residential Development, will have cross parking access.

DEVELOPMENT GUIDELINES

Unless otherwise outlined in this document, all City of Friendswood Subdivision and Zoning regulations in place at the time this document is adopted shall apply to the PUD. Any change to the below guidelines and/or other applicable regulations shall require a variance or an amendment to the PUD.

REGULATIONS

Friendswood City Center PUD Regulation Matrix

PUD Zoning District	Units Per Acre	Lot Area Minimum Sq Ft	Lot Width Minimum Sq Ft	Lot Depth Minimum Sq Ft	Front Yard Setback	Rear Yard Setback	Interior Side Yard	Exterior Side Yard	Maximum Height (4 stories)	Maximum Height (6 stories)	Landscape Buffer Width (FM 528)	Landscape Buffer Width (Except FM 528)
Lot 1 (h)	n/a	15000	100	150	100	10	10	25	40	n/a	15	0
Lots 2-4 (h)	n/a	15000	100	150	160	10	0	0	40	n/a	15	0
Lots 5 (h)	n/a	15000	100	150	50 (e)	10	0	0	40	n/a	15	0
Lots 7 (d)(i)	29	15000	100	150	0	10	0	0	n/a	90	0	0
Lots 8 (i)	43	15000	100	150	0	10	0	0	n/a	90	0	0
Lots 6, 9, 10 (d)(i)	43	15000	100	150	25	0	0	0	n/a	90	15	0
Lot 11	43	15000	100	150	0	0	0	0	n/a	90	0	0
Lot 12 MFR	43	n/a	n/a	n/a	5	0	5	25	n/a	90 (g)	0	0

a) Base zoning districts CSC and MFR-H per COF Zoning Ordinance.

b) Lot coverage based on approved drainage plan.

c) Landscape buffers may include walkways, boardwalks, patios, plazas, courtyards, bulkheads, retaining walls, and similar structures will be permitted in the landscape buffer/setback except for the area abutting FM 528. Building setback is measured form the right-of-way or property line.

d) No Multi-family use shall be allowed facing the front yard on the first floor of Lots 6,7,8,9 or 10.

e) Only an Open Canopy Structure with a minimum clearance of 16 feet is permitted within the 160 feet area abutting FM 528 on Lot 5.

f) An Occupied Roof shall be consided a Story.

g) Lot 12 is limited to four (4) stories for Apartment Use

h) Dumpster Enclosure may be located in front of the Frontyard Setback

(i) Lot 7, 8, 9, 10 and 12 may be used as temporary surface parking. Temporary overflow parking areas shall be accessed by a driveway approach constructed to full City standards, including required concrete pavement thickness, width, and curb return geometry. The overflow parking surface beyond the driveway approach shall be contained within concrete curbs and consist of stabilized aggregate, crushed concrete, or other approved all-weather material capable of supporting vehicle loads without rutting, displacement, or dust. Use of temporary overflow parking is intended for intermittent, non-primary use and shall not be used as a substitute for required permanent parking as defined by Friendswood City Center PUD. All temporary overflow parking lots shall: a) Provide interior landscaping standards per Exhibit J, Section F, Public Landscape Requirements, b) Maintain positive drainage and erosion control to prevent sediment or debris from entering public streets or drainage systems, c) Be maintained in good condition and kept free of weeds and standing water, d) Remain accessible only through approved concrete driveway approaches.

Permitted Use Table

Residential Uses	
Single-Family Residence	
Garden Home Residence	
Multiple-Family Residence—Low Density	
Multiple-Family Residence—Medium Density	P
Multiple-Family Residence—High Density	P
Mobile Home Residence	

	2017 NAICS Industry Descriptions	
	Sexually oriented businesses (Ch. 62)	
11	***Agriculture, Forestry, Fishing and Hunting***	
111	Crop production	
1114	Greenhouse, nursery, and floriculture production	
112	Animal production and aquaculture	
113	Forestry and logging	
1133	Logging	
114	Fishing, hunting, and trapping	
115	Support activities for agriculture and forestry	
21	***Mining, Quarrying, and Oil and Gas Extraction***	
211	Oil and gas extraction	
212	Mining (except oil and gas)	
213	Support activities for mining	
22	***Utilities***	
221	Utilities	
23	***Construction***	
236	Construction of buildings	O
237	Heavy and civil engineering construction	O
238	Specialty trade contractors	O
31-33	*Manufacturing*	
311	Food manufacturing	
311811	Retail bakeries	
3121	Beverage manufacturing (i.e. Breweries, wineries)	P
3122	Tobacco manufacturing	
313	Textile mills	

314	Textile product mills	
315	Apparel manufacturing	
316	Leather and allied product manufacturing	
3161	Leather and hide tanning and finishing	
321	Wood product manufacturing	
322	Paper manufacturing	
323	Printing and related support activities	
323113	Commercial screen printing	
324	Petroleum and coal products manufacturing	
325	Chemical manufacturing	
325412	Pharmaceutical preparation manufacturing	
326	Plastics and rubber products manufacturing	
3262	Rubber product manufacturing	
327	Nonmetallic mineral product manufacturing	
331	Primary metal manufacturing	
332	Fabricated metal product manufacturing	
333	Machinery manufacturing	
334	Computer and electronic product manufacturing	
335	Electrical equipment, appliance, and component manufacturing	
33591	Battery manufacturing	
336	Transportation equipment manufacturing	
337	Furniture and related products manufacturing	
339	Miscellaneous manufacturing	
3391	Medical equipment and supplies manufacturing	
42	***Wholesale Trade***	
423	Merchant wholesalers, durable goods	O
424	Merchant wholesalers, nondurable goods	O
425	Wholesale trade agents and brokers	O
44-45	***Retail Trade***	
4411	Automobile dealers	
4412	Other motor vehicle dealers	
4413	Automotive parts, accessories, and tire retailers (i.e. Auto Zone, O'Riley's)	
4491	Furniture and home furnishing retailers	P
4492	Electronics and appliance retailers	P
444	Building material and garden equipment and supplies dealers	
444180	Other building material dealers	
445	Food and beverage retailers	P
4561	Health and personal care retailers	P
457	Gasoline stations and fuel dealers (Lot 5 Only)	P

45712	Other gasoline stations	
458	Clothing, clothing accessories, shoe, and jewelry retailers	P
4591	Sporting goods, hobby, and musical instrument, retailers	P
4592	Book retailers and news dealers	P
4593	Florists	P
4594	Office supplies, stationary, and gift retailers	P
455	General merchandise retailers	P
4595	Used merchandise retailers	P
45993	Manufactured (mobile) home dealers	
459910	Pet and Pet Supply Retailers	P
459920	Art Dealers	P
48-49	***Transportation And Warehousing***	
481	Air transportation	O
482	Rail transportation	O
483	Water transportation	O
484	Truck transportation	O
485	Transit and ground passenger transportation	O
486	Pipeline transportation	O
487	Scenic and sightseeing transportation	O
488	Support activities for transportation	O
48841	Motor vehicle towing	
491	Postal service	
492	Couriers and messengers	O
493	Warehousing and storage	
51	***Information***	
513	Publishing industries	P
512	Movie Theaters	P
516	Broadcasting and content providers (i.e. Comcast, Netflix, etc.)	P
517	Telecommunications	O
517121	Telecommunication resellers	O
518	Computing infrastructure providers, data processing, web hosting and related services	
519	Web search portals, libraries, archives, and other information services	O
52	***Finance and Insurance***	
521	Monetary authorities—Central bank	P
522	Credit intermediation and related activities	P
522299	International, secondary market, and all other non- depository credit intermediation (i.e., pawn shops)	

523	Securities, commodity contracts, and other financial investments and related activities	P
524	Insurance carriers and related activities	P
525	Funds, trusts, and other financial vehicles	P
53	***Real Estate and Rental and Leasing***	
531	Real estate	P
53113	Lessors of mini warehouses and self-storage units	
532	Rental and leasing services (i.e. car rentals, formal wear and costumes, home health equipment, etc.)	
53212	Truck, utility trailer, and RV rental and leasing	
533	Lessors of nonfinancial intangible assets (except copyrighted works)	
54	***Professional, Scientific and Technical Services***	
541	Professional, scientific, and technical services	P
54138	Testing laboratories	P
55	***Management of Companies and Enterprises***	
551	Management of companies and enterprises	P
56	***Administrative and Support and Waste Management and Remediation Services***	
561	Administrative and support services	P
561730	Landscaping services	
56179	Other services to buildings and dwellings	
562	Waste management and remediation services	
61	***Education Services***	
6111	Elementary and secondary schools	
6112	Junior colleges	
6113	Colleges, universities, and professional schools	
6114	Business schools and computer and management training	P
6115	Technical and trade schools	P
6116	Other school and instruction (i.e. dance, gymnastics, tutoring)	P
62	***Health Care and Social Services***	
621	Ambulatory health care services	P
622	Hospitals	S
6231	Nursing care facilities—Skilled nursing facilities	S
6232	Residential, intellectual and development disability, mental health, and substance abuse facilities	
623311	Continuing care retirement communities (with on-site nursing)	
623312	Assisted living facilities for the elderly (without on-site nursing)	
624	Social assistance	
6244	Child day care services (childcare centers)	P

6244	Child day care services (registered and/or licensed childcare home)	P
71	***Arts, Entertainment and Recreation***	
7111	Performing arts (i.e. theater companies, dinner theaters, dance companies, musical groups and artists)	P
7112	Spectator sports	
711320	Promoters of performing arts, sports, and similar events w/o facilities	P
712110	Museums (i.e. art galleries and wax museums)	P
172120	Historical Sites (i.e. state or local historical societies)	P
7131	Amusement parks and arcades	
7132	Gambling industries	
7139	Other amusement and recreation industries (i.e. game rooms, bowling)	P
713940	Fitness and recreational sports centers	P
713990	All other amusement and recreation activities (i.e. mini golf, billiards, escape rooms)	P
72	***Accommodation and Food Services***	
7211	Traveler accommodation	P
7212	RV (recreational vehicle) parks and recreational camps	
7213	Rooming houses and boardinghouses	
7223	Special food services	P
7224	Drinking places (more than 75% sales of alcoholic beverages)	P
7225	Restaurants and other eating places	P
81	***Other Services (Except Public Administration)***	
8111	Automotive repair and maintenance	
81112	Automotive body, paint, interior, and glass repair	
8112	Electronic and precision equipment repair and maintenance	
8113	Commercial and industrial machinery and equipment (except automotive and electronic repair and maintenance)	
811430	Footwear and leather goods repair	P
8121	Personal care services	P
8122	Cemeteries	P
8123	Dry cleaning and laundry services	P
8129	Other personal services	P
8131	Religious organizations	
8132	Grantmaking and giving services	O
8133	Social advocacy organizations	O
8134	Civic and social organizations	O
8139	Business, professional, labor, political, and similar organizations	O
814	Private households	
92	***Public Administration (City Services)***	

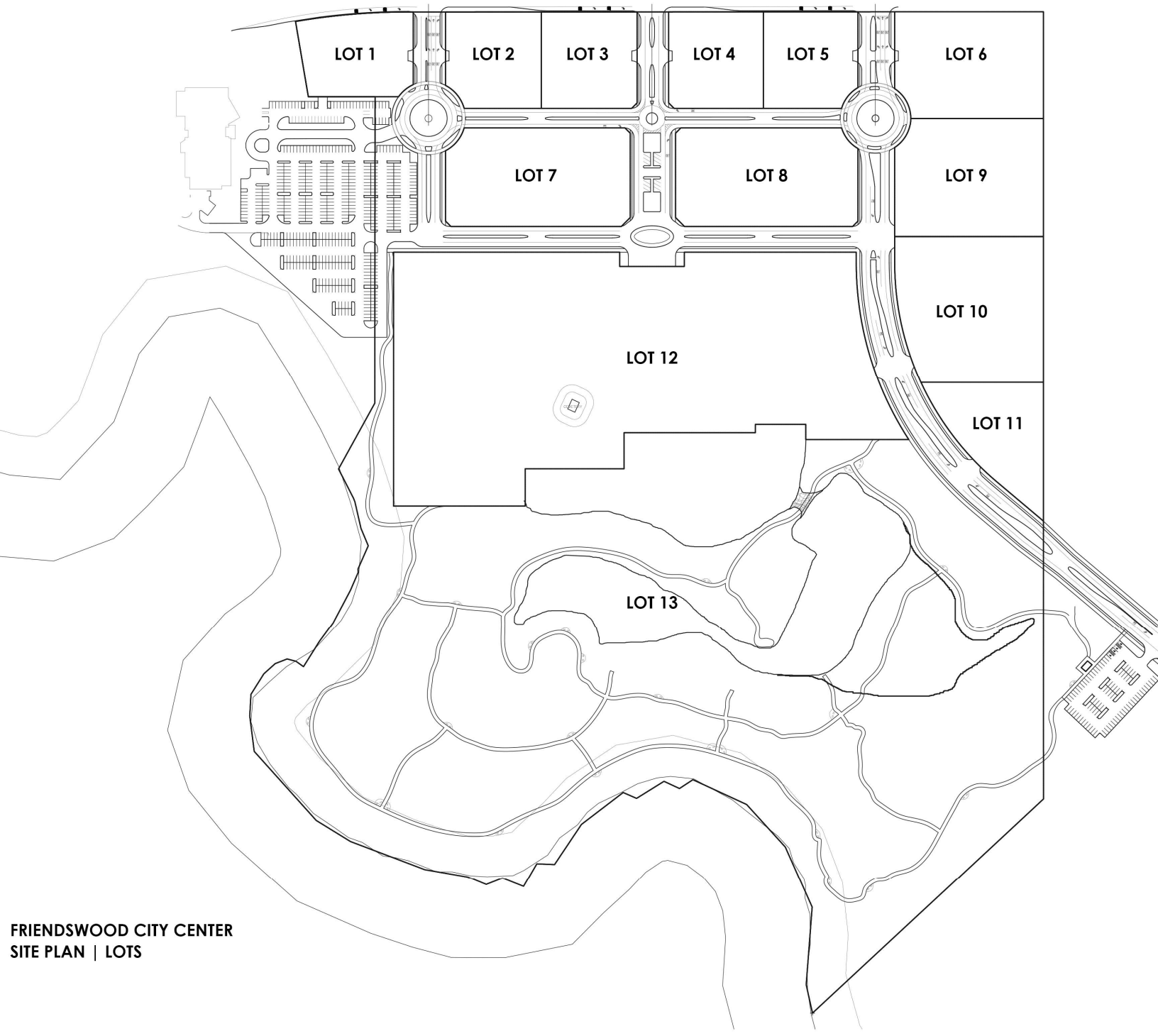
921	Executive, legislative, and other general government support	P
922	Justice, public order, and safety activities	P
92214	Correctional institutions	
923	Administration of human resource programs	P
924	Administration of environment quality programs	P
925	Administration of housing programs, urban planning, and community development	P
926	Administration of economic programs	P
927	Space research and technology	P
928	National security and international affairs	P

(a) Legend:

1. P: Permitted.
2. S: Special use permit required.
3. O: Office use only.
4. Blank: Not permitted.

(b) Notwithstanding the permitted uses depicted in this table, which are intended to address uses not otherwise regulated or restricted by federal, state, or related law for protected specific uses, it is the intention of the PUD to fully comply with all such legal requirements. Any applicant who is relying upon any such specific rules or regulations not otherwise addressed in this table shall provide the relevant provisions to the city for review.

Exhibit A

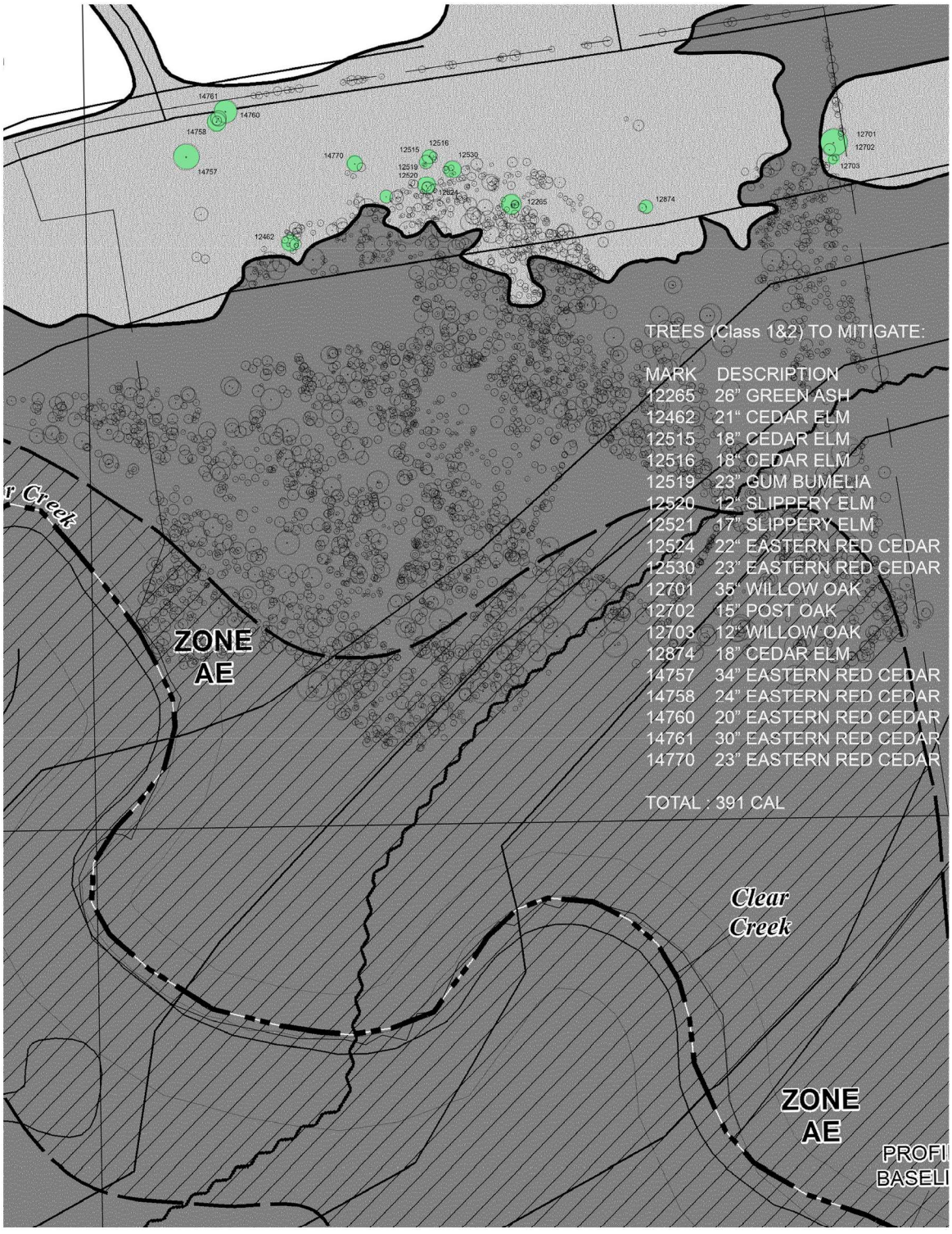


FRIENDSWOOD CITY CENTER
SITE PLAN | LOTS

Exhibit B
TREE MITIGATION PLAN

Class 1 and Class 2 Trees to be Mitigated with New On-Site Street Trees of Class 1 & 2 as Follows:
12-24 inch Cal to be replaced with 266 inch cal at 100% = 266 inch cal.
24.1-36 inch Cal to be replaced with 125 inch cal at 150% = 187.5 inch cal.
No trees greater than 36 inch Cal.

Total Tree Mitigation of 453.5 inch Cal shall be provide outside the Floodway and Floodzone AE Areas and may be achieved by utilization of Public ROW trees in excess of 2 inch Cal.



** Trees removed from the Regulatory Floodway and Floodzone AE do not require mitigation.

Exhibit C | Approved Species for Forest Preservation/Reforestation

Large Shade Trees (60 Feet and Greater in Height)	
Pecan	Carya illinoensis
Black Walnut	Juglans nigra
Southern Magnolia	Magnolia grandiflora
American Sycamore	Platanus occidentalis
Bur Oak	Quercus macrocarpa
Swamp Chestnut Oak	Quercus michhauxii
Water Oak	Quercus nigra
Nuttail Oak	Quercus nuttallii
Willow Oak	Quercus phellos
Shumard Red Oak	Quercus shumardii
Live Oak	Quercus virginiana
Southern Red Oak	Qurcus falcata var. pagoda
Bald Cypress	Taxodium distichum
Medium Trees (30 to 60 Feet in Height)	
Chalk Maple	Acer leucoderme
Box-Elder Maple	Acer negundo
Drummond Red Maple	Acer rubrum var. drummondii
River Birch	Betula nigra
American Hornbean	Carpinus caroliniana
Water Hickory	Carya aquatica
Catalpa	Catalpa bignonioides
Honey-Locust	Gleditsia triacanthos
Sweet-Bay Magnolia	Magnolia virginiana
Black Willow	Salix nigra
Western Soapberry	Sapindus drummondii
Sassafras	Sassafras albidum
Cedar Elm	Ulmus crassifolia
Chinese Elm	Ulmus parvifolia
Small Trees (Less than 30 Ft in Height)	
Scarlet (Red) Buckeye	Aesculus pavia
Texas Redbud	Cercis canadensis texensis
Rough-leaf Dogwood	Cornus drummondii
Parsley Hawthorn	Crataegus marshallii
Loquat	Eriobotrya japónica
Possumhaw Holly	Ilex decidua
Yaupon Holly	Ilex vomitoria
Common Crapemyrtle	Lagerstroemia indica
Flowering Crabapple	Malus spp.
Wax Myrtle	Myrica cerífera
Blackgum	Nyssa sylvatica
Mexican Plum	Prunus mexicana
Carolina buckthorn	Rhamnus caroliniana
American Elderberry	Sambucus canadensis
Arrow-wood Viburnum	Viburnum dentatum
Rusty Blackhaw Viburnum	Viburnum rufidulum

Exhibit D | Approved Species for Formal Planting

Large Shade Trees (60 Feet and Greater in Height)

White Ash	Fraxinus americana	Nuttail Oak	Quercus nuttallii
Green Ash	Fraxinus pennsylvanica	Post Oak	Quercus stellata
Southern Magnolia	Magnolia grandiflora	Live Oak	Quercus virginiana
Slash Pine	Pinus elloittii	Southern Red Oak	Qurcus falcata var. pagoda
Loblolly Pine	Pinus taeda	Bald Cypress	Taxodium distichum
Bur Oak	Quercus macrocarpa	American Elm	Ulmus americana
Water Oak	Quercus nigra		

Medium Trees (30 to 60 Feet in Height)

Chalk Maple	Acer leucoderme	Eastern Red Cedar	Juniperus virginiana
Box-Elder Maple	Acer negundo	Sweet-Bay Magnolia	Magnolia virginiana
Drummond Red Maple	Acer rubrum var. drummondii	Japanese Yew	Podocarpus macrophyllus
River Birch	Betula nigra	Mesquite	Prosopis glandulosa
American Hornbean	Carpinus caroliniana	Cherry Laurel	Prunus caroliniana
Water Hickory	Carya aquatica	Common Pear	Pyrus communis
Black Hickory	Carya texana	Black Locust	Robinia pseudoacacia
Eastern Redbud	Cercis canadensis	Black Willow	Salix nigra
Camphor-Tree	Cinnamomum camphora	Winged Elm	Ulmus alata
Common Persimmon	Diospyros virginiana	Cedar Elm	Ulmus crassifolia
American Holly	Ilex opaca	Chinese Elm	Ulmus parvifolia

Small Trees (Less than 30 Ft in Height)

Japanese Maple	Acer palmatum	Wax Myrtle	Myrica cerífera
Scarlet (Red) Buckeye	Aesculus pavia	Blackgum	Nyssa sylvatica
Texas Redbud	Cercis canadensis texensis	Texas Pistache	Pistacia texana
Rough-leaf Dogwood	Cornus drummondii	Mexican Plum	Prunus mexicana
Parsley Hawthorn	Crataegus marshallii	Callery Pear/Braford	Pyrus calleryana
Texas Persimmon	Diospyros virginiana(male)	Carolina buckthorn	Rhamnus caroliniana
Loquat	Eriobotrya japónica	American Elderberry	Sambucus canadensis
Common Fig	Ficus carica	Texas Mountain-Laurel	Sophora secundiflora
Ornamental Holly	Ilex spp.	Arrow-wood Viburnum	Viburnum dentatum
Yaupon Holly	Ilex vomitoria	Rusty Blackhaw Viburnum	Viburnum rufidulum
Common Crapemyrtle	Lagerstroemia indica		

Exhibit E | Mixed Use Parking Calculations

Parking Compliance:
At all times, the total number of parking spaces provided within the Friendswood City Center Development shall be maintained in compliance with the requirements of the approved **PUD Mixed Use Parking Matrix**, as adopted and amended by the City of Friendswood. Any change in use, occupancy, or site configuration shall not reduce parking below the minimum ratios specified in the Matrix.

PUD Mixed Use Parking Matrix

	Use	Parking Required Single Use	Weekday Midnight to 7AM	Weekday 7AM to 5PM	Weekday 5PM to 9PM	Weekday 9PM to Midnight	Weekend Midnight to 7AM	Weekend 7AM to 5PM	Weekend 5PM to 9PM	Weekend 9PM to Midnight
1	Office	328	16.38	327.60	98.28	16.38	0.00	32.76	0.00	0.00
	Financial Facility	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Apartment	1858	1858.00	464.50	929.00	1765.10	1858.00	1207.70	929.00	1579.30
	Hotel	125	125.00	12.50	62.50	106.25	125.00	12.50	62.50	93.75
3	Clinic (Medical Complex)	675	33.75	675.00	337.50	33.75	0.00	67.50	0.00	0.00
	Clinic (Medical or Dental)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Veterinary Clinic	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Industrial/Warehouse/ Manufacturing	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Church	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Day Care	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	School	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Library	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Art Gallery	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	Movie Theater	429	0.00	42.86	214.29	321.43	0.00	214.29	342.86	428.57
	Bowling Alley	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Gym/Health Spa	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	Dessert Shop	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Restaurant	745	74.50	372.50	558.75	298.00	111.75	558.75	745.00	372.50
	Neighborhood Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Restaurant	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Tavern	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Small Bar	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Bar, club or lounge	23	0.00	5.63	16.88	16.88	0.00	9.00	18.00	22.50
8	Retail (excluding shopping center)	864	43.22	432.20	648.30	86.44	43.22	864.40	648.30	86.44
9	Auto Parts and Supply Store	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	All Others	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total	5046	2151	2333	2865	2644	2138	2967	2746	2583
		2967								
	Put 1 if this qualifies as a historic building		0	0						
		Total Reduction		0						
PARKING SPACES REQUIRED:		**2967**								

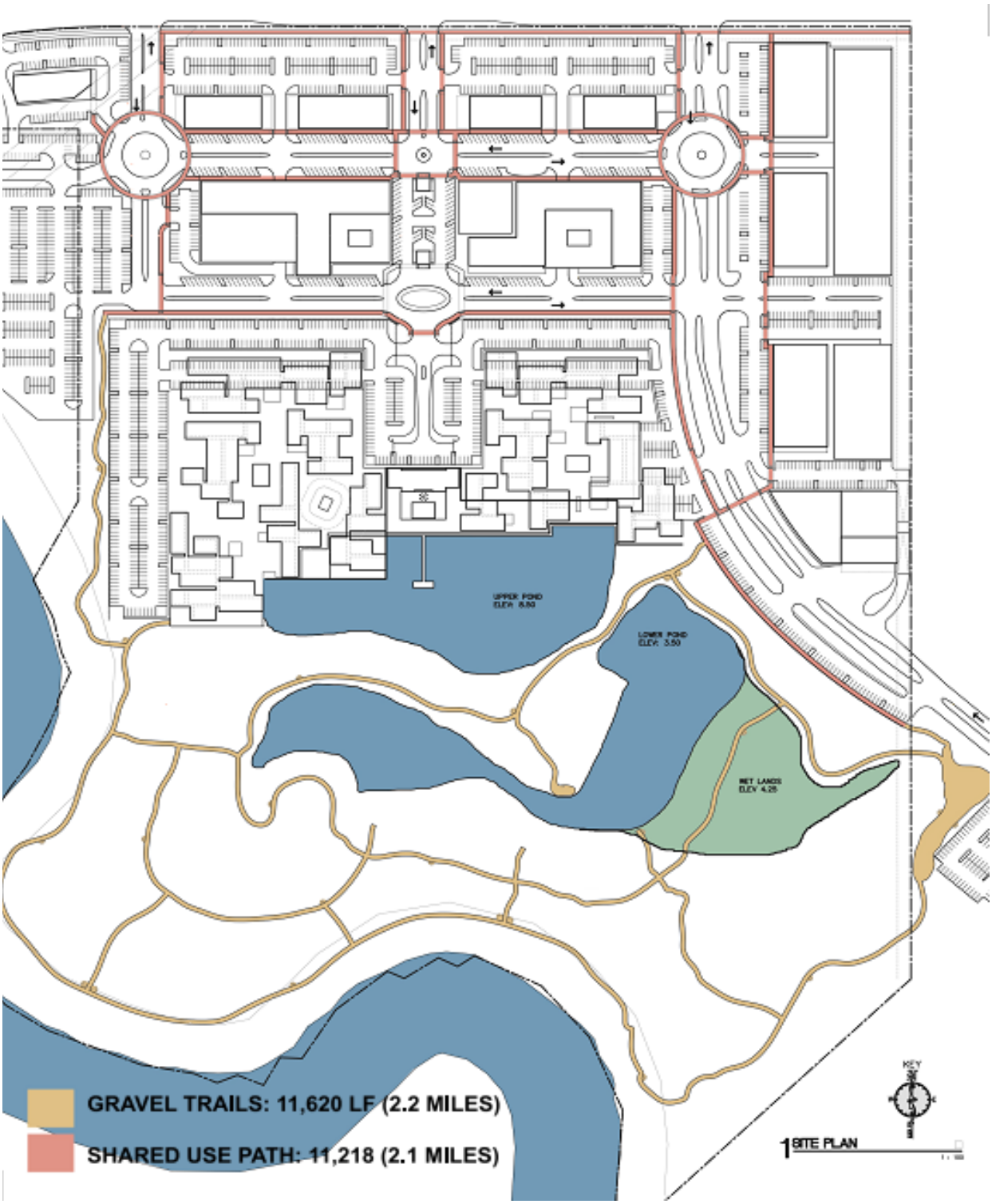
Proposed Parking on Site: 3600 Spaces

Parking Calculations per Use based on City of Friendswood Appendix C Parking Group Table:

PUD Single Use Parking Matrix | Appendix C- Parking Group Table
(City of Friendswood Design Criteria Manual).

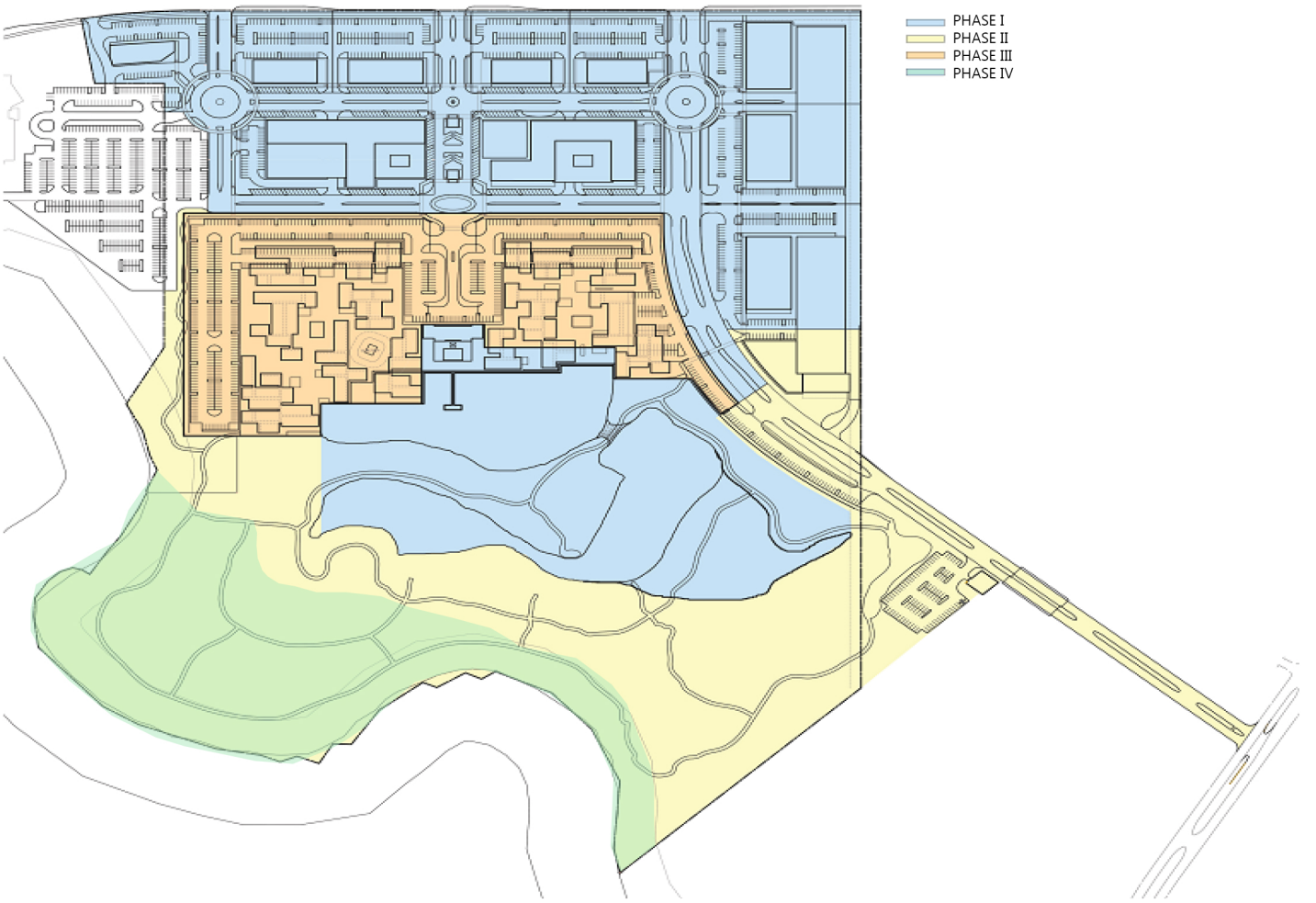
		per kSF	per Seat	per kSF						per Seat	per Rm				
	RATIO/K	6.00	3.50	10.00	3.80	3.40	2.80	15.00	4.50	2.50	1.25	1.00	1.50	1.75	2.00
	AREA	RETAIL	THEATER	REST	OFF<25	OFF 25-100	OFF>100	BAR	MED COMP	CHURCH	HOTEL	Studio	Apt 1B	Apt 2B	Apt 3B
LOT1	15,366	*10,866*		*4,500*											
LOT2	14,600	9,500		5,100											
LOT3	16,000	6,800		9,200											
LOT4	14,700	9,200		5,500											
LOT5	14,600	9,200		5,400											
LOT6 (Mix Use 1)	250,000	35,000		5,000										203	
LOT7 (Theater)	175,000	15,000	1,500	4,500			5,000	1,500							
LOT8 (Hotel)	206,400	13,500		7,500							100			70	
LOT9 (Mix Use 2)	250,000	35,000		5,000										203	
LOT10 (MOB 1)	172,500			22,800					150,000						
LOT11 (MOB 2)	112,000						112,000								
LOT12 (Apartment)	600 Apts												200	300	100
Totals per Use		864	429	745	0	0	328	23	675	0	125	0	300	1358	200
Totals per Lot	Totals														
LOT1	110	65	0	45	0	0	0	0	0	0	0	0	0	0	0
LOT2	108	57	0	51	0	0	0	0	0	0	0	0	0	0	0
LOT3	133	41	0	92	0	0	0	0	0	0	0	0	0	0	0
LOT4	110	55	0	55	0	0	0	0	0	0	0	0	0	0	0
LOT5	109	55	0	54	0	0	0	0	0	0	0	0	0	0	0
LOT6 (Mix Use 1)	615	210	0	50	0	0	0	0	0	0	0	0	0	355	0
LOT7 (Theater)	600	90	429	45	0	0	14	23	0	0	0	0	0	0	0
LOT8 (Hotel)	404	81	0	75	0	0	0	0	0	0	125	0	0	123	0
LOT9 (Mix Use 2)	615	210	0	50	0	0	0	0	0	0	0	0	0	355	0
LOT10 (MOB 1)	903	0	0	228	0	0	0	0	675	0	0	0	0	0	0
LOT11 (MOB 2)	314	0	0	0	0	0	314	0	0	0	0	0	0	0	0
LOT12 (Apartment)	1025	0	0	0	0	0	0	0	0	0	0	0	300	525	200
Total	5046														

Exhibit F | Public Trails and Paths



Moon Accent Lighting in Trees
above Flood Plan Elevation
Bike Trail
10-0 Wide x 6 Deep
Decomposed Granite
8 x 16 Concrete Edge Curb

Exhibit G | Project Phases



Phase I: Execavation of Pond/Detention Area
Construction of Main Road Corridor and Underground Infrastructure
Construction of Lots 1-10 to Begin

Phase II: Extension of Blackhawk Road
Construction of Fire Station and Lot 11
Construction of Public Park

Phase III: Phase III Construction may fall at any time after completion of the Main Road Corridor and Underground Infrastructure.

Phase IV: Completion of the Park Trail System shall be after completion of the Whitcomb Terracing Project.

Exhibit H1 | Exterior Finishes

Exterior Finishes shall Incorporate the use of building materials that provide for an aesthetically pleasing and consistent overall development, while recognizing the benefits of diversity. In that regard, the following building materials shall be permitted:

a. All exterior walls shall be at least sixty percent (60%) masonry, glass or metal. Masonry coverage calculation does not include doors, windows, window box-outs, or bay windows that do not extend to the foundation.

1. Stone material. Masonry construction using stone material may consist of granite, marble, limestone, slate, and other hard and durable naturally occurring all weather stone. Stone shall be cut and dimensioned stone with natural or machined finishes.

2. Brick material. Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better.

3. Concrete masonry units. Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Nonload Bearing Units. Standard (unfinished, plain or splitfaced) concrete masonry units are not acceptable as an exterior finish.

4. Architectural Concrete Panels. Smooth Prefinished Architectural concrete panel construction is acceptable and may be used as an exterior finish. Concrete Panels poured on site (including tilt-wall construction) may be used but is not acceptable as an exterior finish.

5. Stucco (exterior Portland cement plaster with three (3) coats over metal lath or wire fabric lath with acrylic top coat finish).

6. Cement fiberboard;

7. Architectural glass block (less than 25 percent reflectance).

8. Aluminum Composite Metal Exterior Cladding Panels (ACM). Composite dry joint wall panel rainscreen system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.

9. Solid Composite Architectural Panels. Composite dry joint wall panel rainscreen or blind fastened system with associated aluminum girts, panel splices, bases, head flashing, clips, shims and fasteners.

(b) Structures 20,000 square feet or less shall require a minimum of two (2) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(c) Structures over 20,000 square feet shall require a minimum of three (3) distinct building materials from the approved masonry list be utilized on all facades to provide architectural detail and interest.

(d) Secondary materials must cover a minimum of ten percent (10%) of the building facade on all sides.

(e) Roofing materials. Flat roof areas shall be a fifteen (15) year Class A, TDI Approved PVC or TPO membrane roofing system, mechanically or adhered fastened, with a minimum solar reflectance of 0.78 and a minimum thermal emittance of 0.87 (Energy Star). Sloped roof areas shall be standing seam metal finished to match the exterior window frame system and be less that twenty percent (20%) of the buildings total roof area.

(f) Prohibited materials. The following materials are prohibited:

1. Aluminum siding or cladding.

2. Corrugated, metal, plastic, or fiberglass panels.

3. Galvanized, aluminum coated, zinc aluminum coated or unpainted exterior metal except as permitted as architectural accent material.

4. Wood siding or plastic siding.

5. Synthetic stucco, Exterior Insulation and Finish System (EIFS), placed less than four (4) feet above grade.

6. Exposed aggregate.

7. Corten Steel Panels.

Exhibit H1 | Exterior Finishes

Contemporary Brick (examples of colors)

Cut Stone, split-faced or honed (examples of colors)

Wood Composite, (examples of colors)
Approved accent colors to be no more than 15% of building

Primary Paint Colors (examples)
Approved accent colors to be no more than 15% of building

Composite Metal Panels, (examples of colors)

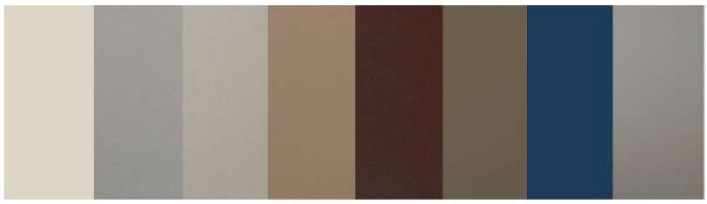


Exhibit H2 | Architecture Design

Aerial view.

Turf plaza.

Turf plaza.

Retail building.

Retail buildings.

Exhibit H3 | Graphic and Signage
Site Plan with Graphics and Signage Locations

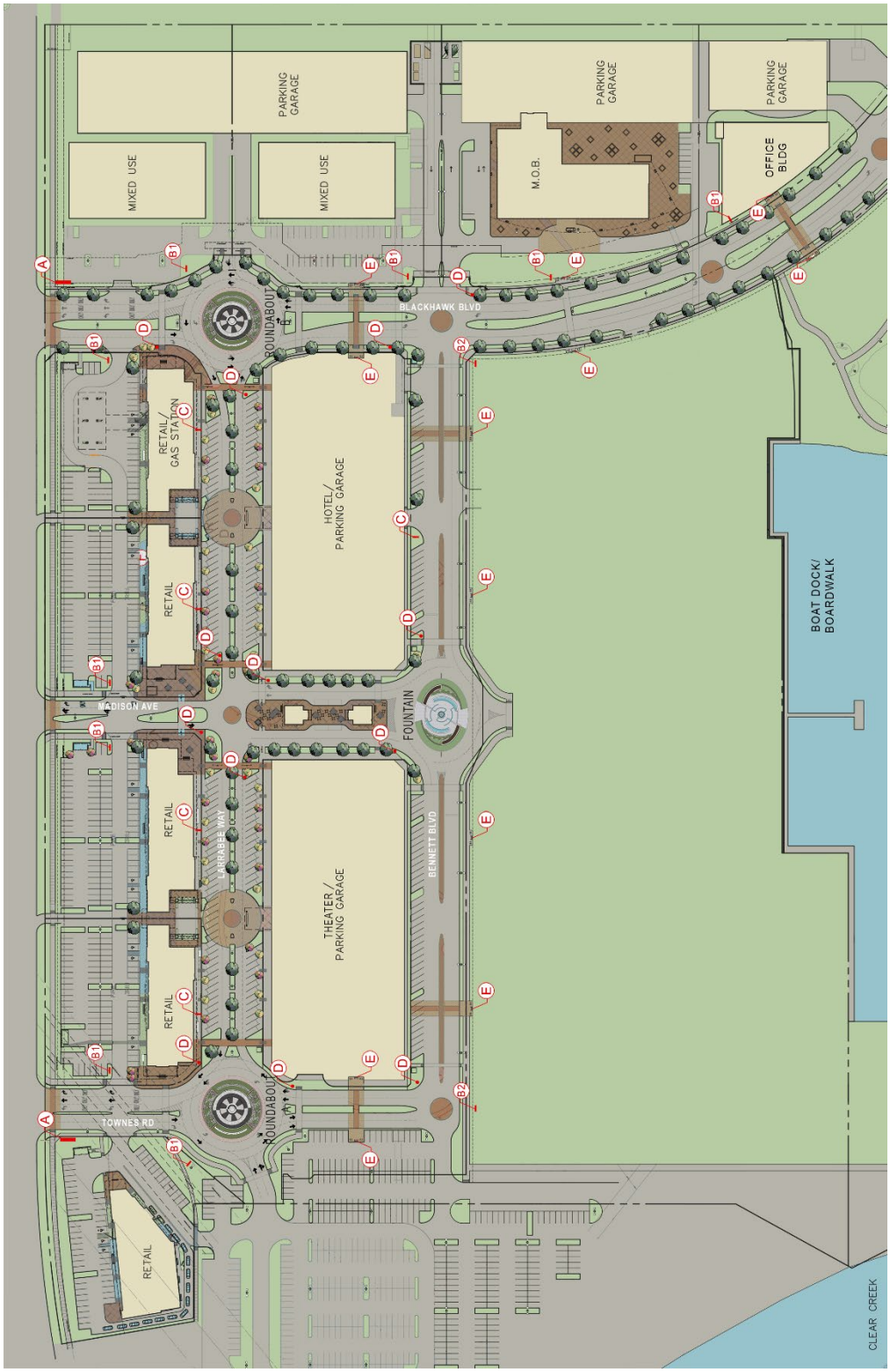


Exhibit H3 | Graphics and Signage
Public Park

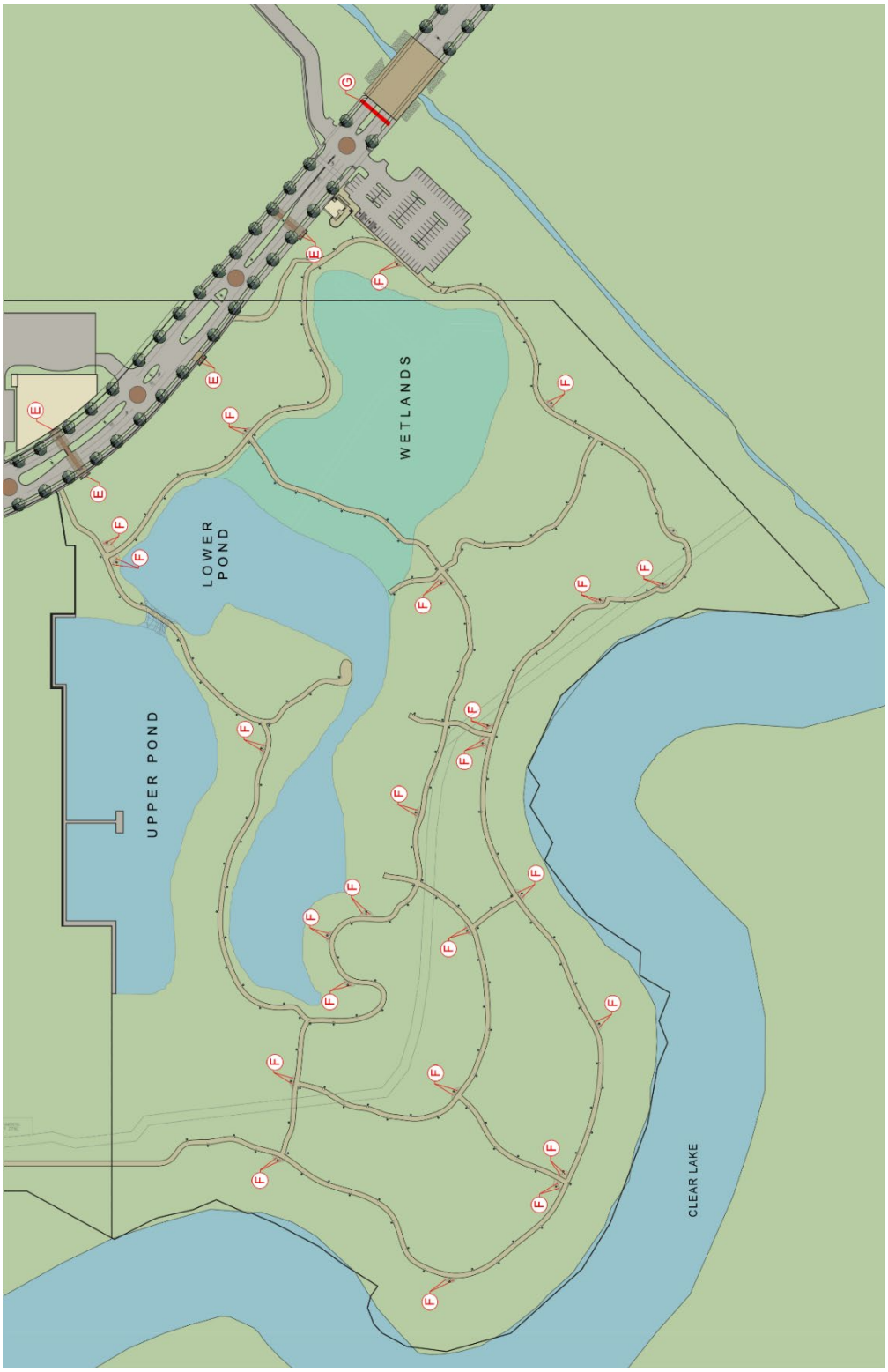


Exhibit H3| Graphics and Signage

See site plan for sign locations.

A. PRIMARY ENTRY MONUMENT

It consists of two parts: planter walls and entry logo wall.

The maximum height of the logo wall is to not exceed fourteen feet (14’-0”) and the overall width is not to exceed six feet (6’-0”). Logo may only be on two (2) sides of the structure and must be identical. The logo wall shall be a metal panel with cut logo.

Planter wall is to not exceed five feet (5’-0”) in height and the overall width is not to exceed twenty feet (20’-0”). Font to be approved by POA PUD administrator. The walls shall be stone veneered base with a stone cap.

Monument signs must be roughly located parallel or perpendicular to and outside the public rights-of-way, a minimum of three feet (3’-0”) from property line. Care should be taken to preserve sight lines for motorists at all driveway and intersection locations.

Figure A. Entry Monument

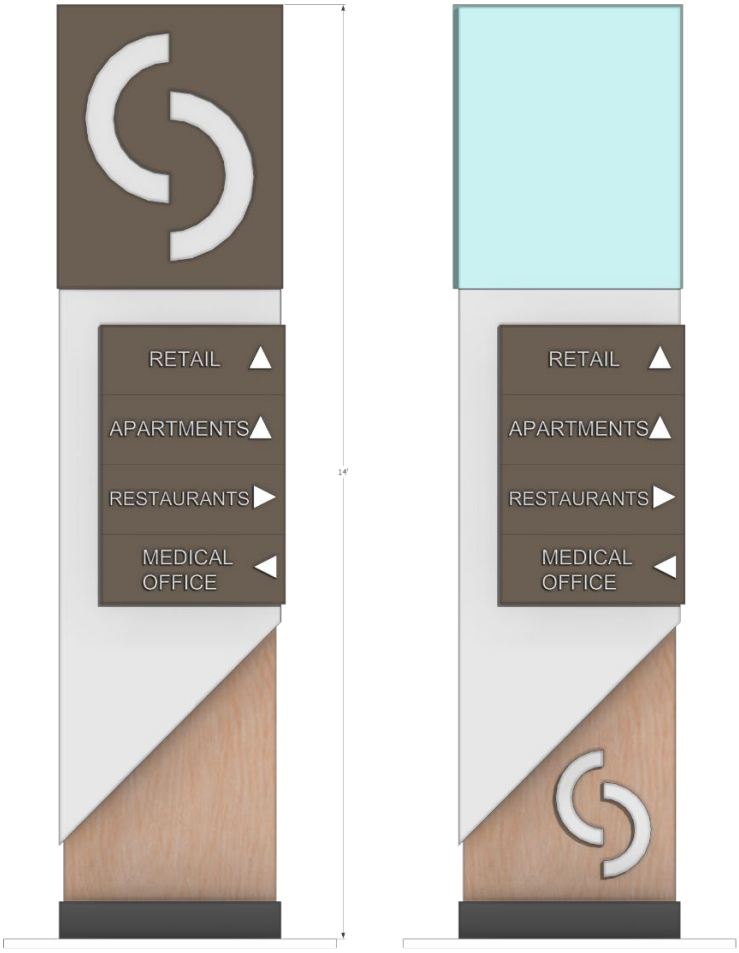
B. MULTI-TENANT MONUMENT SIGN AT RETAIL

Where two or more tenants make up a business establishment, they shall collectively be entitled to one monument sign that would be authorized for said business establishment. The highest part of such sign or structure shall not be greater than fourteen feet (14’-0”) above the highest finished grade at the front

property line and shall not be greater than three feet 6 inches (3’-6) in width. It shall be the responsibility of the property owner to allocate such sign area to each tenant.

Font to be approved by PUD administrator. Wording is permitted on both the front and back of the signage.

The walls shall be aluminum/steel panels that match primary entry monument with a partial light box option (Option B).



OPTION A OPTION B

Figure B1. Multi-tenant Monument Options

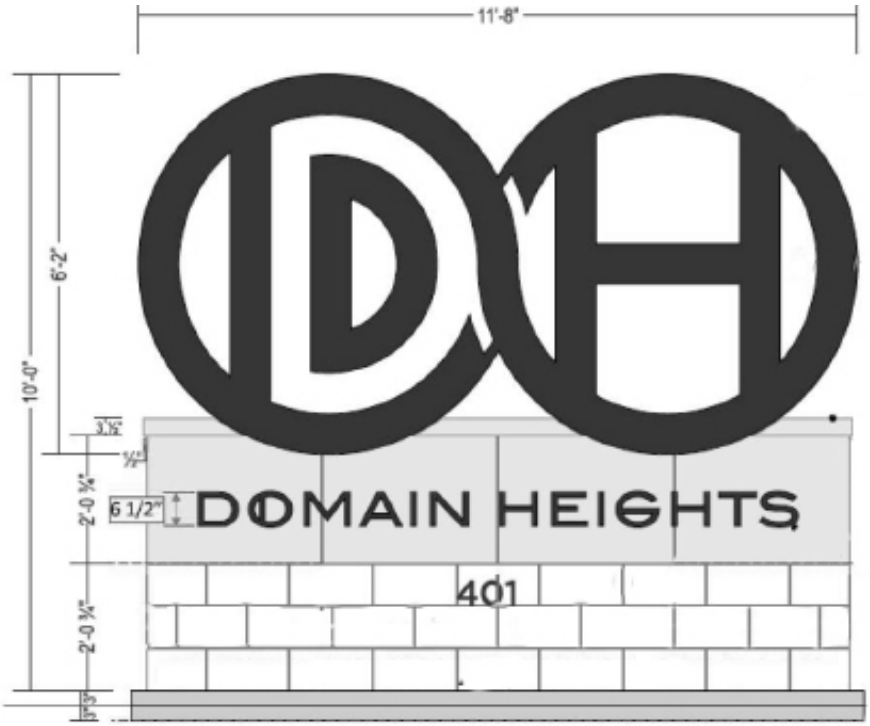


Figure B2. Two Multi-family monument sign (see site plan for location).

Two Sided; 30 Inches Deep.

C. DIRECTIONAL SIGNS

The developer of each site may install free-standing signage in landscape areas along street frontages for the information pertinent to a site. The highest part of such sign or structure shall not be greater than three feet (3’-0”) above the highest finished grade at the front property line and shall not be greater than three feet six inches (3’-6) in width. Directional signs must not obstruct sidewalks and should be placed at a minimum distance of six feet (6'-0).

Font to be approved by PUD administrator. Wording is permitted on both the front and back of the signage.

The walls shall be aluminum/steel panels that match primary entry monument finishes.

Figure C. Directional Signs

D. HIKING TRAILHEAD SIGNS AND STREET SIGNS

The highest part of street sign shall not be greater than ten feet (10’-0”) and the lowest part shall be not less than seven feet (7’-00”) above the highest adjacent walking surface grade per TMUTCD Standards.

Street name sign shall be solid “sand cast” aluminum blades with a minimum height of nine inches (0’-9”). Font must be an FHWA Series Font, per TMUTCD standards and approved by City PUD administrator. Street name legend height must comply with TMUTCD standards with a minimum of six inch (0’-6”) upper case and four and one-half inch (0’-4 ½”) lowercase letters.

Wording is permitted on both the front and back of the signage. Color shall be a high contrast combination consistent with TMUTCD standards - white on brown. All street name signs located within public right-of-way shall comply with TMUTCD Standards with regard to retroreflectivity and shall include retroreflective sheeting or other illumination as approved by the City to ensure nighttime legibility.

The posts for both the hiking trailhead and the street sign shall be 6 inches x 6 inches and made of powder coated galvanized steel or aluminum with solid cap and base.

Figure D. Street Sign and Hiking Trailhead Sign

E. COVERED BENCHES

Bench with two-post shade canopy. The highest part of post shall not be greater than eight feet (8’-0”) the highest finished grade and shall be eight fee (8’-0”) in width.

Finishes to match hiking trailhead signs and street signs. Modern backless bench with wood seats, aluminum is powder-coated in charcoal color.

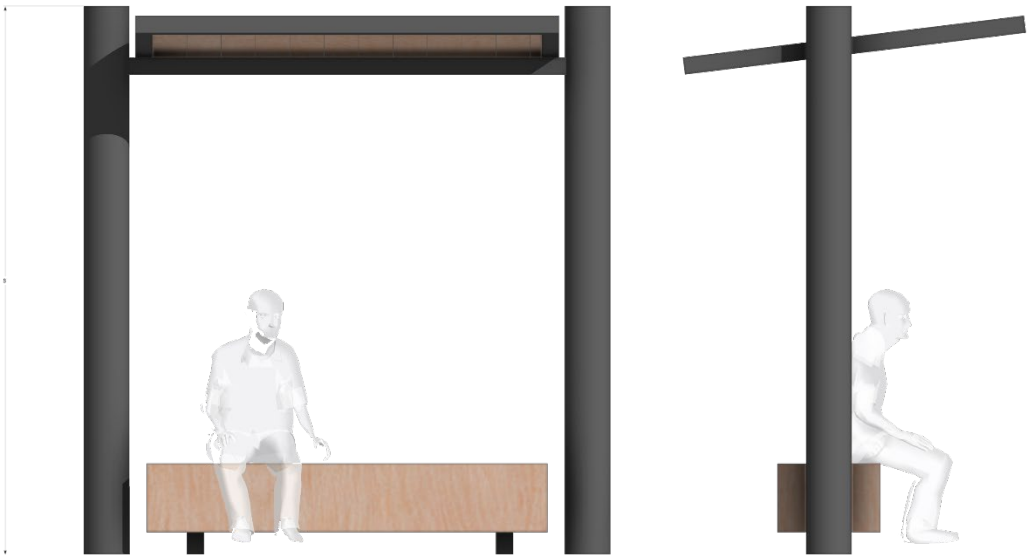


Figure E. Covered Bench

F. UNCOVERED BENCHES

Boulder outdoor bench crafted from large, natural boulders. Bench dimensions shall be five feet (5’-0”) in width, one foot and six inches (1’-6”) in depth, one foot and six inches (1’=6”) in height.

Figure F. Uncovered Bench

G. BRIDGE ENTRANCE SIGN

Font to be approved by POA administrator. Signage allowed on front and back of structure. Bridge Entrance Sign to be maintained by POA Friendswood City Center.

All bridge finishes shall match the primary entry monument finishes or the exterior finishes specified in Exhibit H1.

Bridge clearance shall be a minimum of seventeen feet six inches (17'-6”). Artistic rendition below.

Figure G. Bridge Entrance

H. WALL SIGNS

Wall signs are allowed for each business establishment with an allowable total sign area of one and one-half square feet (1.5 ft2) for each linear foot of business facing a public right-of-way. It shall be the responsibility of the property owner to allocate such sign area to each tenant. Each tenant's wall sign must be attached to the part of the building in which the tenant is located. Signage can be displayed on all sides of the building facing a public right-of-way.

The maximum height of the sign is to not exceed three feet (3'-0") in height for buildings 4 floors and below. Font to be approved by POA administrator. All signs must be positioned in the center of the wall.

The maximum height of the sign is to not exceed five feet (5'-0") in height for buildings 4 floors and above. Font to be approved by POA administrator. Signs cannot protrude above the building mass.

Figure H. Wall Signs

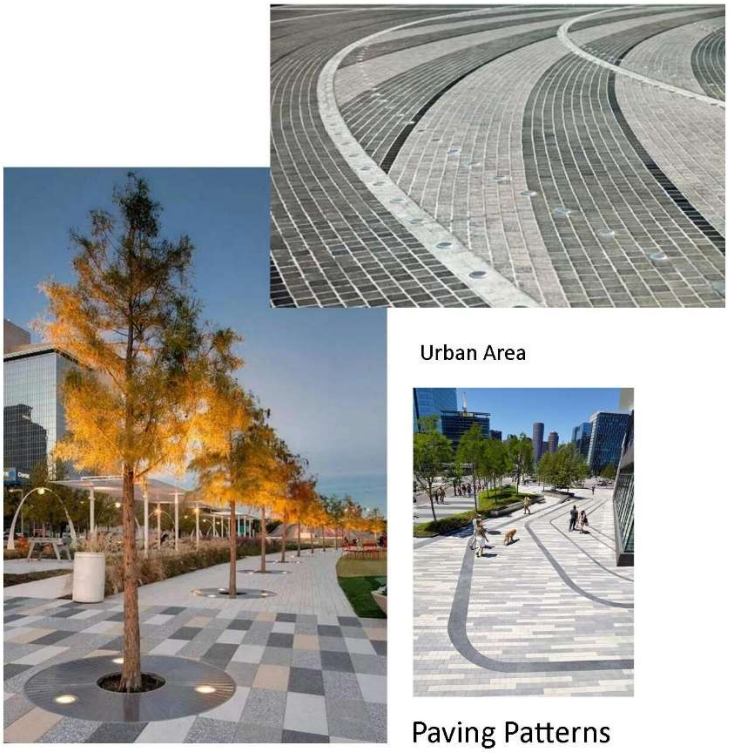
Figure H2. Secondary Signs

The width of the blade signs is to not exceed two feet and six inches (2’-6”), the overall height is not to exceed one foot (1’-0”). Font to be approved by POA administrator. All blades remain the same size and finish. Wording is permitted on both the front and back of the signage.

Blade signs are aluminum and double sided. Two aluminum sign panels with a solid plastic core. Two display options: hanging brackets or side mounted.

The minimum height for all secondary signs is eight feet (8’-0”) above the ground, measured to the underside of the sign, to ensure safe clearance for pedestrians. The maximum height to the top of a secondary sign is nine feet six inches (9'-6").

Exhibit H4 | Examples of Site Amenities



Urban Area

Paving Patterns

Trails

Planters

Urban Area

Water Stations

Exhibit H4 | Examples of Site Amenities

Fountain (maintenance by POA).

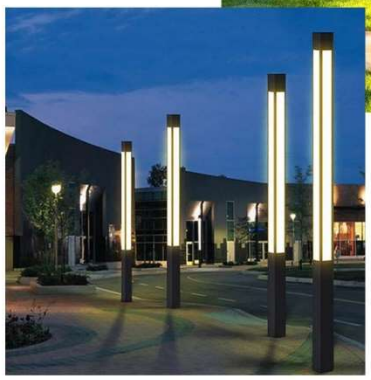
Round Abouts (maintenance by POA).

Benches

Urban Area

Trails

Urban Area



Lighting

Trails

Exhibit J

LANDSCAPE REQUIREMENTS

A. LOTS 1 THROUGH 5

1. One (1) street tree shall be provided per 25 linear feet of property line, or fraction thereof, along FM 528.
2. One (1) street tree shall be provided per 35 linear feet of property line, or fraction thereof, along all other rights-of-way.
3. All Right of Way landscaping, except along FM 528, will be provided by the developer in accordance with F., Public Landscape Requirements. To allow for lot access, the lot Developer may relocate a tree to another landscape area within the same Lot ROW.
4. Each lot shall provide a minimum of 15% of the site area as landscape area, of which a minimum of 10% shall be located within the parking lot. Fifty percent of the parking lot islands shall contain a minimum of 1 tree.
5. The parking lot along FM 528 shall be screened from FM 528 with screening shrubs.

B. LOT 6

1. On Lot 6, one (1) street tree shall be provided per 25 linear feet of property line, or fraction thereof, along FM 528
2. Lots containing parking garages shall have open landscape areas that are equal to no less than fifteen percent (15%) of the site area. The required area may be used as islands or pedestrian hardscape areas or in any combination (no concrete finishes allowed). A minimum of one tree from Exhibit D, Approved Species for Formal Planting, shall be planted and maintained for each 250 square feet, or portion thereof landscaped open space area. Fifty percent parking lot islands shall contain a minimum of one (1) tree.
3. All Right of Way landscaping, except along FM 528, will be provided by the developer in accordance with F., Public Landscape Requirements. Lot Developer may relocate these trees to other landscape areas within the same Lot ROW.
4. With the exception of the front fifty feet (50') setback from FM 528 provide eight feet high masonry wall, measured from the lots final grade at the property line, along CCISD property line as a landscape buffer.

C. LOTS 7, 8 and KIOSK

1. No on-lot landscape requirement.
2. All Right of Way landscaping will be provided by the developer in accordance with F., Public Landscape Requirements. To allow for lot access, the lot Developer may relocate a tree to another landscape area within the same Lot ROW.

D. LOTS 9, 10, AND 11

1. Lots containing parking garages shall have open landscape areas that are equal to no less than fifteen percent (15%) of the site area. The required area may be used as islands or pedestrian hardscape areas or in any combination (no concrete finishes allowed). A minimum of one tree from Exhibit D, Approved Species for Formal Planting, shall be planted and maintained for each 250 square feet, or portion thereof landscaped open space area. Fifty percent parking lot islands shall contain a minimum of one (1) tree.
2. All Right of Way landscaping will be provided by the developer in accordance with F., Public Landscape Requirements. To allow for lot access, the lot Developer may relocate a tree to another landscape area within the same Lot ROW.
3. With the exception of the twenty-five feet (25') setback from Blackhawk Boulevard on Lot 11, provide eight feet high masonry wall, measured from the lots final grade at the property line, along CCISD property line as a landscape buffer.

E. LOT 12

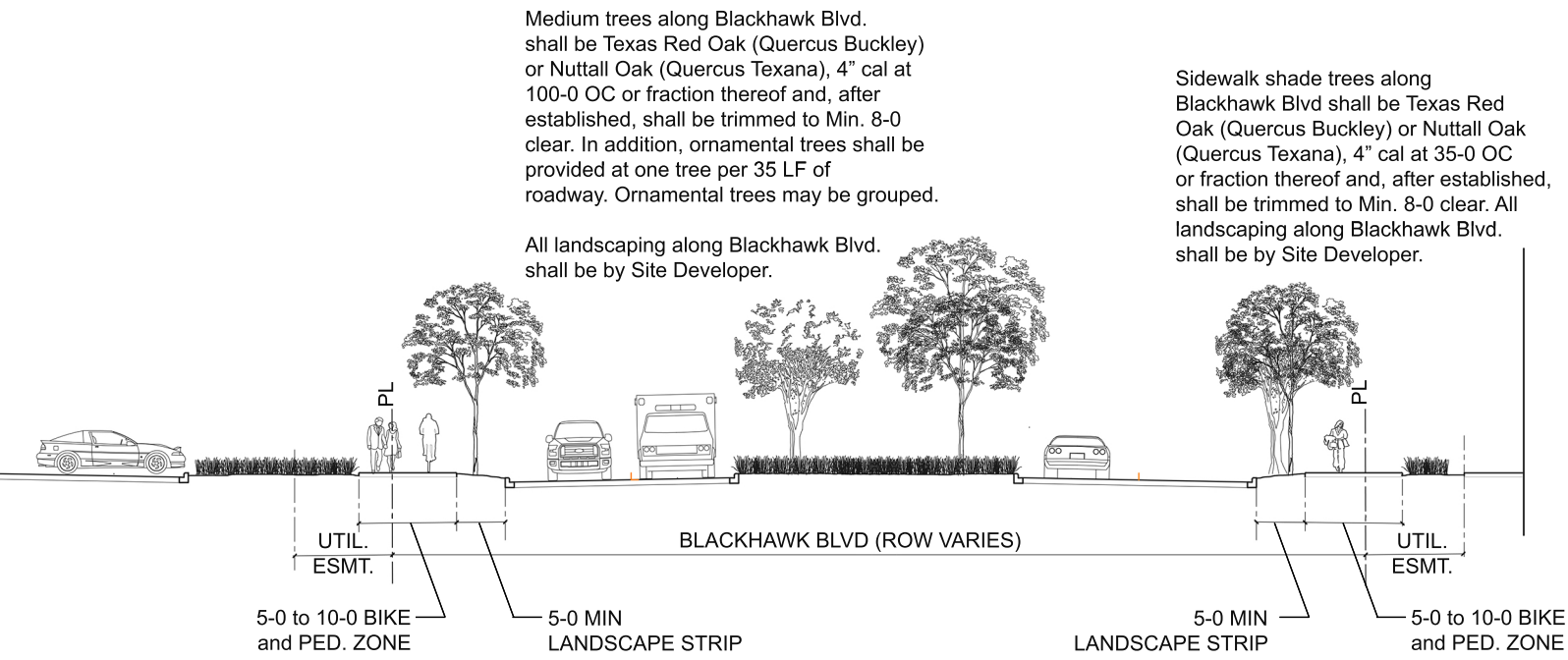
1. One (1) Shade landscape tree shall be provided per 35 linear feet of property line, or fraction thereof, along right-of-way.
2. Each phase shall provide a minimum of 15% of the developed site area as landscape area, of which a minimum of 10% shall be located within the parking lot. Fifty percent parking lot islands shall contain a minimum of one (1) tree.

F. PUBLIC LANDSCAPE REQUIREMENTS

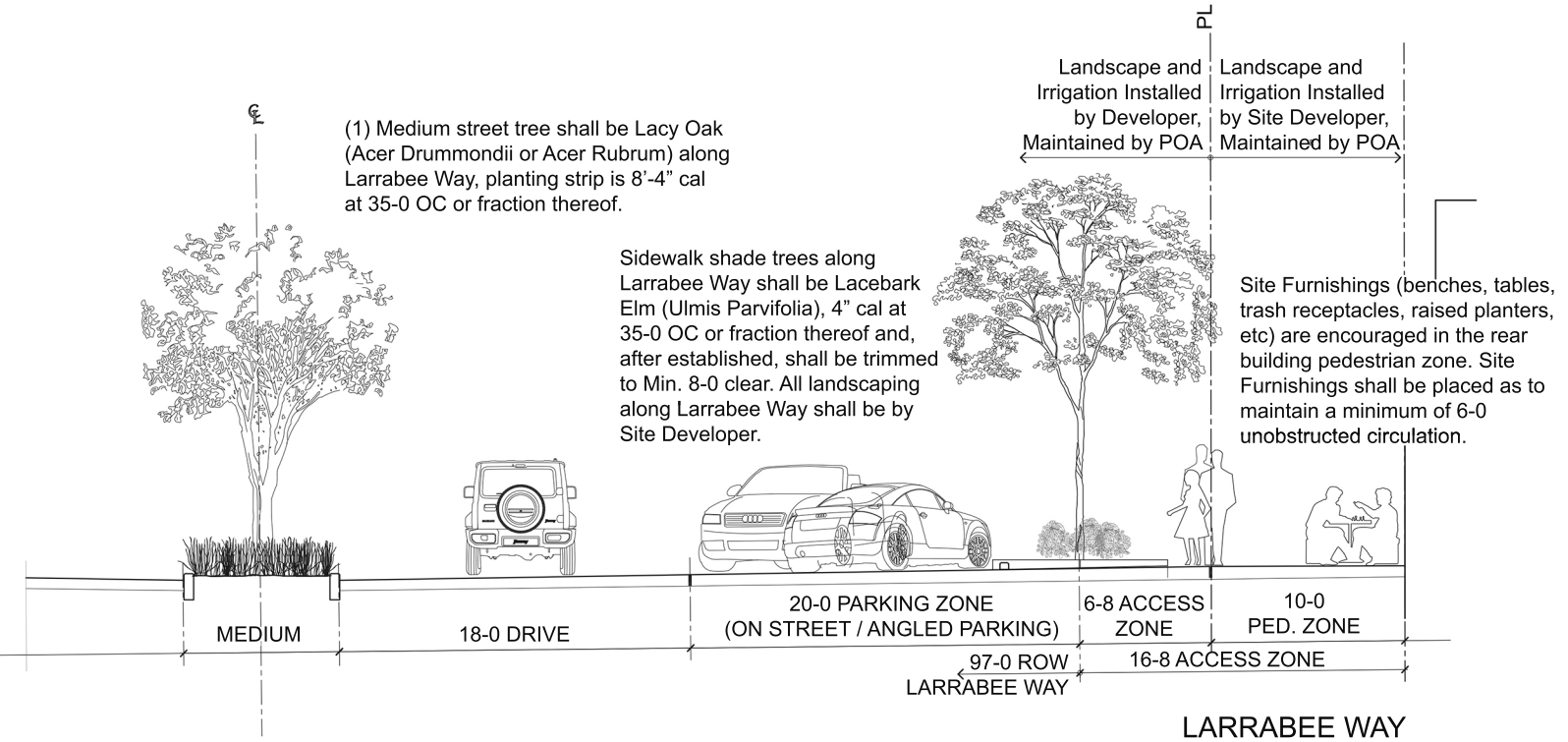
Public Landscape to be Provided by the Developer and maintained by the property owner's association.

1. One (1) Shade landscape tree shall be provided per 35 linear feet of property line, or fraction thereof, along each side of right-of-way.
2. In landscape medians that are at least eight feet (8') in width, one shade tree shall be provided per 35 linear feet, or portion thereof, of the landscape medium.
3. Shrubs shall be provided at a ratio of 15 shrubs per required tree.
4. Restricted Reserve O and other public parking areas, including temporary parking, shall have open landscape areas equal to twenty percent (20%) of the parking lot area and drives in the parking area. Fifty percent of the required landscape area must be used as islands. Fifty percent parking lot islands shall contain a minimum of one (1) tree.

EXHIBIT K: STREET CROSS SECTIONS

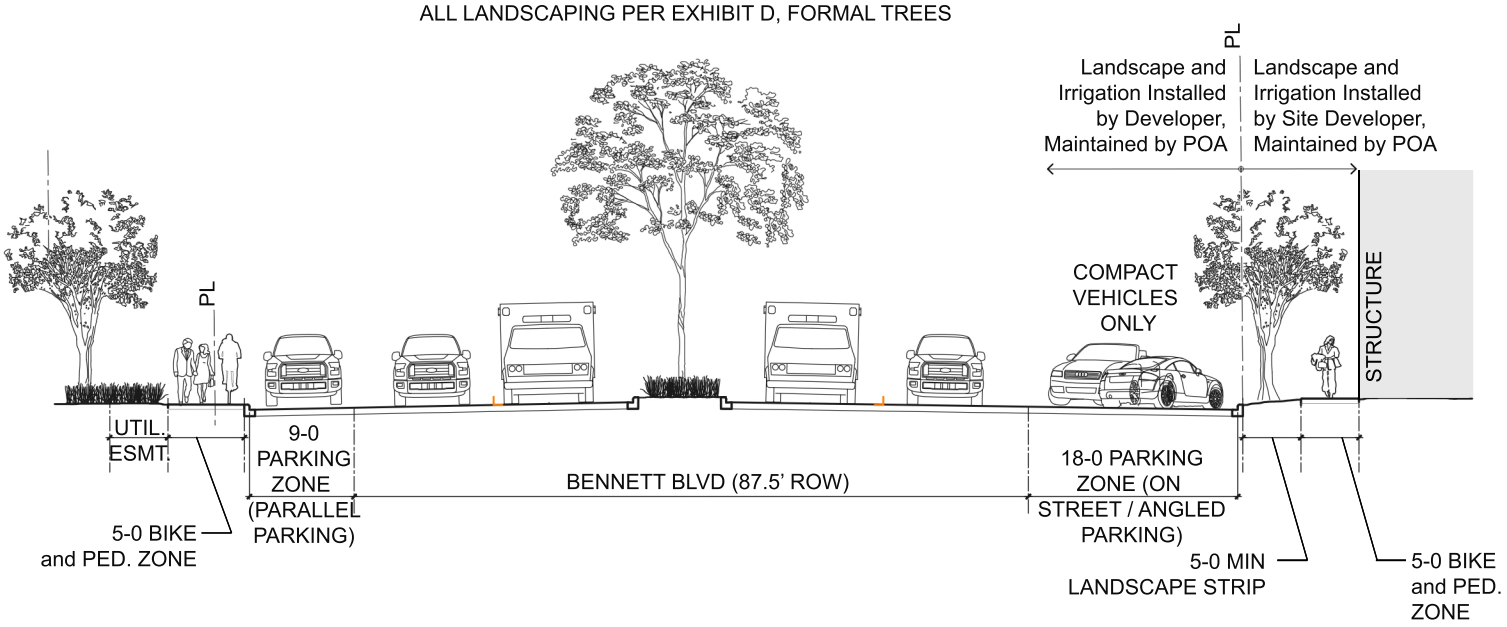


BLACKHAWK BLVD

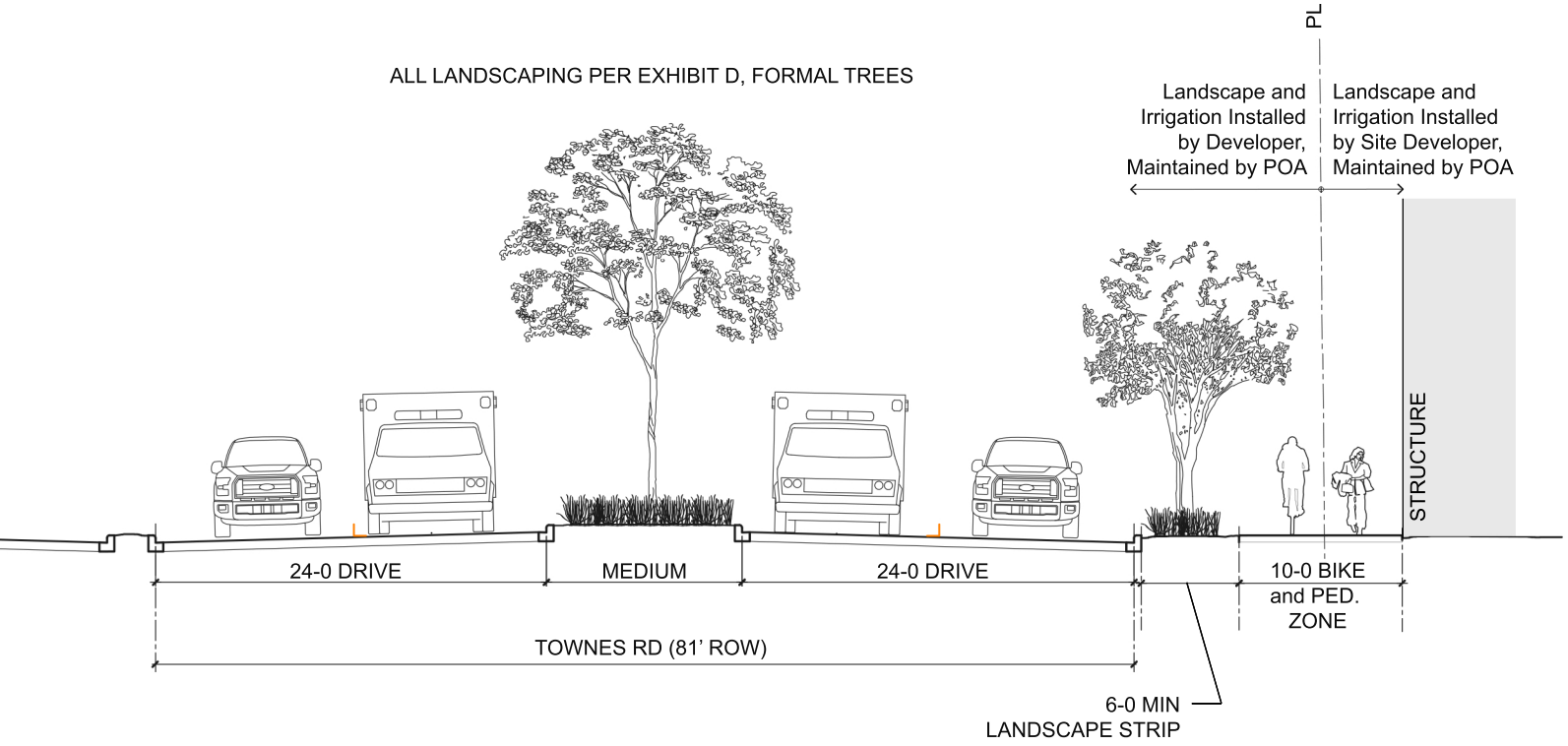


LARRABEE WAY

EXHIBIT K: STREET CROSS SECTIONS



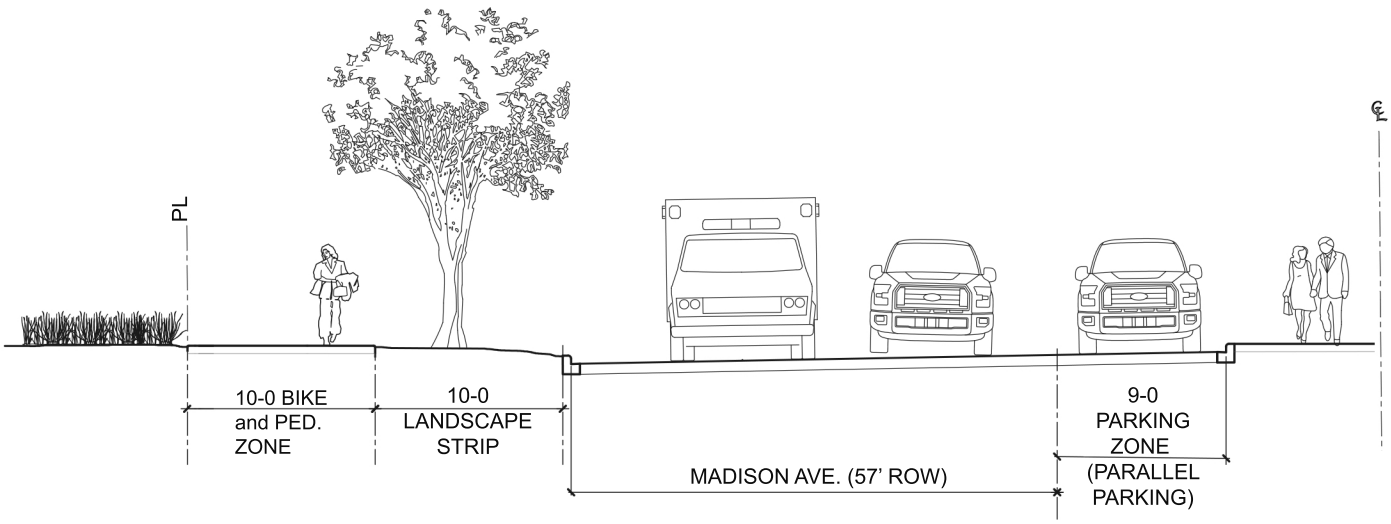
BENNETT BLVD



TOWNES RD

EXHIBIT K: STREET CROSS SECTIONS

ALL LANDSCAPING PER EXHIBIT D, FORMAL TREES



MADISON AVE

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/01/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Present an update regarding the 2025 Employee Service Award recipients.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Every year in December, the City recognizes its employees for their years of dedicated service. We would like to acknowledge those staff members, and thank them for their years of service to the City. Awards are given in 5 year increments and presented at the Employee Christmas Party. Here is a listing of this year's recipients:

25 YEARS:
BRIAN D. MANSFIELD, EMERGENCY SERVICES
TAMMY A. SCROGGINS, POLICE

20 YEARS:
JAMES TONEY, PARKS AND RECREATION
JANE A. SULLIVAN, FINANCE/UTILITY BILLING
CHRISTINA F. HICKS, LIBRARY
ANDREW C. WHITTAKER, POLICE
PATRICIA ANAYA, POLICE
JASON E. IVES, POLICE

15 YEARS:
BRIAN T. ROUANE, COMMUNITY DEVELOPMENT
BRADLEY A. RUSK, POLICE
CARLOS E. GRANILLO, POLICE

10 YEARS:
MATTHEW DIAZ, PARKS AND RECREATION
TUAN M. NGUYEN, ENGINEERING
JOHNNY T. TRAM, POLICE
STACY KOHN, EMERGENCY SERVICES
DANIEL W. WILKERSON, POLICE

5 YEARS:
CATHERINE WOOD, PARKS AND RECREATION
ULYSSIS GONZALEZ, PUBLIC WORKS
TEMPLE L. KRAMER, POLICE
ROBIN COX, HUMAN RESOURCES
PRESTON G. MITCHAM, EMERGENCY SERVICES
JASON MARTINEZ, PUBLIC WORKS

MITCHELL BLANCHARD, PARKS AND RECREATION
JOSE BRIONES, PUBLIC WORKS

We appreciate all of our City employees, and thank them for their hard work in providing the quality services our citizens have come to expect.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/03/2025

Prepared by: Raquel Martinez, City Secretary

Subject: 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.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The City has earned its 37th Consecutive Certificate of Achievement for Excellence in Financial Reporting for Fiscal Year 2024, awarded by the Government Finance Officers Association of America and Canada. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

This is the 37th consecutive year the Administrative Services Department has been recognized with this outstanding achievement. We would like to recognize the efforts of Rhonda Bloskas, Director of Finance, Jennifer Walker, Deputy Director of Finance, the Accounting Division staff, and the entire Finance Department. Their cumulative efforts enabled us to reach this achievement.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Friendswood FY2024 GFOA Certificate

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Friendswood
Texas

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrill

Executive Director/CEO

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/04/2025

Prepared by: Raquel Martinez, City Secretary

Subject: 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.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Ms. Marua Blackburn, Graduate Engineer and Stormwater Coordinator, was invited to present with the City's Consultant, Halff Associates, on the Friendswood Master Drainage Plan at the Texas Floodplain Management Association (TFMA) Region 8 Forum.

The TFMA Region 8 Forum for November 2025 was scheduled for November 14, 2025, in Houston, Texas, as part of the Texas Floodplain Management Association's (TFMA) regional events, providing a focus on local floodplain management topics. Ms. Blackburn presented with Jason Becker from Halff Associates on the Friendswood Master Drainage Plan Project.

Congratulations Marua and keep shining a light on our great City!

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. TFMA Forum Friendswood Presentation

Friendswood MDP Introduction

- The City has a long history of flooding and continues to have drainage challenges as it further develops
- The City in 2025 initiated the development of a comprehensive master drainage plan (MDP)
- The MDP involves a City-wide assessment of existing and future flood risk and the development of targeted solutions

halff

TTBA Region 3 Forum | 6

STREAM

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/10/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Present an update regarding the ISO's Public Protection Classification (PPC) Results for the City of Friendswood.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The City of Friendswood's ISO Public Protection Classification (fire insurance rating) will be improving from a 3 to a 2.

Insurance Services Office, Inc. (ISO) collects and evaluates information from communities in the United States on their structure fire suppression capabilities. The data is analyzed using our Fire Suppression Rating Schedule (FSRS) and then a Public Protection Classification (PPC®) grade is assigned to the community. The surveys are conducted whenever it appears that there is a possibility of a PPC change. As such, the PPC program provides important, up-to-date information about fire protection services throughout the country.

A community's investment in fire mitigation is a proven and reliable predictor of future fire losses. Statistical data on insurance losses bears out the relationship between excellent fire protection – as measured by the PPC program – and low fire losses. So, insurance companies use PPC information for marketing, underwriting, and to help establish fair premiums for homeowners and commercial fire insurance. In general, the price of fire insurance in a community with a good PPC grade is substantially lower than in a community with a poor PPC grade, assuming all other factors are equal.

In each of those communities, ISO analyzes the relevant data and assigns a PPC grade – a number from 1 to 10. Class 1 represents an exemplary fire suppression program, and Class 10 indicates that the area's fire suppression program does not meet ISO's minimum criteria.

ISO's PPC program evaluates communities according to a uniform set of criteria, incorporating nationally recognized standards developed by the National Fire Protection Association and the American Water Works Association. A community's PPC grade depends on:

- Needed Fire Flows, which are representative building locations used to determine the theoretical amount of water necessary for fire suppression purposes.
- Emergency Communications, including emergency reporting, telecommunicators, and dispatching systems.
- Fire Department, including equipment, staffing, training, geographic distribution of fire companies, operational considerations, and community risk reduction.
- Water Supply, including inspection and flow testing of hydrants, alternative water supply operations, and a careful evaluation of the amount of available water compared with the amount needed to suppress fires up to 3,500 gpm.

ISO concluded its review of the fire suppression features being provided for Friendswood. The resulting community classification is Class 02/2Y.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Friendswood 30-Day Notice Class 1-8 Packet

INSURANCE SERVICES OFFICE, INC.
1000 Bishops Gate Blvd., Suite 300, Mt. Laurel, NJ 08054-5404
Phone: (800) 444-4554, option 2

December 1, 2025

Matt Fuentes, Fire Chief
Friendswood Fire Department
1000 S Friendswood Dr.
Friendswood, Texas 77546
mfuentes@friendswoodvfd.com

RE: Public Protection Classification Results, Friendswood, Galveston and Harris Counties, TX

Dear Chief Fuentes,

We wish to thank you, and the other community officials for the cooperation given to our representative during our recent survey. ISO has completed its preliminary analysis of your fire insurance classification. Based upon the initial information collected and verified during the field survey, it is our preliminary finding that Public Protection Class 2/2Y is appropriate.

The classification is a direct result of the information gathered and is dependent on the resource levels devoted to fire protection in existence at the time of the survey. Material changes in those resources that occur after the survey is completed may affect the classification. Although ISO maintains a pro-active process to keep baseline information as current as possible, in the event of changes please contact us by telephone at 1-800-444-4554, option 2, or by email at Texas@Verisk.com to expedite the updated activity.

Included with this letter are the following draft documents: 1.) PPC Summary Report, 2.) Texas State Exceptions, 3.) Class 9/10 Evaluation, 4.) Class 8B Eligibility, 5.) Hydrant Flow Summary.

If ISO does not hear from you or a representative of your community by December 31, 2025 we will proceed to recommend to the Texas Department of Insurance/State Fire Marshal's Office that Public Protection Class 2/2Y is appropriate.

This PPC classification will not become effective until you receive notification from the State Fire Marshal's Office as to the effective date. This will be mailed to you upon his approval.

ISO's Public Protection Classification Program (PPC) plays an important role in the underwriting process at insurance companies. In fact, most U.S. insurers – including the largest ones – use PPC information as part of their decision making when deciding what business to write, coverages to offer or prices to charge for personal or commercial property insurance.

PPC is important to fire departments as well. Communities whose PPC improves may get lower insurance rates. PPC also provides fire departments with a valuable benchmark and is used by many departments as a valuable tool when planning, budgeting and justifying fire protection improvements.

Our goal is to accurately reflect your community's fire suppression and control resources through the Public Protection Classification (PPC) system.

Through ongoing research and loss experience analysis, we identified additional differentiation in fire loss experience within our PPC program, which resulted in revised classifications. We based the differing fire loss experience on the fire suppression capabilities of each community. The new classifications will improve the predictive value for insurers while benefiting both commercial and residential property owners. We've published the new classifications as "X" and "Y" – formerly the "9" and "8B" portion of the split classification, respectively. For example:

- A community currently graded as a split 6/9 classification will now be a split 6/6X classification, with the "6X" denoting what was formerly classified as "9."

- Similarly, a community currently graded as a split 6/8B classification will now be a split 6/6Y classification, the "6Y" denoting what was formerly classified as "8B."
- Communities graded with single "9" or "8B" classifications will remain intact.

ISO is the leading supplier of data and analytics for the property/casualty insurance industry. Most insurers use PPC classification for underwriting and calculating premiums for residential, commercial and industrial properties. The PPC program is not intended to analyze all aspects of a comprehensive structural fire suppression delivery system program. It is not for purposes of determining compliance with any state or local law, nor is it for making loss prevention or life safety recommendations.

The purpose of our visit was to gather information needed to determine a public protection classification which may be used to develop property insurance premium calculations. This survey was not conducted for property loss prevention or life safety purposes and no life safety or property loss prevention recommendations will be made.

Please review the enclosed documents and if you determine that additional or modified information should be considered in the classification analysis please contact us by telephone at 1-800-444-4554, option 2, or by email at Texas@Verisk.com.

If you have any questions concerning this process or the calculations, please contact us.

Sincerely,

Public Protection Department

Insurance Services Office, Inc.
Community Mitigation Services
(800) 444-4554, Option 2 FAX: (800) 736-3289
www.isomitigation.com

Encl.

cc w/encl: Mike Foreman, Mayor – mayor@friendswood.com
Eric Segura, Field Operations Manager – esegura@friendswood.com
Terrie Doyle, Friendswood PD Manager – tdoyle@friendswood.com
Brian Mansfield, Department of Emergency Services Director – bmansfield@friendswood.com
Bryan Holmes, Fire Prevention/Investigations Chief – bholmes@friendswood.com
Jennifer Maxwell, Friendswood Volunteer Fire Dept President – jmaxwell@friendswoodvfd.com
Avalon Cummings, ISO Field Representative – avalon.cummings@verisk.com
ISO Community Mitigation – Texas@Verisk.com

Public Protection Classification

(PPC®)

Summary Report

Friendswood

Texas

Prepared by

Insurance Services Office, Inc.
1000 Bishop Gate Blvd,
Suite 300
Mount Laurel, NJ 085054
1-800-444-4554

PPC is a registered trademark of Insurance Services Office, Inc.

Background Information

Introduction

ISO collects and evaluates information from communities in the United States on their structure fire suppression capabilities. The data is analyzed using our Fire Suppression Rating Schedule (FSRS) and then a Public Protection Classification (PPC®) grade is assigned to the community. The surveys are conducted whenever it appears that there is a possibility of a PPC change. As such, the PPC program provides important, up-to-date information about fire protection services throughout the country.

The FSRS recognizes fire protection features only as they relate to suppression of first alarm structure fires. In many communities, fire suppression may be only a small part of the fire department's overall responsibility. ISO recognizes the dynamic and comprehensive duties of a community's fire service, and understands the complex decisions a community must make in planning and delivering emergency services. However, in developing a community's PPC grade, only features related to reducing property losses from structural fires are evaluated. Multiple alarms, simultaneous incidents and life safety are not considered in this evaluation. The PPC program evaluates the fire protection for small to average size buildings. Specific properties with a Needed Fire Flow in excess of 3,500 gpm are evaluated separately and assigned an individual PPC grade.

A community's investment in fire mitigation is a proven and reliable predictor of future fire losses. Statistical data on insurance losses bears out the relationship between excellent fire protection – as measured by the PPC program – and low fire losses. So, insurance companies use PPC information for marketing, underwriting, and to help establish fair premiums for homeowners and commercial fire insurance. In general, the price of fire insurance in a community with a good PPC grade is substantially lower than in a community with a poor PPC grade, assuming all other factors are equal.

ISO is an independent company that serves insurance companies, communities, fire departments, insurance regulators, and others by providing information about risk. ISO's expert staff collects information about municipal fire suppression efforts in communities throughout the United States. In each of those communities, ISO analyzes the relevant data and assigns a PPC grade – a number from 1 to 10. Class 1 represents an exemplary fire suppression program, and Class 10 indicates that the area's fire suppression program does not meet ISO's minimum criteria.

ISO's PPC program evaluates communities according to a uniform set of criteria, incorporating nationally recognized standards developed by the National Fire Protection Association and the American Water Works Association. A community's PPC grade depends on:

- **Needed Fire Flows**, which are representative building locations used to determine the theoretical amount of water necessary for fire suppression purposes.
- **Emergency Communications**, including emergency reporting, telecommunicators, and dispatching systems.
- **Fire Department**, including equipment, staffing, training, geographic distribution of fire companies, operational considerations, and community risk reduction.
- **Water Supply**, including inspection and flow testing of hydrants, alternative water supply operations, and a careful evaluation of the amount of available water compared with the amount needed to suppress fires up to 3,500 gpm.

PPC is a registered trademark of Insurance Services Office, Inc.

Data Collection and Analysis

ISO has evaluated and classified over 48,000 fire protection areas across the United States using its FSRS. A combination of meetings between trained ISO field representatives and the dispatch center coordinator, community fire official, and water superintendent is used in conjunction with a comprehensive questionnaire to collect the data necessary to determine the PPC grade. In order for a community to obtain a grade better than a Class 9, three elements of fire suppression features are reviewed. These three elements are Emergency Communications, Fire Department, and Water Supply.

A review of the **Emergency Communications** accounts for 10% of the total classification. This section is weighted at **10 points,** as follows:

- Emergency Reporting 3 points
- Telecommunicators 4 points
- Dispatch Circuits 3 points

A review of the **Fire Department** accounts for 50% of the total classification. ISO focuses on a fire department's first alarm response and initial attack to minimize potential loss. The fire department section is weighted at **50 points,** as follows:

- Engine Companies 6 points
- Reserve Pumpers 0.5 points
- Pump Capacity 3 points
- Ladder/Service Companies 4 points
- Reserve Ladder/Service Trucks 0.5 points
- Deployment Analysis 10 points
- Company Personnel 15 points
- Training (CT + CTT) 9 points
- Operational considerations 2 points
- Community Risk Reduction 5.5 points (in addition to the 50 points above)
- Texas Addendum CAFS Credit 1 point (in addition to the 50 points above)

A review of the **Water Supply** system accounts for 40% of the total classification. ISO reviews the water supply a community uses to determine the adequacy for fire suppression purposes. The water supply system is weighted at **40 points,** as follows:

- Credit for Supply System 30 points
- Hydrant Size, Type & Installation 3 points
- Inspection & Flow Testing of Hydrants 7 points

PPC is a registered trademark of Insurance Services Office, Inc.

There is one additional factor considered in calculating the final score – **Divergence**.

Even the best fire department will be less than fully effective if it has an inadequate water supply. Similarly, even a superior water supply will be less than fully effective if the fire department lacks the equipment or personnel to use the water. The FSRS score is subject to modification by a divergence factor, which recognizes disparity between the effectiveness of the fire department and the water supply.

The Divergence factor mathematically reduces the score based upon the relative difference between the fire department and water supply scores. The factor is introduced in the final equation.

PPC Grade

The PPC grade assigned to the community will depend on the community's score on a 100-point scale:

PPC	Points
1	90.00 or more
2	80.00 to 89.99
3	70.00 to 79.99
4	60.00 to 69.99
5	50.00 to 59.99
6	40.00 to 49.99
7	30.00 to 39.99
8	20.00 to 29.99
9	10.00 to 19.99
10	0.00 to 9.99

The classification numbers are interpreted as follows:

- Class 1 through (and including) Class 8 represents a fire suppression system that includes an FSRS creditable dispatch center, fire department, and water supply.
- Class 8B is a special classification that recognizes a superior level of fire protection in otherwise Class 9 areas. It is designed to represent a fire protection delivery system that is superior except for a lack of a water supply system capable of the minimum FSRS fire flow criteria of 250 gpm for 2 hours.
- Class 9 is a fire suppression system that includes a creditable dispatch center, fire department but no FSRS creditable water supply.
- Class 10 does not meet minimum FSRS criteria for recognition, including areas that are beyond five road miles of a recognized fire station.

PPC is a registered trademark of Insurance Services Office, Inc.

New PPC program changes effective July 1, 2015 for Texas

We have revised the PPC program to capture the effects of enhanced fire protection capabilities that reduce fire loss and fire severity in Split Class 9 and Split Class 8B areas (as outlined below). This new structure benefits the fire service, community, and property owner.

New classifications
Through ongoing research and loss experience analysis, we identified additional differentiation in fire loss experience within our PPC program, which resulted in the revised classifications. We based the differing fire loss experience on the fire suppression capabilities of each community. The new PPC classes will improve the predictive value for insurers while benefiting both commercial and residential property owners. Here are the new classifications and what they mean.

Split classifications
When we develop a split classification for a community — for example 5/9 — the first number is the class that applies to properties within 5 road miles of the responding fire station and 1,000 feet of a creditable water supply, such as a fire hydrant, suction point, or dry hydrant. The second number is the class that applies to properties within 5 road miles of a fire station but beyond 1,000 feet of a creditable water supply. We have revised the classification to reflect more precisely the risk of loss in a community, replacing Class 9 and 8B in the second part of a split classification with revised designations.

What's changed with the new classifications?
We've published the new classifications as "X" and "Y" — formerly the "9" and "8B" portion of the split classification, respectively. For example:

- A community currently displayed as a split 6/9 classification will now be a split 6/6X classification; with the "6X" denoting what was formerly classified as "9".
- Similarly, a community currently graded as a split 6/8B classification will now be a split 6/6Y classification, the "6Y" denoting what was formerly classified as "8B".
- Communities graded with single "9" or "8B" classifications will remain intact.

Prior Classification	New Classification
1/9	1/1X
2/9	2/2X
3/9	3/3X
4/9	4/4X
5/9	5/5X
6/9	6/6X
7/9	7/7X
8/9	8/8X
9	9

Prior Classification	New Classification
1/8B	1/1Y
2/8B	2/2Y
3/8B	3/3Y
4/8B	4/4Y
5/8B	5/5Y
6/8B	6/6Y
7/8B	7/7Y
8/8B	8/8Y
8B	8B

PPC is a registered trademark of Insurance Services Office, Inc.

What's changed?
As you can see, we're still maintaining split classes, but it's how we represent them to insurers that's changed. The new designations reflect a reduction in fire severity and loss and have the potential to reduce property insurance premiums.

Benefits of the revised split class designations

- To the fire service, the revised designations identify enhanced fire suppression capabilities used throughout the fire protection area
- To the community, the new classes reward a community's fire suppression efforts by showing a more reflective designation
- To the individual property owner, the revisions offer the potential for decreased property insurance premiums

New water class
Our data also shows that risks located more than 5 but less than 7 road miles from a responding fire station with a creditable water source within 1,000 feet had better loss experience than those farther than 5 road miles from a responding fire station with no creditable water source. We've introduced a new classification —10W — to recognize the reduced loss potential of such properties.

What's changed with Class 10W?
Class 10W is property-specific. Not all properties in the 5-to-7-mile area around the responding fire station will qualify. The difference between Class 10 and 10W is that the 10W-graded risk or property is within 1,000 feet of a creditable water supply. Creditable water supplies include fire protection systems using hauled water in any of the split classification areas.

What's the benefit of Class 10W?
10W gives credit to risks within 5 to 7 road miles of the responding fire station and within 1,000 feet of a creditable water supply. That's reflective of the potential for reduced property insurance premiums.

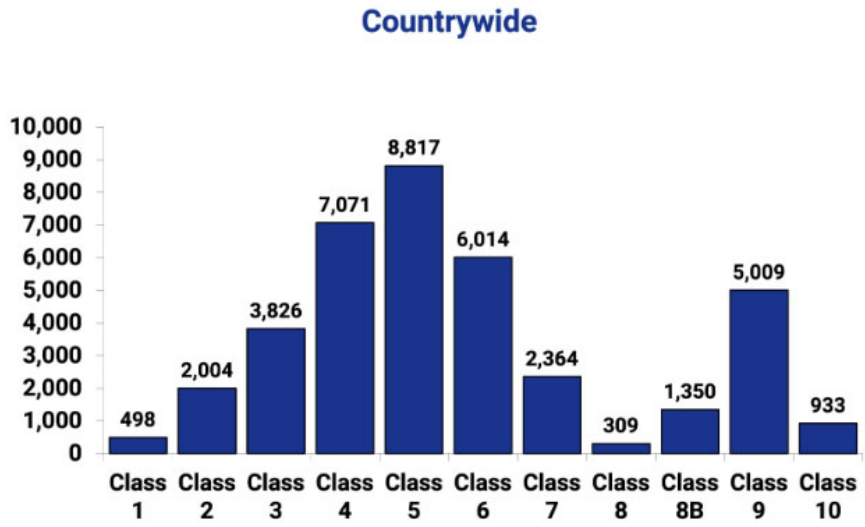
What does the fire chief have to do?
Fire chiefs don't have to do anything at all. The revised classifications went in place automatically effective July 1, 2015.

What if I have additional questions?
Feel free to contact ISO at 800.444.4554 or email us at PPC-Cust-Serv@iso.com.

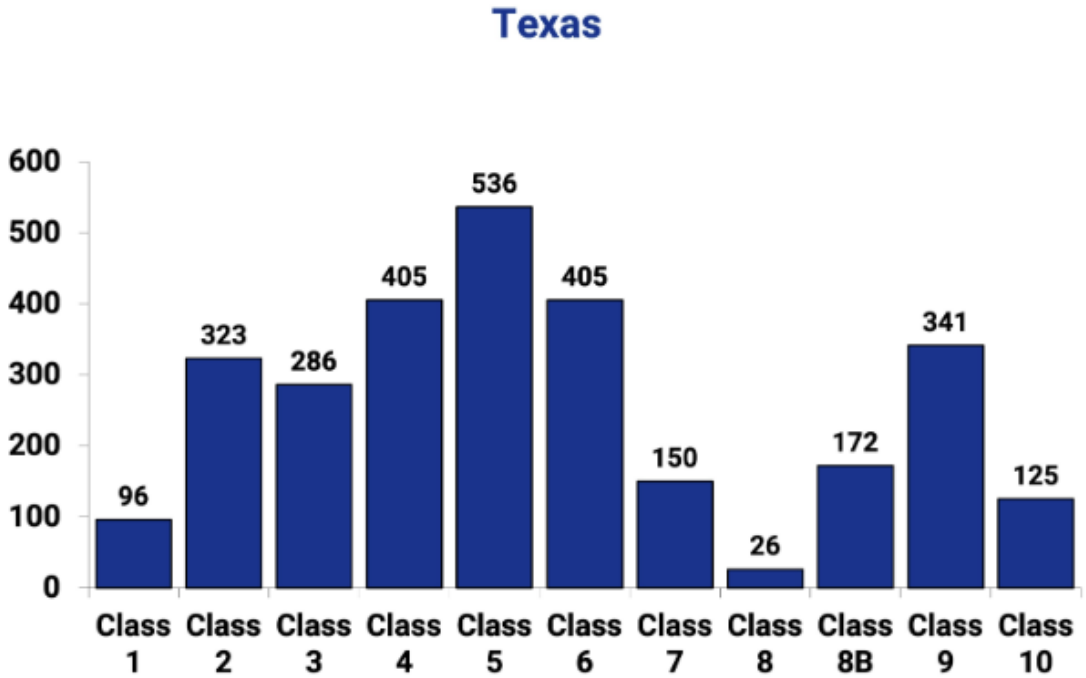
PPC is a registered trademark of Insurance Services Office, Inc.

Distribution of PPC Grades

The 2023 published countrywide distribution of communities by the PPC grade is as follows:



The 2023 published statewide distribution of communities by the Public Protection Classification number is as follows:



Assistance

The PPC program offers help to communities, fire departments, and other public officials as they plan for, budget, and justify improvements. ISO is also available to assist in the understanding of the details of this evaluation.

The PPC program representatives can be reached by telephone at (800) 444-4554. The technical specialists at this telephone number have access to the details of this evaluation and can effectively speak with you about your questions regarding the PPC program. What's more, we can be reached via the internet at www.isomitigation.com/talk/.

We also have a website dedicated to our Community Hazard Mitigation Classification programs at www.isomitigation.com. Here, fire chiefs, building code officials, community leaders and other interested citizens can access a wealth of data describing the criteria used in evaluating how cities and towns are protecting residents from fire and other natural hazards. This website will allow you to learn more about the PPC program. The website provides important background information, insights about the PPC grading processes and technical documents. ISO is also pleased to offer Fire Chiefs Online — a special, secured website with information and features that can help improve your PPC grade, including a list of the Needed Fire Flows for all the commercial occupancies ISO has on file for your community. Visitors to the site can download information, see statistical results and also contact ISO for assistance.

In addition, on-line access to the FSRS and its commentaries is available to registered customers for a fee. However, fire chiefs and community chief administrative officials are given access privileges to this information without charge.

To become a registered fire chief or community chief administrative official, register at www.isomitigation.com.

PPC Review

ISO concluded its review of the fire suppression features being provided for Friendswood. The resulting community classification is **Class 02/2Y**.

If the classification is a single class, the classification applies to properties with a Needed Fire Flow of 3,500 gpm or less in the community. If the classification is a split class (e.g., 6/XX):

- The first class (e.g., “6” in a 6/XX) applies to properties within 5 road miles of a recognized fire station and within 1,000 feet of a fire hydrant or alternate water supply.
- The second class (XX or XY) applies to properties beyond 1,000 feet of a fire hydrant but within 5 road miles of a recognized fire station.
- Alternative Water Supply: The first class (e.g., “6” in a 6/10) applies to properties within 5 road miles of a recognized fire station with no hydrant distance requirement.
- Class 10 applies to properties over 5 road miles of a recognized fire station.
- Class 10W applies to properties within 5 to 7 road miles of a recognized fire station with a recognized water supply within 1,000 feet.
- Specific properties with a Needed Fire Flow in excess of 3,500 gpm are evaluated separately and assigned an individual classification.

FSRS Feature	Earned Credit	Credit Available
Emergency Communications		
414. Credit for Emergency Reporting	**3.00**	**3**
422. Credit for Telecommunicators	**4.00**	**4**
432. Credit for Dispatch Circuits	**1.72**	**3**
440. Credit for Emergency Communications	**8.72**	**10**
Fire Department		
513. Credit for Engine Companies	**6.00**	**6**
523. Credit for Reserve Pumpers	**0.48**	**0.50**
532. Credit for Pump Capacity	**3.00**	**3**
549. Credit for Ladder Service	**4.00**	**4**
553. Credit for Reserve Ladder and Service Trucks	**0.00**	**0.50**
561. Credit for Deployment Analysis	**6.68**	**10**
571. Credit for Company Personnel	**4.32**	**15**
581. Credit for Training	**5.37**	**9**
580A. Credit for Texas State Training	**3.26**	**3.26***
*Note: Maximum value for 581 + 580A = 9 points		
730. Credit for Operational Considerations	**2.00**	**2**
590. Credit for Fire Department	**35.11**	**50**
Water Supply		
616. Credit for Supply System	**30.00**	**30**
621. Credit for Hydrants	**3.00**	**3**
631. Credit for Inspection and Flow Testing	**6.20**	**7**
640. Credit for Water Supply	**39.20**	**40**
Divergence	**-5.56**	--
1050. Community Risk Reduction	**4.17**	**5.50**
Texas Addendum Credit- CAFS	**0.00**	**1**
Total Credit	**81.64**	**106.50**

Emergency Communications

Ten percent of a community's overall score is based on how well the communications center receives and dispatches fire alarms. Our field representative evaluated:

- Communications facilities provided for the general public to report structure fires
- Enhanced 9-1-1 Telephone Service including wireless
- Computer-aided dispatch (CAD) facilities
- Alarm receipt and processing at the communication center
- Training and certification of telecommunicators
- Facilities used to dispatch fire department companies to reported structure fires

	Earned Credit	Credit Available
414. Credit Emergency Reporting	**3.00**	3
422. Credit for Telecommunicators	**4.00**	4
432. Credit for Dispatch Circuits	**1.72**	3
Item 440. Credit for Emergency Communications:	**8.72**	**10**

Item 414 - Credit for Emergency Reporting (3 points)

The first item reviewed is Item 414 "Credit for Emergency Reporting (CER)". This item reviews the emergency communication center facilities provided for the public to report fires including 911 systems (Basic or Enhanced), Wireless Phase I and Phase II, Voice over Internet Protocol, Computer Aided Dispatch and Geographic Information Systems for automatic vehicle location. ISO uses National Fire Protection Association (NFPA) 1221, *Standard for the Installation, Maintenance and Use of Emergency Services Communications Systems* as the reference for this section.

Item 410. Emergency Reporting (CER)	Earned Credit	Credit Available
A./B. Basic 9-1-1, Enhanced 9-1-1 or No 9-1-1 For maximum credit, there should be an Enhanced 9-1-1 system, Basic 9-1-1 and No 9-1-1 will receive partial credit.	**20.00**	**20**
1. E9-1-1 Wireless Wireless Phase I using Static ALI (automatic location identification) Functionality (10 points); Wireless Phase II using Dynamic ALI Functionality (15 points); Both available will be 25 points	**25.00**	**25**
2. E9-1-1 Voice over Internet Protocol (VoIP) Static VoIP using Static ALI Functionality (10 points); Nomadic VoIP using Dynamic ALI Functionality (15 points); Both available will be 25 points	**25.00**	**25**
3. Computer Aided Dispatch Basic CAD (5 points); CAD with Management Information System (5 points); CAD with Interoperability (5 points)	**15.00**	**15**
4. Geographic Information System (GIS/AVL) The PSAP uses a fully integrated CAD/GIS management system with automatic vehicle location (AVL) integrated with a CAD system providing dispatch assignments.	**15.00**	**15**
Review of Emergency Reporting total:	**100.00**	**100**

Item 422- Credit for Telecommunicators (4 points)

The second item reviewed is Item 422 "Credit for Telecommunicators (TC)". This item reviews the number of Telecommunicators on duty at the center to handle fire calls and other emergencies. All emergency calls including those calls that do not require fire department action are reviewed to determine the proper staffing to answer emergency calls and dispatch the appropriate emergency response. NFPA 1221, *Standard for the Installation, Maintenance and Use of Emergency Services Communications Systems,* recommends that ninety-five percent of emergency calls shall be answered within 15 seconds and ninety-nine percent of emergency calls shall be answered within 40 seconds. In addition, NFPA recommends that eighty percent of emergency alarm processing shall be completed within 60 seconds and ninety-five percent of alarm processing shall be completed within 106 seconds of answering the call.

To receive full credit for operators on duty, ISO must review documentation to show that the communication center meets NFPA 1221 call answering and dispatch time performance measurement standards. This documentation may be in the form of performance statistics or other performance measurements compiled by the 9-1-1 software or other software programs that are currently in use such as Computer Aided Dispatch (CAD) or Management Information System (MIS).

Item 420. Telecommunicators (CTC)	Earned Credit	Credit Available
A1. Alarm Receipt (AR) Receipt of alarms shall meet the requirements in accordance with the criteria of NFPA 1221	**20.00**	**20**
A2. Alarm Processing (AP) Processing of alarms shall meet the requirements in accordance with the criteria of NFPA 1221	**20.00**	**20**
B. Emergency Dispatch Protocols (EDP) Telecommunicators have emergency dispatch protocols (EDP) containing questions and a decision-support process to facilitate correct call categorization and prioritization.	**20.00**	**20**
C. Telecommunicator Training and Certification (TTC) Telecommunicators meet the qualification requirements referenced in NFPA 1061, *Standard for Professional Qualifications for Public Safety Telecommunicator,* and/or the Association of Public-Safety Communications Officials - International (APCO) *Project 33.* Telecommunicators are certified in the knowledge, skills, and abilities corresponding to their job functions.	**20.00**	**20**
D. Telecommunicator Continuing Education and Quality Assurance (TQA) Telecommunicators participate in continuing education and/or in-service training and quality-assurance programs as appropriate for their positions	**20.00**	**20**
Review of Telecommunicators total:	**100.00**	**100**

Item 432 - Credit for Dispatch Circuits (3 points)

The third item reviewed is Item 432 “Credit for Dispatch Circuits (CDC)”. This item reviews the dispatch circuit facilities used to transmit alarms to fire department members. A “Dispatch Circuit” is defined in NFPA 1221 as “A circuit over which an alarm is transmitted from the communications center to an emergency response facility (ERF) or emergency response units (ERUs) to notify ERUs to respond to an emergency”. All fire departments (except single fire station departments with full-time firefighter personnel receiving alarms directly at the fire station) need adequate means of notifying all firefighter personnel of the location of reported structure fires. The dispatch circuit facilities should be in accordance with the general criteria of NFPA 1221. “Alarms” are defined in this Standard as “A signal or message from a person or device indicating the existence of an emergency or other situation that requires action by an emergency response agency”.

There are two different levels of dispatch circuit facilities provided for in the Standard – a primary dispatch circuit and a secondary dispatch circuit. In jurisdictions that receive 730 alarms or more per year (average of two alarms per 24-hour period), two separate and dedicated dispatch circuits, a primary and a secondary, are needed. In jurisdictions receiving fewer than 730 alarms per year, a second dedicated dispatch circuit is not needed. Dispatch circuit facilities installed but not used or tested (in accordance with the NFPA Standard) receive no credit.

The score for Credit for Dispatch Circuits (CDC) is influenced by monitoring for integrity of the primary dispatch circuit. There are up to 0.90 points available for this Item. Monitoring for integrity involves installing automatic systems that will detect faults and failures and send visual and audible indications to appropriate communications center (or dispatch center) personnel. ISO uses NFPA 1221 to guide the evaluation of this item. ISO's evaluation also includes a review of the communication system's emergency power supplies.

Item 432 “Credit for Dispatch Circuits (CDC)” = 1.72 points

Fire Department

Fifty percent of a community's overall score is based upon the fire department's structure fire suppression system. ISO's field representative evaluated:

- Engine and ladder/service vehicles including reserve apparatus
- Equipment carried
- Response to reported structure fires
- Deployment analysis of companies
- Available and/or responding firefighters
- Training

	Earned Credit	Credit Available
513. Credit for Engine Companies	**6.00**	6
523. Credit for Reserve Pumpers	**0.48**	0.5
532. Credit for Pumper Capacity	**3.00**	3
549. Credit for Ladder Service	**4.00**	4
553. Credit for Reserve Ladder and Service Trucks	**0.00**	0.5
561. Credit for Deployment Analysis	**6.68**	10
571. Credit for Company Personnel	**4.32**	15
581. Credit for Training	**5.37**	9
580A. Supplemental Credit for Texas State Training	**3.26**	3.26*
*Note: Maximum value for CT + CTT = 9 points	-	-
730. Credit for Operational Considerations	**2.00**	2
Item 590. Credit for Fire Department:	**35.11**	**50**

Basic Fire Flow

The Basic Fire Flow for the community is determined by the review of the Needed Fire Flows for selected buildings in the community. The fifth largest Needed Fire Flow is determined to be the Basic Fire Flow. The Basic Fire Flow has been determined to be 3500 gpm.

Item 513 - Credit for Engine Companies (6 points)

The first item reviewed is Item 513 "Credit for Engine Companies (CEC)". This item reviews the number of engine companies, their pump capacity, hose testing, pump testing and the equipment carried on the in-service pumpers. To be recognized, pumper apparatus must meet the general criteria of NFPA 1901, *Standard for Automotive Fire Apparatus* which include a minimum 250 gpm pump, an emergency warning system, a 300 gallon water tank, and hose. At least 1 apparatus must have a permanently mounted pump rated at 750 gpm or more at 150 psi.

The review of the number of needed pumpers considers the response distance to built-upon areas; the Basic Fire Flow; and the method of operation. Multiple alarms, simultaneous incidents, and life safety are not considered.

The greatest value of A, B, or C below is needed in the fire district to suppress fires in structures with a Needed Fire Flow of 3,500 gpm or less: **3 engine companies**

a) **3 engine companies** to provide fire suppression services to areas to meet NFPA 1710 criteria or within 1½ miles.

b) **3 engine companies** to support a Basic Fire Flow of 3500 gpm.

c) **3 engine companies** based upon the fire department's method of operation to provide a minimum two engine response to all first alarm structure fires.

The FSRS recognizes that there are **3 engine companies** in service.

The FSRS also reviews Automatic Aid. Automatic Aid is considered in the review as assistance dispatched automatically by contractual agreement between two communities or fire districts. That differs from mutual aid or assistance arranged case by case. ISO will recognize an Automatic Aid plan under the following conditions:

- It must be prearranged for first alarm response according to a definite plan. It is preferable to have a written agreement, but ISO may recognize demonstrated performance.
- The aid must be dispatched to all reported structure fires on the initial alarm.
- The aid must be provided 24 hours a day, 365 days a year.

FSRS Item 512.D "Automatic Aid Engine Companies" responding on first alarm and meeting the needs of the city for basic fire flow and/or distribution of companies are factored based upon the value of the Automatic Aid plan (up to 1.00 can be used as the factor). The Automatic Aid factor is determined by a review of the Automatic Aid provider's communication facilities, how they receive alarms from the graded area, inter-department training between fire departments, and the fire ground communications capability between departments.

For each engine company, the credited Pump Capacity (PC), the Hose Carried (HC), the Equipment Carried (EC) all contribute to the calculation for the percent of credit the FSRS provides to that engine company.

Item 513 "Credit for Engine Companies (CEC)" = 6.00 points

Item 523 - Credit for Reserve Pumpers (0.50 points)

The item is Item 523 "Credit for Reserve Pumpers (CRP)". This item reviews the number and adequacy of the pumpers and their equipment. The number of needed reserve pumpers is 1 for each 8 needed engine companies determined in Item 513, or any fraction thereof.

Item 523 "Credit for Reserve Pumpers (CRP)" = 0.48 points

Item 532 – Credit for Pumper Capacity (3 points)

The next item reviewed is Item 532 "Credit for Pumper Capacity (CPC)". The total pump capacity available should be sufficient for the Basic Fire Flow of 3500 gpm. The maximum needed pump capacity credited is the Basic Fire Flow of the community.

Item 532 "Credit for Pumper Capacity (CPC)" = 3.00 points

Item 549 – Credit for Ladder Service (4 points)

The next item reviewed is Item 549 "Credit for Ladder Service (CLS)". This item reviews the number of response areas within the city with 5 buildings that are 3 or more stories or 35 feet or more in height, or with 5 buildings that have a Needed Fire Flow greater than 3,500 gpm, or any combination of these criteria. The height of all buildings in the city, including those protected by automatic sprinklers, is considered when determining the number of needed ladder companies. Response areas not needing a ladder company should have a service company. Ladders, tools and equipment normally carried on ladder trucks are needed not only for ladder operations but also for forcible entry, ventilation, salvage, overhaul, lighting and utility control.

The number of ladder or service companies, the height of the aerial ladder, aerial ladder testing and the equipment carried on the in-service ladder trucks and service trucks is compared with the number of needed ladder trucks and service trucks and an FSRS equipment list. Ladder trucks must meet the general criteria of NFPA 1901, *Standard for Automotive Fire Apparatus* to be recognized.

The number of needed ladder-service trucks is dependent upon the number of buildings 3 stories or 35 feet or more in height, buildings with a Needed Fire Flow greater than 3,500 gpm, and the method of operation.

The FSRS recognizes that there are **1 ladder companies** in service. These companies are needed to provide fire suppression services to areas to meet NFPA 1710 criteria or within 2½ miles and the number of buildings with a Needed Fire Flow over 3,500 gpm or 3 stories or more in height, or the method of operation.

The FSRS recognizes that there are **0 service companies** in service.

Item 549 "Credit for Ladder Service (CLS)" = 4.00 points

Item 553 – Credit for Reserve Ladder and Service Trucks (0.50 points)

The next item reviewed is Item 553 "Credit for Reserve Ladder and Service Trucks (CRLS)". This item considers the adequacy of ladder and service apparatus when one (or more in larger communities) of these apparatus are out of service. The number of needed reserve ladder and service trucks is 1 for each 8 needed ladder and service companies that were determined to be needed in Item 540, or any fraction thereof.

Item 553 "Credit for Reserve Ladder and Service Trucks (CRLS)" = 0.00 points

Item 561 – Deployment Analysis (10 points)

Next, Item 561 "Deployment Analysis (DA)" is reviewed. This Item examines the number and adequacy of existing engine and ladder-service companies to cover built-upon areas of the city.

To determine the Credit for Distribution, first the Existing Engine Company (EC) points and the Existing Engine Companies (EE) determined in Item 513 are considered along with Ladder Company Equipment (LCE) points, Service Company Equipment (SCE) points, Engine-Ladder Company Equipment (ELCE) points, and Engine-Service Company Equipment (ESCE) points determined in Item 549.

Secondly, as an alternative to determining the number of needed engine and ladder/service companies through the road-mile analysis, a fire protection area may use the results of a systematic performance evaluation. This type of evaluation analyzes computer-aided dispatch (CAD) history to demonstrate that, with its current deployment of companies, the fire department meets the time constraints for initial arriving engine and initial full alarm assignment in accordance with the general criteria of in NFPA 1710, *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments.*

A determination is made of the percentage of built upon area within 1½ miles of a first-due engine company and within 2½ miles of a first-due ladder-service company.

Item 561 "Credit Deployment Analysis (DA)" = 6.68 points

Item 571 – Credit for Company Personnel (15 points)

Item 571 "Credit for Company Personnel (CCP)" reviews the average number of existing firefighters and company officers available to respond to reported first alarm structure fires in the city.

The on-duty strength is determined by the yearly average of total firefighters and company officers on-duty considering vacations, sick leave, holidays, "Kelley" days and other absences. When a fire department operates under a minimum staffing policy, this may be used in lieu of determining the yearly average of on-duty company personnel.

Firefighters on apparatus not credited under Items 513 and 549 that regularly respond to reported first alarms to aid engine, ladder, and service companies are included in this item as increasing the total company strength.

Firefighters staffing ambulances or other units serving the general public are credited if they participate in fire-fighting operations, the number depending upon the extent to which they are available and are used for response to first alarms of fire.

On-Call members are credited on the basis of the average number staffing apparatus on first alarms. Off-shift career firefighters and company officers responding on first alarms are considered on the same basis as on-call personnel. For personnel not normally at the fire station, the number of responding firefighters and company officers is divided by 3 to reflect the time needed to assemble at the fire scene and the reduced ability to act as a team due to the various arrival times at the fire location when compared to the personnel on-duty at the fire station during the receipt of an alarm.

The number of Public Safety Officers who are positioned in emergency vehicles within the jurisdiction boundaries may be credited based on availability to respond to first alarm structure fires. In recognition of this increased response capability the number of responding Public Safety Officers is divided by 2.

The average number of firefighters and company officers responding with those companies credited as Automatic Aid under Items 513 and 549 are considered for either on-duty or on-call company personnel as is appropriate. The actual number is calculated as the average number of company personnel responding multiplied by the value of AA Plan determined in Item 512.D.

The maximum creditable response of on-duty and on-call firefighters is 12, including company officers, for each existing engine and ladder company and 6 for each existing service company.

Chief Officers are not creditable except when more than one chief officer responds to alarms; then extra chief officers may be credited as firefighters if they perform company duties.

The FSRS recognizes **1.50 on-duty personnel** and an average of **16.23 on-call personnel** responding on first alarm structure fires.

Item 571 "Credit for Company Personnel (CCP)" = 4.32 points

Item 581 – Credit for Training (9 points)

Training	Earned Credit	Credit Available
A. Facilities, and Use For maximum credit, each firefighter should receive 18 hours per year in structure fire related subjects as outlined in NFPA 1001.	**16.10**	**35**
B. Company Training For maximum credit, each firefighter should receive 16 hours per month in structure fire related subjects as outlined in NFPA 1001.	**8.83**	**25**
C. Classes for Officers For maximum credit, each officer should be certified in accordance with the general criteria of NFPA 1021. Additionally, each officer should receive 12 hours of continuing education on or off site.	**12.00**	**12**
D. New Driver and Operator Training For maximum credit, each new driver and operator should receive 60 hours of driver/operator training per year in accordance with NFPA 1002 and NFPA 1451.	**0.95**	**5**
E. Existing Driver and Operator Training For maximum credit, each existing driver and operator should receive 12 hours of driver/operator training per year in accordance with NFPA 1002 and NFPA 1451.	**5.00**	**5**
F. Training on Hazardous Materials For maximum credit, each firefighter should receive 6 hours of training for incidents involving hazardous materials in accordance with NFPA 472.	**1.00**	**1**
G. Recruit Training For maximum credit, each firefighter should receive 240 hours of structure fire related training in accordance with NFPA 1001 within the first year of employment or tenure.	**5.00**	**5**
H. Pre-Fire Planning Inspections For maximum credit, pre-fire planning inspections of each commercial, industrial, institutional, and other similar type building (all buildings except 1-4 family dwellings) should be made annually by company members. Records of inspections should include up-to date notes and sketches.	**10.80**	**12**

Item 580 "Credit for Training (CT)" = 5.37 points

Item 580A – Supplemental Credit for Texas State Training (3.26 points*)

This item provides specific recognition for fire department training conducted by the State Firemen's and Fire Marshal's Association, Texas A & M University, and the Texas Commission on Fire Protection. Item 580 applies only to local training activities.

CTT= CERT + FTS / TOTAL # IN FIRE DEPT X 3.26

CERT = Total number of volunteers certified through either: The State Firemen's and Fire Marshals' Association of Texas as basic, intermediate, or advanced firefighter (this excludes the introductory certification) OR The Texas Commission on Fire Protection as a volunteer firefighter.

FTS = Total number of firefighters in attendance of a prevention or suppression course at Firemen's Training School at Texas A & M University within the last 3 years.

TOTAL # IN FIRE DEPT. = Total number of firefighters (paid and/or volunteer) in the fire department.

*Note: The maximum value for CT + CTT = 9 points

Item 580A "Supplemental Credit for Texas State Training (CTT)" = 3.26 points

Item 730 – Operational Considerations (2 points)

Item 730 "Credit for Operational Considerations (COC)" evaluates fire department standard operating procedures and incident management systems for emergency operations involving structure fires.

Operational Considerations	Earned Credit	Credit Available
Standard Operating Procedures The department should have established SOPs for fire department general emergency operations	**50**	**50**
Incident Management Systems The department should use an established incident management system (IMS)	**50**	**50**
Operational Considerations total:	**100**	**100**

Item 730 "Credit for Operational Considerations (COC)" = 2.00 points

Water Supply

Forty percent of a community's overall score is based on the adequacy of the water supply system. The ISO field representative evaluated:

- the capability of the water distribution system to meet the Needed Fire Flows at selected locations up to 3,500 gpm.
- size, type and installation of fire hydrants.
- inspection and flow testing of fire hydrants.

	Earned Credit	Credit Available
616. Credit for Supply System	**30.00**	30
621. Credit for Hydrants	**3.00**	3
631. Credit for Inspection and Flow Testing	**6.20**	7
Item 640. Credit for Water Supply:	**39.20**	**40**

Item 616 – Credit for Supply System (30 points)

The first item reviewed is Item 616 "Credit for Supply System (CSS)". This item reviews the rate of flow that can be credited at each of the Needed Fire Flow test locations considering the supply works capacity, the main capacity and the hydrant distribution. The lowest flow rate of these items is credited for each representative location. A water system capable of delivering 250 gpm or more for a period of two hours plus consumption at the maximum daily rate at the fire location is considered minimum in the ISO review.

Where there are 2 or more systems or services distributing water at the same location, credit is given on the basis of the joint protection provided by all systems and services available.

The supply works capacity is calculated for each representative Needed Fire Flow test location, considering a variety of water supply sources. These include public water supplies, emergency supplies (usually accessed from neighboring water systems), suction supplies (usually evidenced by dry hydrant installations near a river, lake or other body of water), and supplies developed by a fire department using large diameter hose or vehicles to shuttle water from a source of supply to a fire site. The result is expressed in gallons per minute (gpm).

The normal ability of the distribution system to deliver Needed Fire Flows at the selected building locations is reviewed. The results of a flow test at a representative test location will indicate the ability of the water mains (or fire department in the case of fire department supplies) to carry water to that location.

The hydrant distribution is reviewed within 1,000 feet of representative test locations measured as hose can be laid by apparatus.

For maximum credit, the Needed Fire Flows should be available at each location in the district. Needed Fire Flows of 2,500 gpm or less should be available for 2 hours; and Needed Fire Flows of 3,000 and 3,500 gpm should be obtainable for 3 hours.

Item 616 "Credit for Supply System (CSS)" = 30.00 points

Item 621 – Credit for Hydrants (3 points)

The second item reviewed is Item 621 "Credit for Hydrants (CH)". This item reviews the number of fire hydrants of each type compared with the total number of hydrants.

There are a total of 1847 hydrants in the graded area.

620. Hydrants, - Size, Type and Installation	Number of Hydrants
A. With a 6 -inch or larger branch and a pumper outlet with or without 2½ -inch outlets	1847
B. With a 6 -inch or larger branch and no pumper outlet but two or more 2½ -inch outlets, or with a small foot valve, or with a small barrel	0
C./D. With only a 2½ -inch outlet or with less than a 6 -inch branch	0
E./F. Flush Type, Cistern, or Suction Point	0

Item 621 "Credit for Hydrants (CH)" = 3.00 points

Item 630 – Credit for Inspection and Flow Testing (7 points)

The third item reviewed is Item 630 "Credit for Inspection and Flow Testing (CIT)". This item reviews the fire hydrant inspection frequency, and the completeness of the inspections. Inspection of hydrants should be in accordance with AWWA M-17, *Installation, Field Testing and Maintenance of Fire Hydrants.*

Frequency of Inspection (FI): Average interval between the 3 most recent inspections.

Frequency	Points
1 year	30
2 years	20
3 years	10
4 years	5
5 years or more	No Credit

Note: The points for inspection frequency are reduced by 10 points if the inspections are incomplete or do not include a flushing program. An additional reduction of 10 points are made if hydrants are not subjected to full system pressure during inspections. If the inspection of cisterns or suction points does not include actual drafting with a pumper, or back-flushing for dry hydrants, 20 points are deducted.

Total points for Inspections = 3.20 points

Frequency of Fire Flow Testing (FF): Average interval between the 3 most recent inspections.

Frequency	Points
5 years	40
6 years	30
7 years	20
8 years	10
9 years	5
10 years or more	No Credit

Total points for Fire Flow Testing = 3.00 points

Item 631 "Credit for Inspection and Fire Flow Testing (CIT)" = 6.20 points

Divergence = -5.56

The Divergence factor mathematically reduces the score based upon the relative difference between the fire department and water supply scores. The factor is introduced in the final equation.

Texas Addendum Credit (1.00 points)

Compressed Air Foam System, when carried and used in the extinguishment of all structure fires.

"Texas Addendum Credit (CTX)" = 0.00

Community Risk Reduction

	Earned Credit	Credit Available
1025. Credit for Fire Prevention and Code Enforcement (CPCE)	**2.08**	2.2
1033. Credit for Public Fire Safety Education (CFSE)	**0.99**	2.2
1044. Credit for Fire Investigation Programs (CIP)	**1.10**	1.1
Item 1050. Credit for Community Risk Reduction	**4.17**	**5.50**

Item 1025 – Credit for Fire Prevention Code Adoption and Enforcement (2.2 points)	Earned Credit	Credit Available
Fire Prevention Code Regulations (PCR) Evaluation of fire prevention code regulations in effect.	10.00	10
Fire Prevention Staffing (PS) Evaluation of staffing for fire prevention activities.	8.00	8
Fire Prevention Certification and Training (PCT) Evaluation of the certification and training of fire prevention code enforcement personnel.	6.00	6
Fire Prevention Programs (PCP) Evaluation of fire prevention programs.	13.80	16
Review of Fire Prevention Code and Enforcement (CPCE) subtotal:	37.80	40

Item 1033 – Credit for Public Fire Safety Education (2.2 points)	Earned Credit	Credit Available
Public Fire Safety Educators Qualifications and Training (FSQT) Evaluation of public fire safety education personnel training and qualification as specified by the authority having jurisdiction.	5.00	10
Public Fire Safety Education Programs (FSP) Evaluation of programs for public fire safety education.	13.00	30
Review of Public Safety Education Programs (CFSE) subtotal:	18.00	40

Item 1044 – Credit for Fire Investigation Programs (1.1 points)	Earned Credit	Credit Available
Fire Investigation Organization and Staffing (IOS) Evaluation of organization and staffing for fire investigations.	8.00	8
Fire Investigator Certification and Training (IQT) Evaluation of fire investigator certification and training.	6.00	6
Use of National Fire Incident Reporting System (IRS) Evaluation of the use of the National Fire Incident Reporting System (NFIRS) for the 3 years before the evaluation.	6.00	6
Review of Fire Prevention Code and Enforcement (CPCE) subtotal:	20.00	20

Summary of PPC Review
for
Friendswood

FSRS Item	Earned Credit	Credit Available
Emergency Communications		
414. Credit for Emergency Reporting	**3.00**	**3**
422. Credit for Telecommunicators	**4.00**	**4**
432. Credit for Dispatch Circuits	**1.72**	**3**
440. Credit for Emergency Communications	**8.72**	**10**
Fire Department		
513. Credit for Engine Companies	**6.00**	**6**
523. Credit for Reserve Pumpers	**0.48**	**0.5**
532. Credit for Pumper Capacity	**3.00**	**3**
549. Credit for Ladder Service	**4.00**	**4**
553. Credit for Reserve Ladder and Service Trucks	**0.00**	**0.5**
561. Credit for Deployment Analysis	**6.68**	**10**
571. Credit for Company Personnel	**4.32**	**15**
581. Credit for Training	**5.37**	**9**
580A. Credit for Texas State Training	**3.26**	**3.26***
*Note: Maximum value for 581 + 580A = 9 points		
730. Credit for Operational Considerations	**2.00**	**2**
590. Credit for Fire Department	**35.11**	**50**
Water Supply		
616. Credit for Supply System	**30.00**	**30**
621. Credit for Hydrants	**3.00**	**3**
631. Credit for Inspection and Flow Testing	**6.20**	**7**
640. Credit for Water Supply	**39.20**	**40**
Divergence	**-5.56**	**--**
1050. Community Risk Reduction	**4.17**	**5.50**
Texas Addendum Credit- CAFS	**0.00**	**1**
Total Credit	**81.64**	**106.5**

Final Community Classification = 02/2Y

PPC is a registered trademark of Insurance Services Office, Inc.

Insurance Services Office, Inc.
Texas State Exceptions

1000 Bishops Gate Blvd, Suite 300
Mount Laurel, NJ 08054
Phone: (800) 444-4554 FAX: (800) 736-3289

Community: Friendswood County: Texas(Galveston, Harris)
Evaluator: Cummings, Avalon Date: 09/29/2025

Training (CTT): 3.26 Population: 37,908
Texas Exceptions (CTX): 0 BFF: 3,500

****** Texas Exceptions ******

The following CTX criteria pertaining to the CAFS applies specifically to the State of Texas.

TX-A: Compressed Air Foam Systems (CAFS) 1.0 (Maximum Credit)

CAFS: 0.00

Item 580 J: Supplemental Credit for Training (CTT) 3.26 (Maximum Credit)

CERT: 45 FTS: 4
Total # in Fire Dept: 48

X 3.26 CTT: 3.26

****** Item 590 Credit for Fire Department ******

CEC + CRP + CPC + CLS + CRLS + CDA + CCP + CT + COC + CTT = CFD: 81.64

Note: Maxiumum value of CT + CTT = 9.00

CEC:	6.00	CLS:	4.00	CCP:	4.32		
CRP:	0.48	CRLS:	0.00	CTC:	5.37		
CPC:	3.00	CD:	6.68	COC:	2.00	CTT:	3.26

INSURANCE SERVICES OFFICE, INC.
CLASS 9 / CLASS 10 EVALUATION

Community: Friendswood | State: TEXAS
County: TEXAS(Galveston, Harris) | Population: 37908
Field Rep: Cummings, Avalon | Survey Date: 09/29/2025
Equipment Credit: 82 | Class: 02/2Y

Fire Alarms

1,897 Total number of alarms | 2025 Year the alarms were reported

Records

Records for fire calls: 1 Date | 1 Location of fires
1 Time | 2 Number of responding members

Records of meetings and training: 1 Meetings | 2 Training Sessions

Records of maintenance: 1 Maintenance of apparatus and equipment

Records of rosters include: 1 Current roster of fire department members

Total Points: 10

Recognition

Organization:

TRUE Is the fire department organized on a permanent basis under applicable state or local laws?

TRUE Is there one person responsible for the operation of the Fire Department?

TRUE Does the area have definite boundaries?

TRUE Is the fire department legally responsible for the fire protection by legal contract or resolution?

Distribution:

TRUE Is the responding fire department within 5 road miles from the fire protection area?

Membership:

TRUE Do at least four members, one of whom may be a chief officer, respond to all fire alarms for fires in structures?

Training:

TRUE Is training conducted for all active members for at least 3 hours every 3 months totalling at least 12 hours annually?

Alarm Notification:

TRUE Are alarm facilities and dispatching procedures such that there is no delay in the reciept of alarms and dispatching of firefighters and apparatus?

Protective Clothing:

TRUE Does each person credtied have a protective clothing ensemble?

Housing:

TRUE Is the apparatus hosued (in a heated building, where necessary) so that it will be protected from the weather?

INSURANCE SERVICES OFFICE, INC.
Class 8B Eligibility

Community:	Friendswood	State:	TEXAS
County:	TEXAS(Galveston, Harris)	Survey Date:	09/29/2025
Class:	02/2Y	Eligible for Class 8B:	**TRUE**

TRUE	Does the combined primary fire department and automatic aid respond equal an average of 6 firefighters on first alarm responses to structure fires?
TRUE	Does the primary responding fire department (and automatic aid fire department(s), if applicable) conduct a minimum average of 24 hours of structural fire fighting training per year for each active firefighter?
TRUE	Can the fire department - on its own or with the help of automatic-aid fire departments deliver an uninterrupted fire flow of 200 gpm for 20 minutes, beginning within 5 minutes of the first arriving engine company to the built upon areas of their service area within five (all weather) road miles of a recognized fire station?
TRUE	Is the communication center(s) eligible for a credit of 4 points under item 440 (Credit for Emergency Communications)?
TRUE	Does the fire department respond with an apparatus equipped to at least 40% according to section 512; taking into considerable pumping capacity , hose quantity and major equipment?

INSURANCE SERVICES OFFICE, INC.

HYDRANT FLOW DATA SUMMARY

Community Friendswood

County Texas(Galveston, Harris) State TEXAS (42) Witnessed by: Water Department Survey Date: September 29, 2025

TEST NO.	TYPE DIST.*	TEST LOCATION	SERVICE	FLOW - GPM $Q=(29.83(C(d^2)p^{0.5}))$ INDIVIDUAL HYDRANTS			TOTAL	PRESSURE PSI STATIC	RESID.	FLOW -AT 20 PSI NEEDED **	AVAIL.	REMARKS***	MODEL TYPE	FLOW TEST DATE
1		Friendswood/Winding Way	Friendswood, Main	1630	0	0	1630	60	50	5000	3400		FTPC	05/05/2023
1.1		Friendswood/Winding Way	Friendswood, Main	1630	0	0	1630	60	50	1250	3400		FTPC	05/05/2023
2		Bat Area Blvd	Friendswood, Main	1690	0	0	1690	56	46	4500	3400		FTPC	05/03/2024
2.1		Bat Area Blvd	Friendswood, Main	1690	0	0	1690	56	46	1750	3400		FTPC	05/03/2024
3		Hwy 528	Friendswood, Main	1630	0	0	1630	56	46	4000	3300		FTPC	05/03/2024
3.1		Hwy 528	Friendswood, Main	1690	0	0	1690	56	46	1500	3400		FTPC	05/03/2024
4		Edgewood ave	Friendswood, Main	1810	0	0	1810	56	46	4500	3600		FTPC	05/03/2024
4.1		Edgewood ave	Friendswood, Main	1810	0	0	1810	56	46	4500	3600		FTPC	05/03/2024
4.2		Edgewood ave	Friendswood, Main	1810	0	0	1810	56	46	4500	3600		FTPC	05/03/2024
4.3		Edgewood ave	Friendswood, Main	1810	0	0	1810	56	46	2000	3600		FTPC	05/03/2024
5		Beamer	Friendswood, Main	1750	0	0	1750	59	48	4000	3500		FTPC	06/12/2023
5.1		Beamer	Friendswood, Main	1750	0	0	1750	59	48	1250	3500		FTPC	06/12/2023
6		Shadowbend Ave	Friendswood, Main	1190	0	0	1190	60	50	2250	2500		FTPC	07/15/2024
7		Evertt Dr	Friendswood, Main	1160	0	0	1160	59	50	1000	2600		FTPC	07/15/2024
8		Tibet Rd	Friendswood, Main	1190	0	0	1190	60	50	1500	2500		FTPC	07/15/2024

THE ABOVE LISTED NEEDED FIRE FLOWS ARE FOR PROPERTY INSURANCE PREMIUM CALCULATIONS ONLY AND ARE *NOT* INTENDED TO PREDICT THE MAXIMUM AMOUNT OF WATER REQUIRED FOR A LARGE SCALE FIRE CONDITION.

THE AVAILABLE FLOWS ONLY INDICATE THE CONDITIONS THAT EXISTED AT THE TIME AND AT THE LOCATION WHERE TESTS WERE WITNESSED.

***Comm = Commercial; Res = Residential.**

****Needed is the rate of flow for a specific duration for a full credit condition. Needed Fire Flows greater than 3,500 gpm are not considered in determining the classification of the city when using the Fire Suppression Rating Schedule.**

***** (A)-Limited by available hydrants to gpm shown. Available facilities limit flow to gpm shown plus consumption for the needed duration of (B)-2 hours, (C)-3 hours or (D)-4 hours.**

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/08/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Present an update on the Fashion Show at the Senior Center on Thursday, January 8, 2026.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The Senior Center will host its first annual Fashion Show on Thursday, January 8, 2026, from 1:00 to 3:00 PM, to be held at the Senior Center Activity Building located at 416 Morningside Drive. Participants will showcase selected attire in a supportive and welcoming environment. Light refreshments will be provided. All attendees are invited to enjoy an afternoon of fellowship and celebration of personal style.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. Forever Fabulous Fashion Show

FOREVER *Fabulous* FASHION SHOW

THURSDAY, JANUARY 08 | 1 PM - 3 PM
FRIENDSWOOD ACTIVITY BUILDING

GREEN SCREEN PHOTOS LIGHT REFRESHMENTS

FRIENDSWOOD PARKS & RECREATION

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/01/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Present an update regarding the Friendswood Arbor Day Event on Saturday, January 17, 2026.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The City of Friendswood will hold its annual Arbor Day Tree Giveaway on Saturday, January 17, 2026, beginning at 8:00 AM in the back parking lot of City Hall.

Friendswood residents are invited to receive a free tree while supplies last. A valid Friendswood ID is required for residency verification. Attendees will also receive a brief educational presentation offering tips and guidance on how to properly care for their new tree.

- Tree species options are Live Oak, Red Oak, Red Maple, and Lacebark Elm
- Photo ID required for residency status.
- Delivery of trees are not provided.

Contact the Parks and Recreation Department at 281-996-3220 or visit https://www.ci.friendswood.tx.us/410/KFB-Sponsored-Events for more information.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/08/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Present an update on the Mardi Gras Celebration at the Senior Center on Wednesday, January 21, 2026.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The Senior Center will host a Mardi Gras Celebration on Wednesday, January 21, 2026, from 11:00 am to 1:00 pm, at the Senior Center Acitivity Building located at 416 Morningside Drive. Participants will enjoy lively Zydeco music, dancing, Cajun food, and seasonal festivities in recognition of the Mardi Gras tradition. Attendees are encouraged to dress up and join in a morning of celebration and community engagement.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 2026 Mardi Gras Celebration

MARDI GRAS
CELEBRATION
JOIN US FOR AN UNFORGETTABLE CELEBRATION FILLED WITH BEADS, LIVELY ZYDECO MUSIC, AND MOUTH-WATERING CAJUN FOOD. COME DRESSED TO IMPRESS AND YOU MIGHT JUST BE CROWNED OUR KING OR QUEEN OF THE NIGHT!
LOCATION
FRIENDWOOD ACTIVITY BUIDLING
416 MORNINGSIDE DRIVE, FRIENDSWOOD, TX 77546
DATE & TIME
WED. JAN. 21
11 AM TO 1 PM
MUSIC BY
DJ MCKEE
SPONSORS
H-E-B
FRIENDSWOOD PARKS & RECREATION

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/04/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Present an update regarding the City's Touch-A-Truck and Winter Weather Event on Saturday, January 24, 2026.

Originating Department: City Manager

Degree of importance: Elective

SUMMARY / ORIGINATING CAUSE

This year's Touch-a-Truck event will take place at Friendswood High School, located at 702 Greenbriar Drive at the Stadium Parking Lot, on Saturday, January 24, 2026. The event will begin at 11:00 a.m., starting with a sensory hour at 10:00 a.m.

Touch a Truck is a free event at Friendswood High School for folks in and out of the Friendswood area that allows people to interact with all different types of trucks. We will have emergency vehicles, excavators, cyber trucks, a crane, other types of lifted/ work trucks, and so much more! We will also have a sensory hour with no sirens so that those with disabilities can still attend from 10:00 am to 11:00 am. Two food vendors will also be on site due to the timing of the event. Trucks will be performing demonstrations throughout the day. All are welcome!

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

No action required.

ATTACHMENTS

1. 2026 Touch a Truck

CITY OF FRIENDSWOOD PARKS & RECREATION
TOUCH A TRUCK
FRIENDSWOOD PARKS & RECREATION
January 24
11:00AM - 1:00 PM
Friendswood High School
702 Greenbriar Dr.
Stadium Parking Lot
Sensory Time
10:00AM - 11:00AM

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 11/03/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Present an update regarding Council candidate application and packet.

Originating Department: City Manager

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The candidate application and packet is available on the City of Friendswood's website as well as in the City Secretary's Office in electronic format.

The candidate packet includes all forms, deadlines and information needed for anyone who is interested in running for office in the May 2, 2026, General Election for Councilmember Position Nos. 2 and 5.

Below is a list of important dates related to the upcoming election:

01/14/2026	First day to file for place on the ballot. Filings must be received by the City Secretary's Office. A candidate for City Council must meet the requirements noted in the Texas Election Code, Section 141.001 "Eligibility Requirement for Public Office" as well as Section 6.02 "Filing for Office" of the Charter of the City of Friendswood, Texas.
02/13/2026	Last day to file an Application for Place on Ballot at 5:00 P.M. in City Secretary's Office, City Hall.
02/17/2026	Last day for a Write-in Candidate to File for a Place on the Ballot. Filing must be received by the City Secretary's Office no later than 5:00 P.M.
02/20/2026	The last day for Candidacy Withdrawal must be filed with the City Secretary's Office no later than 5:00 P.M. Candidate Drawing at 5:00 P.M. in Council Chamber, City Hall
04/02/2026	Due date for filing first Report of Campaign Contributions and Expenditures by Opposed Candidate (30 days prior to Election). Deadline to register to vote for May 2, 2026, Election (Must register with Voter Registrar of the county of residence.)
04/20/2026*	Last day to apply (by mail or fax) for an early voting ballot to be voted by mail; applications must be received by the County Clerk of Galveston County or the Elections Administration for Harris County, depending on which county the registered voter resides. An application must be received and not merely postmarked on this date. * deadline falls on San Jacinto Day, moves to the preceding business day
04/24/2026	Due date for filing second report of Campaign Contributions and Expenditures (8 days prior to election)

04/20 – 04/28	Early Voting Period by Personal Appearance (schedule may vary by county)
05/02/2026	Election Day (7:00 a.m. to 7:00 p.m.)
05/13/2026	Last Day to Canvass the Election. City Council is the canvassing authority that will canvass and declare the results of the election at a council meeting, posted in compliance with the Open Meetings Act.
05/12/2026	Swearing-in of incoming councilmembers at the City Council Regular Meeting and first meeting of newly elected officials.
Any time after the election	Final report of Campaign Contributions and Expenditures.

Additionally, attached please find important FAQs related to the City of Friendswood Elections. Please note that this information is available in English, Spanish, Vietnamese and Chinese (Traditional) on the City website.

For more information on the May 2, 2026, General Election, please contact the City Secretary's Office or visit the City's website: https://www.ci.friendswood.tx.us/313/Elections.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. 2026 05 02 Candidate Memo
2. Internet Posting Notice of Election

CITY OF FRIENDSWOOD

OFFICE OF THE CITY SECRETARY

TO: Candidates Filing for the Position of Councilmember Nos. Two (2) and Five (5)
FROM: Raquel Martinez, TRMC, City Secretary
DATE: December 5, 2025
SUBJECT: Election Information and Forms for City of Friendswood, May 2, 2026, General Election

****

The enclosed and/or attached materials contain information and forms for the May 2, 2026, City of Friendswood General Election for the positions of Councilmember Nos. Two (2) and Five (5). Please review the information carefully as this packet holds relevant dates, forms and other information related to the election process from beginning to end. The candidate packet contains the following information:

1. City of Friendswood Internet Posting Notice of Election Information (FAQs)
2. Notice of Deadline to File Applications for Place on the Ballot
3. Candidate Qualifications
4. Texas Election Code, Section 141.001 Eligibility Requirements for Public Office
5. Application for a Place on the Ballot
6. City of Friendswood Charter, Section 6.02 Filing for Public Office
    a. Petition Instruction and Form for Sponsor Signatures
    b. Public Disclosure Form
7. Instructions and Form for Appointment of a Campaign Treasurer by a Candidate
8. Instructions and Form for Candidate/Officeholders Finance Reports
    a. Campaign Finance Guide for Candidate and Officeholders Who File with a Local Filing Authority
    b. Texas Ethics Commission 2026 Filing Schedule for Report due in Connection with Elections
9. Instructions and Form for Code of Fair Campaign Practices
    a. Title 15, Texas Election Code, Fair Campaign Practices
    b. Chapter 258, Texas Elections Code, Regulating Political Funds and Campaigns
10. Notice of Drawing for a Place on the Ballot
11. Instructions and Form for Candidate Certificate of Withdrawal
12. City of Friendswood Map
13. City of Friendswood Charter
14. Friendswood City Code, Appendix A, Section 15(f) *"Temporary political signs"* & Texas Election Code, Chapter 259 *"Political Signs."*
15. Texas Ethics Commission Signs & Political Advertising

It is the duty of the candidate to become familiar with the laws applicable to campaigns for public office. The duty of the City Secretary is limited to accepting and filing the various applications, affidavits, and statements, and noting the date and time of filing thereon. These documents are public records and are open for inspection by any person through the Texas Public Information Act. Should you need assistance with campaign laws, please contact the Secretary of State, Elections Division, via phone at 1-800-252-VOTE, via email to elections@sos.texas.gov or visit their website at: http://sos.state.tx.us. For assistance regarding campaign finance laws and reporting requirements please contact the Texas Ethics Commission at 512-463-5800, via email to reception@ethics.state.tx.us or visit their website ate its online service at https://www.ethics.state.tx.us.

Please make note of the following important dates:

01/14/2026	First day to file for place on ballot. A candidate for City Council must meet the requirements noted in the Texas Election Code, Section 141.001 "Eligibility Requirement for Public Office" as well as Section 6.02 "Filing for Office" of the Charter of the City of Friendswood, Texas.
02/13/2026	Last day to file an Application for Place on Ballot at 5:00 P.M. in City Secretary's Office, City Hall.
02/17/2026	Last day for a Write-in Candidate to File for a Place on the Ballot. Filing must be received by the City Secretary's Office no later than 5:00 P.M.
02/20/2026	Last day for Candidacy Withdrawal must be filed with the City Secretary's Office no later than 5:00 P.M. Candidate Drawing at 5:00 P.M. in Council Chamber, City Hall.
04/02/2026	Due date for filing first Report of Campaign Contributions and Expenditures by Opposed Candidate (30 days prior to Election). Deadline to register to vote for May , 2026, Election (must register with Voter Registrar of the county of residence).
04/20/2026*	Last day to apply (by mail or fax) for an early voting ballot to be voted by mail; applications must be received not merely postmarked on this date. * deadline falls on San Jacinto Day, moves to preceding business day
4/20 – 04/28	Early Voting Period by Personal Appearance (polling locations and schedule will be the same for both counties).
04/24/2026	Due date for filing second report of Campaign Contributions and Expenditures (8 days prior to election).
05/02/2026	Election Day (7:00 A.M. to 7:00 P.M.) (polling locations and schedule will be the same for both counties).
05/13/2026	Last Day to Canvass the Election, City Council is the canvassing authority that will canvass and declare the results of the election at a council meeting posted in compliance with the Open Meetings Act.
05/12/2026	Swearing-in of incoming councilmembers at City Council Regular Meeting and first meeting of newly elected officials.
Any time after election	Final report of Campaign Contributions and Expenditures.

The candidate packet with all of the forms and information you will need for this election is available in electronic format on the City's website. You can access the information by scanning the QR Code below:

Lastly, should you file for a place on the ballot, please provide the City Secretary with a candidate picture and bio of no more than 500 words in electronic format for placement on the City's Candidate webpage. For more information related to elections, please contact the City Secretary's Office at citysecretary@friendswood.com or at 281-996-3270.

Best of luck to all of you!

CITY OF FRIENDSWOOD

OFFICE OF THE CITY SECRETARY

INFORMATION REGARDING THE CITY OF FRIENDSWOOD ELECTIONS

When does the City of Friendswood hold its elections?

The City of Friendswood holds its elections on the first Saturday in May of every year. *See §41.001(a)(1) & (2) TEC and §6.01 "City elections" Charter, City of Friendswood, Texas.*

What are the City Council positions?

The City Council is comprised of a Mayor and six Councilmembers. The Mayor and each Councilmember shall be elected from the City at large, and each shall occupy a position on the City Council. Councilmember positions shall be numbered 1 through 6 consecutively. The Mayor and each Councilmember shall be elected to serve for three-year terms, but no person shall be elected to serve on the City Council in any capacity for more than four three-year terms. The three-year terms of Office of Councilmembers and the Mayor shall be staggered, with the upcoming election and deadlines to file as follows:

Position	Election Date	Deadline to File
Mayor	05/01/2027	02/19/2027
Councilmember, Position 1	05/01/2027	02/19/2027
Councilmember, Position 2	05/02/2026	02/13/2026
Councilmember, Position 3	05/01/2027	02/19/2027
Councilmember, Position 4	05/06/2028	02/18/2028
Councilmember, Position 5	05/02/2026	02/13/2026
Councilmember, Position 6	05/06/2028	02/18/2028

What are the qualifications for council members?

A candidate for city council must meet all eligibility requirements of state law and the City's Charter, State law provides that a candidate for city council must:

1. be a United States citizen;
2. be 18 years of age or older on the first day of the term to be filled at the election or on the date of appointment, as applicable;
3. have not been determined by a final judgment of a court exercising probate jurisdiction to be:
   a. totally mentally incapacitated; or
   b. partially mentally incapacitated without the right to vote;
4. have not been finally convicted of a felony from which the person has not been pardoned or otherwise released from the resulting disabilities; and
5. be registered to vote in the territory the candidate seeks to represent by the filing deadline.

See §141.001 TEC

The City's Charter provides that a candidate must meet the requirements noted in Section 3.02 "Qualifications" and 6.02 "Filing for Public Office":

Section 3.02 states in part that "the Mayor and each Councilmember shall meet the conditions of subsections 6.02(a), items (1), (2) and (3) while in office, and shall reside within the City while in office.

And

Section 6.02 states in part that "each candidate for an elective City Office shall meet the following qualifications:

(1) Shall be a qualified voter of the City.
(2) Shall have resided for at least 12 months preceding the election within the corporate limits of the City, including territory annexed prior to the filing deadline.
(3) Shall be at least 21 years of age.
(4) Shall meet the requirements for sponsors stipulated in subsection 6.02(b) below."

What are the salaries of the mayor and council members?
The members of the Friendswood City Council are volunteers and receive no compensation for their service.

When can I file for a place on the ballot?
Texas Election Code, Section 143.007(a) states that an application may not be filed earlier than the 30th day before the date of the filing deadline. Texas Election Code, Section 143.007(c) states that for an election to be held on a uniform election date, the day of the filing deadline is the 78th day before Election Day.

How do file for a place on the ballot?
The application for a place on the ballot can be accessed on the City' website or a copy may be requested from the City Secretary. The application must be completed, notarized and filed with the City Secretary, at Friendswood City Hall, 910 S. Friendswood Drive, Friendswood, Texas 77520, Monday – Friday, during regular business hours. There is no fee associated with this process.

In addition to the Application for a Place on the Ballot, a candidate must also comply with Section 6.02(b) of the City Charter, which refers to a petition with at least 25-registered voters of the City sponsoring a candidate's placement on the ballot, said petition must be filed at the time the candidate files his/her Application for a Place on the Ballot. A copy of this information and its related petition form can be accessed on the City's website and/or requested from the City Secretary's Office.

Lastly, per Section 6.02(d) a candidate must file with the City Secretary a Financial Public Disclosure Statement on the 21st day prior to election day. Failure to file this statement in compliance with Section 6.02(d) will invalidate the candidate's filing for office. A copy of this information and its related form can be accessed on the City's website and/or requested from the City Secretary's Office.

Is there a candidate packet?
A candidate packet is made available at no cost to the public. A candidate may access the candidate packet on the City's website, or he/she may request a copy of the packet, which will be provided in electronic format on a thumb drive. This packet will include all forms, applications, guides, and important dates that will help guide the candidates through the election process.

Do I need to appoint a campaign treasurer if I am not going to raise any money?
Yes. The law requires every candidate to file a campaign treasurer appointment, even if the candidate does not intend to raise or spend money. You are allowed to appoint yourself as your treasurer. A campaign treasurer appointment must be on file prior to the acceptance of contributions.

Where and when do I file my Campaign Contributions and Expenditure Report?
Campaign Contributions and Expenditure Report related to the City's local elections must be filed with the City Secretary's Office, City Hall, 910 S. Friendswood Drive, Friendswood, Texas, 77546. As a candidate for the May election, you must file your report on: (1) mid-January (Semiannual Report), (2) 30-days prior to the election, (3) 8-days prior to the election, (4) mid-July (Semiannual Report), and/or a final report after the election is completed. The City Secretary cannot advise a candidate on the form and content of the report and can only receive said record. For more information related to the campaign finance reports, please visit the Texas Ethics Commission at www.ethics.state.tx.us.

Do I still have to file reports if I chose modified reporting on my treasurer appointment?
By selecting the modified reporting schedule, you are indicating that you plan to stay under the $1,110 threshold in either contributions or expenditures in connection with an election. The modified reporting schedule exempts you from filing 30-day and 8-day pre-election reports. If you have selected the modified reporting schedule, you must still report activity during the entire period you were a candidate, either on a semiannual report or on a final report.

What happens if I select modified reporting and then exceed $1,110?
If you select modified reporting and exceed $1,110 (in either contributions or expenditures in connection with an election) before the 30-day pre-election report is due, you must file required 30-day and 8-day pre-election reports. Keep in mind that unopposed candidates are not required to file these reports regardless of their level of activity. If you exceed the $1,110 threshold after the 30-day pre- election report is due, you must file an "exceeded $1,110 report" within 48 hours of exceeding the threshold and, if the threshold is exceeded before the 8-day pre-election report is due, you must file the 8-day pre-election report.

Who do I call if I have a complaint?
For any election related issue or complaint, please contact the City Secretary's Office at 281-996-3270 or via email at citysecretary@friendswood.org.

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/02/2025

Prepared by: Linda Newsted, Deputy City Secretary

Subject: 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.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This proposed ordinance amends Chapter 2 "Administration" to change the name of the Construction Board of Adjustments and Appeals to Construction Board of Appeals and to clarify the duties of this board and the Zoning Board of Adjustments; and amending Chapter 14 "Buildings and Building Regulations," Article II "Building Code," Article IV "Plumbing Code," Article V "Mechanical Code," Article VI "Fuel Gas Code," Article "Swimming Pools and Spas," Article IX "Energy Code," Article X "Residential Code" of the Friendswood City Code and amending Chapter 30 "Fire Protection and Prevention," Article III "Fire Codes," Division 2 "International Fire Code" of the Friendswood City Code to adopt the 2024 Codes promulgated by the International Code Council. Specifically, this ordinance updates the following:

Code Adopted	Local Amendments	ICC Code	Current Edition	Proposed Edition	State Law
14-23	14-24	Building Code	2018	2024	Tex. Loc. Gov't Code. §214.216 (a)
14-389	14-389	Residential Code	2018	2024	Tex. Loc. Gov't Code §214.212(a)
14-274	14-275	Mechanical Code	2018	2024	Tex. Occ. Code §1302.303
14-299	14-300	Fuel Gas Code	2018	2024	Tex. Health & Safety Code §755.071
14-388	n/a	Energy Conservation Code	2018	2024	Tex. Health & Safety Code §388.003
14-356	14-357	Swimming Pool and Spa Code	2018	2024	Tex. Loc. Gov't Code §214.103(b)
14-252	14-253	Plumbing Code	2018	2024	Tex. Occ. Code §1301.255

30-84	30-84	Fire Code	2018	2024	

Updating the City's codes to align with the latest standards from the International Code Council ensures public safety, promotes energy efficiency, supports sustainable development, and helps the City stay resilient while remaining current with evolving building technologies.

The City Council approved this ordinance on first reading on December 1, 2025. This is the second and final reading and, if approved, will be effective January 5, 2026. The departments would begin enforcing the new codes on March 1, 2026.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recomends approval.

ATTACHMENTS

1. Ordinance - Adopting Updated Model Codes and Amendments
2. Friendswood Fire Code Amendments
3. 2018-2024 Fire Code Change Chart
4. 2024 Energy Code Proposed Amendments Building Official Comments
5. 2024 Residential Code Recommended Amendments Building Official Response
6. Changes from 2018 to 2024 IRC
7. Updated Presentation Building and Fire Code Update12-22-2025
8. Redline - Model Codes and Amendments

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING 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 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; CHAPTER 14 "BUILDINGS AND BUILDING REGULATIONS," OF THE FRIENDSWOOD CITY CODE; AND 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 ADOPT THE 2024 INTERNATIONAL CODES AND LOCAL AMENDMENTS THERETO; PROVIDING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS ($2,000.00) FOR FIRE SAFETY AND PUBLIC HEALTH AND SANITATION VIOLATIONS AND A MAXIMUM PENALTY OF FIVE HUNDRED AND NO/100 DOLLARS ($500.00) FOR ALL OTHER VIOLATIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

****

WHEREAS, the Construction Board of Adjustment and Appeals serves in a capacity more closely aligned with appeals; therefore, the Council desires to rename it as the "Construction Board of Appeals" to better reflect its duties; and

WHEREAS, the Council further finds it appropriate to update and refine the duties of both the Zoning Board of Adjustment and the Construction Board of Appeals to ensure consistency with current practices, statutory requirements, and community needs; and

WHEREAS, the City recognizes the importance of adopting updated building and safety standards to protect the health, safety, and welfare of its residents; and

WHEREAS, the International Code Council and other standard-setting organizations have published the 2024 editions of building-related codes used by the City, including the International Building Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Residential Code for One- and Two-Family Dwellings, Fire Code and Life Safety Code, as well as the 2023 edition of the National Electrical Code; and

WHEREAS, the aforementioned codes together provide comprehensive and up-to-date standards for commercial and residential construction, electrical, plumbing, mechanical, fuel gas, fire, and life safety practices; and

WHEREAS, adoption of these updated codes will promote uniformity, modern safety practices, and advanced construction standards within the City; and

WHEREAS, the Council finds that these actions are necessary and proper to safeguard the public interest and to maintain the orderly development of the City; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF TEXAS:

Section 1. The facts and matters set forth in the preamble of this ordinance are hereby found to be true and correct.

Section 2. That Chapter 2 "Administration," Article II "Boards, Committees and Commissions," Division 1 "Generally," Section 2-21 "Definitions" of the Friendswood City Code is hereby amended to update the definition of "non-advisory board" to read as follows:

CHAPTER 2. ADMINISTRATION

ARTICLE II. BOARDS, COMMITTEES AND COMMISSIONS

DIVISION 1. GENERALLY

Sec. 2-21. Definitions.

The following words, terms and phrases when used in this division shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

. . .

Non-advisory board shall mean and include a board, commission, committee, or task force established by the city, which has rulemaking or quasi-judicial power or whose decisions are typically "rubber stamped" by the city council, including the following:

(1) Charter review committee,

(2) Construction board of appeals,

(3) Planning and zoning commission, and

(4) Zoning board of adjustment.

Section 3. That Chapter 2 "Administration," Article II "Boards, Committees and Commissions," Division 5 "Construction Board of Adjustment and Appeals" of the Friendswood City Code is hereby renamed as Division 5 "Construction Board of Appeals."

Section 4. That Chapter 2 "Administration," Article II "Boards, Committees and Commissions," Division 5 "Construction Board of Appeals," Section 2-46 "Created; membership" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 2. ADMINISTRATION

ARTICLE II. BOARDS, COMMITTEES AND COMMISSIONS

DIVISION 5. CONSTRUCTION BOARD OF APPEALS

Sec. 2-46. Created; membership.

(a) *Created.* The construction board of appeals is a non-advisory committee created pursuant to chapters 14 and 30 of this code and the codes adopted therein.

(b) *Membership.* The construction board of appeals shall consist of seven residents of the city appointed by at least four members of the city council for two-year terms commencing on July 1. Membership of the board should be composed of individuals with knowledge and experience in the technical codes, such as design professionals, contractors, building industry representatives, fire protection engineering professionals, industrial safety professionals, and licensed electrical contractors. The city council may appoint alternate board members to serve in the absence of one or more regular members when requested to do so by the mayor or city manager. Alternate members, if appointed, should consist of a member at-large from the building industry and one member at-large from the public.

Section 5. That Chapter 2 "Administration," Article II "Boards, Committees and Commissions," Division 5 "Construction Board of Appeals," Section 2-48 "Powers and duties" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 2. ADMINISTRATION

ARTICLE II. BOARDS, COMMITTEES AND COMMISSIONS

DIVISION 5. CONSTRUCTION BOARD OF APPEALS

Sec. 2-48. Powers and duties.

(a) *Authority.* The construction board of appeals shall have the following powers and duties:

(1) To hear and decide appeals of decisions and interpretations of the building official pursuant to chapter 14;

(2) To hear and render judgement on revocation or suspension of a local license pursuant to Section 14-3 of this code;

(3) To hear and decide appeals of decisions and interpretations of the fire marshal pursuant to chapter 30;

(4) To hear and decide appeals of decisions of the fire marshal under the life safety code pursuant to section 30-119 of this code;

(5) To hear and render judgment on appeals and requests for variances concerning the city's flood damage prevention regulations pursuant to section 34-32 of this Code; and

(6) To perform other duties as may be delegated to it by the city council.

(b) *Limitation.* In addition to limitations found elsewhere in this code, the board shall not have the authority to waive requirements of this code or any code adopted herein.

Section 6. That Chapter 2 "Administration," Article II "Boards, Committees and Commissions," Division 12 "Zoning Board of Adjustment," Section 2-83 "Powers and duties" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 2. ADMINISTRATION

ARTICLE II. BOARDS, COMMITTEES AND COMMISSIONS

DIVISION 12. ZONING BOARD OF ADJUSTMENT

Sec. 2-83. Powers and duties.

The zoning board of adjustment shall have the following powers and duties:

(1) To perform the duties imposed upon the board of adjustment specified in appendix C of this code and required by V.T.C.A., Local Government Code, ch. 211;

(2) To serve as the building and standards commission pursuant to article VII, chapter 14 of this code and V.T.C.A., Local Government Code, ch. 54, subch. C;

(3) To hear and render judgment on requests for variances concerning the city's sign code pursuant to section 27 of Appendix A of this code; and

(4) To hear and decide appeals of decisions of the sign administrator pursuant to section 28 of Appendix A of this code; and

(5) To perform other duties as may be delegated to it by the city council.

Section 7. That Chapter 14 "Buildings and Building Regulations," of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 14. BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. IN GENERAL

Sec. 14-1. Administration

(a) Except as otherwise provided elsewhere in this code or in this chapter, an administrative official designated by the city manager shall administer and enforce the provisions of this code, including the receiving of applications, the inspection of premises, and the issuing of building permits and certificates of occupancy.

(b) The building official shall have the power to issue, suspend or revoke building permits, certificates of occupancy, sign permits, floodplain permits, or development permits.

(c) The city's code enforcement officers shall also have the authority to enforce the provisions of this code and all currently adopted city codes or other building or construction codes.

Sec. 14-2. Compliance required.

(a) No person may use, occupy or develop land, buildings or other structures or authorize or permit the use, occupancy or development of land, buildings or other structures under the control of the person except in accordance with all applicable provisions of this code. For purposes of this section, the "use" or "occupancy" of a building or land relates to anything and everything that is done to, on or in that land, building, sign, or structure.

(b) The owner of any building or land or part thereof, where anything in violation of this code is placed or used, and any architect, builder, contractor, agent or any other person employed in connection therewith, who may have assisted or contributed to the commission of any such violation, shall each be deemed guilty of a violation of this code.

(c) The building official shall not issue a building permit or certificate of occupancy required by this code for any land located within the jurisdiction of the city to which this code applies, until and unless there is full compliance with this code and all other ordinances of the city.

(d) Permits presuming to give authority to violate or cancel the provisions of this code or other city ordinances shall not be valid. The building official is authorized to suspend or revoke a permit issued under the provisions of this code if the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information or in violation of any ordinance, regulation, or provision of this code. Appeals related to the decision of the building official can be made in accordance with section 14-14 of this code.

(e) The city shall not connect city water, sewer, or electricity to any property to which the provisions of this code apply, unless and until there is compliance with the provisions of this code.

ARTICLE II. CONTRACTOR REGISTRATION AND LICENSES

Sec. 14-3. Contractor registration required.

(a) No person shall engage in, undertake or carry on any business in whole or in part within the city's corporate limits, consisting of or related to the demolition, repair or renovation of, or the making of improvements to, real property, including dwellings, homes, buildings, structures, or any fixtures attached thereto, without having registered with and received from the city a local license.

(b) *Definitions.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Building contractor means any person engaged in, undertaking, or carrying on any business consisting of or related to the demolition, repair, or renovation of any building or structure, including any fixtures attached thereto. The term "building contractor" shall be understood to include any general, electrical, mechanical, plumbing, fire, irrigation, or other contractor.

Doing business. Any building contractor shall be deemed to be "doing business" or engaged in business and thus subject to the requirements of this section if he has an office, agency, project site or place of business located within the city's corporate limits, or when he operates or maintains a business, either temporary, periodically, or otherwise, in the city, expressly including, but not limited to, the demolition, repair, or renovation of any building or structure, including any fixtures attached thereto.

(c) *Registration; filing of application.* It shall be unlawful for any building contractor to do business in the city without having first registered with the city and received a local license. Registrants/applicants shall register online with the community development department. Such registration shall include the name of the building contractor, the principal office address (not a P.O. box), the name, address, phone number(s), and email address of an individual who will be available to respond to questions or complaints, proof of comprehensive general liability insurance with minimum limits of $1,000,000.00 per occurrence, and such other information as the building official deems necessary and appropriate for the proper identification and location of such applicant/registrant. Required policies of insurance shall be issued by a carrier duly authorized to write such coverage in Texas and must also contain a completed operations endorsement. An applicant shall provide the building official with a statement describing the general nature of the business to be conducted and give true and correct information as may be called for by the city. Contractors who are registered with the city shall be required to maintain proof of insurance as described herein.

(d) *Transfer of license.* Each license issued pursuant hereto shall be personal to the applicant/registrant, and may not be transferred to any other building contractor.

(e) *Display of license.* A true and correct copy of each license issued hereunder shall be carried by every person operating pursuant to such license within the city and shall be exhibited to any authorized enforcement officer when requested.

(f) *License revocation or suspension.* Each license granted under this section is a permit to engage in the business for which such license is granted while and only during such period said business is conducted in a lawful manner. The city hereby reserves the right to revoke or suspend any license which has been granted hereunder, if the licensee, or the licensee's agent or employee acting within the scope of his employment, violates this section or any other city, state, or federal law.

(g) *Notice of license revocation or suspension*. If, after issuance of a license, the building official receives evidence that such business is not being conducted in a lawful manner, he shall give written notice thereof to the licensee, which notice shall specify the violation with which the licensee is charged.

(h) *Appeal*. The licensee shall have the right to appeal to the construction board of appeals in accordance with section 14-14.

(i) *Penalty for violation.* Any person who shall violate any provision of this section shall, upon conviction, be guilty of a misdemeanor punishable as provided in section 1-14 of this code.

Sec. 14-4. State licenses required.

(a) *License*. No permit for electrical, plumbing, mechanical, fire-protection systems or irrigation work shall be issued unless the contractor applying for the permit holds a valid state license for that trade and is registered with the city and holds a valid local license. Evidence of the license must be submitted at the time of permit application. The contractor shall maintain the license in good standing for the duration of the permit and any inspections resulting therefrom.

(b) *Production*. Every holder of a license issued by the state shall carry the license on their person at all times while doing work and shall produce and exhibit it when requested by a city inspector or official of the city.

ARTICLE III. PERMITS

Sec. 14-5. Permits required.

(a) *Generally*. No person shall proceed with the erection or construction of any building or structure, nor add to, enlarge, move, improve, alter, repair, convert, extend or demolish any building or structure or cause the same to be done in the city limits without first applying for and obtaining a building permit therefor from the building official. All applications for

such permits shall be in accordance with the requirements of this chapter and the adopted building codes unless upon written order of the zoning board of adjustment. No such building permit or certificate of occupancy shall be issued for any building where such construction, addition, alteration or use thereof would be in violation of any of the provisions of this code, including the appendices.

(b) *Submittal requirements*. Submittal requirements for all permit types are explained in detail on the city's website.

(c) *Digital format*. The City's permit and plan review processes are completely digital. Applicants must create an account to use the public access portal to register as a contractor in accordance with article II of this chapter and to apply for permits, to print an issued permit, to request inspections, and to perform other administrative duties relating to permits and inspections.

(d) *Approved plans or issued permit*. A copy of the "APPROVED" plans and/or the issued permit shall be kept on the job site at all times and made accessible to the administrative official, the building official, inspectors, planners, or code enforcement officers.

(e) *Permit not transferable*. Each permit issued under the terms of this chapter shall be personal to the permittee and shall not be assigned or transferred to any other person.

(f) *Violation*. Except as otherwise specifically provided in this division, it shall be unlawful:

(1) For one person to obtain a permit in the name of another person;

(2) For one person to do or perform any work under the permit issued to another person; or

(3) For one person to suffer, allow or permit another person to do or perform any work under the permit under such other person's name.

(g) *Unspecified work not authorized*. No permit shall be deemed to authorize anything not stated in the application. For any misrepresentation in such application, the building official shall suspend the permit; and if such misrepresentation appears to be willful, the building official shall revoke the permit.

(h) *Permits for partial jobs*. When one contractor completes the rough work, in whole or in part, on any permitted work and a second contractor is called upon to complete the work in whole or in part, then, in that event, a separate permit is required for which regular fees shall be paid for the work to be done.

Sec. 14-6. Trash on construction sites.

Trash and discarded construction materials for all construction sites shall be contained in an enclosure designed to prevent redistribution of the contents thereof by action of the wind, rain or other natural force.

Sec. 14-7. Site drainage.

No improvement to any lot, tract or parcel of land within the city shall be authorized until a site drainage plan for surface water drainage is submitted and approved in accordance with this section and the applicable provisions of the city's flood damage prevention regulations contained in chapter 34. No drainage plan shall be approved that provides for the drainage of surface waters onto or through adjacent properties, or which impounds or otherwise restricts natural flows, to the detriment to any adjacent or upstream property owner.

Sec. 14-8. Restoration of property to original condition.

(a) *Authority of Building Official*. If construction work on any lot, tract, or parcel of land within the City is stopped or abandoned for a period of 180 days and the extension of applicable permits is not obtained in accordance with applicable codes of the city, the building official may, in the exercise of administrative discretion, determine whether the construction site should be restored to its original natural state.

(b) *Basis for Determination*. In deciding whether to require restoration under this section, the building official shall consider the following factors:

(1) Public safety and health, including any hazards posed by partially completed work;

(2) Aesthetic or environmental impacts on surrounding properties or neighborhoods;

(3) The structural condition or deterioration of any partially constructed improvements;

(4) The likelihood that construction will resume within a reasonable period of time; and

(5) Other relevant factors related to the construction and restoration of the property.

(c) *Restoration Requirements*. If the building official determines that restoration is appropriate, the building official may require that:

(1) All partially constructed buildings, foundations, temporary utility facilities, and associated improvements be completely removed;

(2) The site be cleaned of all materials and debris;

(3) The site be properly graded; and

(4) The site be revegetated or otherwise stabilized in accordance with applicable City standards.

(d) *Finality of Decision; Appeal*. The determination of the building official under this section shall constitute the final administrative decision of the City, subject only to any appeal procedures provided by this code.

Sec. 14-9. Housekeeping practices.

(a) All construction sites within the city shall be maintained in such a way that no mud, dirt, trash, or debris will leave the site through wind, rain or other acts of nature. Every effort shall be made to ensure that all streets and storm inlets are protected, as well as all streams, creeks and other waterways.

(b) All disturbed areas in front and side yards shall be sodded on lots less than one acre. Lots one acre and larger shall provide sodding throughout any ditch areas located in city rights-of-way and onto the property adjacent to the ditches at least ten feet.

(c) Additionally, another form of revegetation acceptable to the city may be provided on the remainder of the site as long as silt fencing or other approved methods are installed to keep soils eroded from the site from entering the city's storm sewer system.

ARTICLE IV. FEES

Sec. 14-10. Fees.

(a) *Permit fees*. Before any permit will be granted for any work, all fees, including applicable permit fees in such amounts as established in Appendix D of this code, shall be paid.

(b) *Reinspection fees*. No fee shall be charged against the permit holder for the initial inspection; however, when work is found to be incomplete or unsatisfactory after an inspection is requested, a reinspection fee as established in Appendix D of this code shall be paid for each reinspection.

(c) *Work without permit fees*. Fees established in Appendix D will be assessed for work started without an issued permit.

(d) *Fee policies*. Refund policy, reissuance fees, and other applicable fees are established in Appendix D of this code.

ARTICLE V. INSPECTIONS

Sec. 14-11. Inspections.

(a) *Inspector to be notified*. Upon completion of any installation of any work which has been made under a permit, it shall be the duty of the licensed contractor or his duly authorized agent making the installation to notify the community development department that the work is ready for inspection.

(b) *Concealed work*. When any equipment is to be hidden from view by the permanent placement of parts of the building and/or equipment, the licensed contractor installing the equipment shall notify the community development department, and such equipment shall not be concealed until it has been inspected and approved by a city inspector.

(c) *Uncovering concealed equipment*. The city inspector shall have the authority to require any person to uncover any equipment which has been concealed without his knowledge or permission for which inspection is required pursuant to this division.

(d) *Disapproval of inspection*. If, upon inspection, installation is not found to be in full conformity with the provisions of this chapter or the adopted codes, the inspector shall issue a notice of disapproval and shall notify the licensed contractor making the installation of the defects which have been found to exist. All defective work shall be corrected and brought into conformity with the provisions of this chapter and adopted codes before any further work will be permitted within or on the building or premises and before the licensed contractor making the installation shall be allowed to perform any other work on the job.

(e) *Responsibility for defects*. Every person licensed in conformance with this chapter shall be responsible for (i) any defect in permitted work, insofar as correction thereof is concerned, installed by him until such time as approval has been issued by the city inspector, and (ii) any and all defects that may have been concealed by such person and discovered by the city inspector after approval has been issued regarding such work. After approval of the inspected work, the person in whose name the permitted work is contracted shall be responsible for all defects caused by such person.

ARTICLE VI. CERTIFICATES OF OCCUPANCY

Sec. 14-12. Certificates of occupancy.

(a) *Required*. No building or structure hereafter erected or structurally altered shall be used, occupied or changed in use until a certificate of occupancy shall have been issued by the building official stating that the building or structure and proposed use thereof complies with the provisions of this code and all other applicable ordinances and codes of the city, including payment of fees, fines, and penalties and final resolution of any outstanding complaints.

(b) *Record of certificates*. The building official shall maintain a record of all certificates of occupancy throughout the applicable retention periods. A certificate of occupancy shall be considered evidence of the existence of a legal use or legal nonconforming use, as contrasted to an illegal use and violation of this chapter.

(c) *Temporary certificates*. The building official may issue a temporary certificate of occupancy for the temporary use and occupancy of all of a building or a portion of a building prior to the completion and occupancy of the building, provided such temporary occupancy or use will not in any way or manner jeopardize life or property. Such temporary certificate may be issued for a period not exceeding six (6) months. Such temporary certificate shall not be construed as in any way altering the respective rights, duties, or obligations of the owners relating to the use or occupancy of the premises or in any other matter covered by this chapter, and such temporary certificate shall not be issued except under such restrictions and provisions.

(d) *Violations not approved*. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances.

(e) *Document verifying certificate*. The building official shall issue a document verifying that the city has issued an original certificate of occupancy for a building if (i) the owner thereof requests such a document and (ii) the city has a record of issuing the original certificate of occupancy for the building. A document issued under this subsection may be displayed in lieu of the building's original certificate of occupancy.

ARTICLE VII. ENFORCEMENT

Sec. 14-13. Other remedies.

(a) *Withhold approvals*. The city shall have the right to withhold approval of any certificate of occupancy, permit, plat, or any other authorization or approval until the applicant pays all fees, fines, and penalties that have been assessed and are due and owing to the city. The withholding of the certificate of occupancy shall carry forward with the land to any future assessors and assigns until all penalties have been addressed.

(b) *Disconnection of utilities*. Unless otherwise prohibited by law, the city may disconnect or cause to be disconnected utility services for violations of this code.

(c) *Remedies cumulative*. The penalties and other remedies set forth herein shall be cumulative of other remedies provided by state law, and the power of injunction may be exercised in enforcing this code whether or not there has been a criminal complaint filed.

ARTICLE VIII. APPEALS

Sec. 14-14. Construction board of appeals.

(a) *Appeals*. All appeals to the construction board of appeals shall be perfected by a request in writing to the building official for a hearing, in which the following information shall be contained:

(1) Name, address, phone number, and primary e-mail address of the person making the appeal;

(2) Facts surrounding the particular ruling or refusal to make a ruling;

(3) The ruling, if any, of the building official or inspector; and

(4) Detailed reasons why such ruling should be set aside, or if a ruling was refused, why such ruling should be made.

(b) *Timeliness*. Appeals must be perfected within twenty (20) days after the decision of the building official is rendered.

(c) *Basis of appeal*. An application for appeal shall be based on a claim that the true intent of the applicable code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.

(d) *Effect of an appeal*. During the pendency of any appeal to the construction board of appeals, the ruling of the building official shall be in full force and effect.

(e) *Action after an appeal*. The building official shall take prompt action in accordance with the decision of the construction board of appeals.

ARTICLE IX. RESIDENTIAL CODE

Sec. 14-23. International Residential Code for One- and Two-Family Dwellings adopted.

(a) *Code adopted*. The provisions of the International Residential Code for One- and Two-Family Dwellings, 2024 Edition, including:

(1) Appendix CA – Sizing and Capacities of Gas Piping,

(2) Appendix CB – Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents,

(3) Appendix CD – Piping Standards for Various Applications,

(4) Appendix CE – Venting Methods, and

(5) Appendix CF – Sizing of Water Piping System,

with the specific local amendments and additions set forth in this chapter, are hereby adopted.

(b) *Code reference.* In this chapter, the 2024 International Residential Code for One- and Two-Family Dwellings shall be referred to as the "Residential Building Code," and the Residential Building Code shall establish regulations affecting or relating to structures, processes, premises, and safeguards.

(c) *Code access*. A copy of the Residential Building Code shall be placed at the Friendswood Public Library and on file with the building official.

Sec. 14-24. Amendments to International Residential Code for One- and Two-Family Dwellings.

The 2024 Edition of the International Residential Code for One- and Two-Family Dwellings, as adopted in section 14-23, is hereby amended as follows:

(1) *Section R101 "Scope and Administration."* The Residential Building Code, Subsection R101.1 is hereby amended to read as follows:

R101.1. Title. These regulations shall be known as the Residential Building Code of the City of Friendswood, Texas, hereinafter sometimes referred to as "this code."

(2) *Section R103 "Code Compliance Agency."* The Residential Building Code, Section 103 "Code Compliance Agency" is hereby amended to read as follows:

R103.1. Creation of Enforcement Agency. The building and inspections division within the community development department shall be responsible for the implementation, administration, and enforcement of the provisions of this code. The building official shall be the official in charge of the building and inspections division.

R103.2. Appointment. The building official shall be appointed by the city manager.

R103.3. Deputies. In accordance with the prescribed procedures of the city and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, other related technical officers, inspectors, and other employees. Such employees shall have powers delegated by the building official.

(3) *Section R109 "Inspections."* The Residential Building Code, Subsection R109.5 is hereby added to read as follows:

R109.5. Uncovering concealed equipment. The building official shall have the authority to require any person to uncover any equipment which has been concealed without his knowledge or permission for which inspection is required pursuant to this code.

(4) *Section R110 "Certificate of Occupancy."* The Residential Building Code, Subsection R110.5 is hereby added to read as follows:

R110.5. Occupancy further defined. For the purpose of this section, the moving of furniture or other personal property items into a property prior to issuance of a certificate of occupancy shall constitute the occupancy or use of the property.

(5) *Section R112 "Means of appeals*." The Residential Building Code Subsection R112.1 "General" is hereby amended to read as follows:

R112.1. General. In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a construction board of appeals in accordance with section 2-46 of this code. The construction board of appeals shall be appointed by city council and shall hold office at its pleasure. The construction board of appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official. Any reference made in this code to the board of appeals shall have the same meaning as the construction board of appeals.

(6) *Section R113 "Violations."* The Residential Building Code, Subsection R113.4 "Violation penalties" is hereby amended to read as follows:

R113.4. Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to punishment as provided in Section 1-14 of the Friendswood Code of Ordinances.

(7) *Section R301. "Design Criteria."* The Residential Building Code, Subsection R301.2 "Climatic and geographic design criteria" is hereby amended as follows:

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDERLAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP[j]
	Speed[d] (mph)	Topographic effects[k]	Special wind region[l]	Windborne debris zone[m]		Weathering[a]	Frost line depth[b]	Termite[c]					
Zero	143	No	Yes	Yes	A	Negligible	12	Very Heavy	32 Degrees	No	05/04/1987 87-10 FIS 08/15/2019	9	69 degrees

Manual J Design Criteria[n]						
Elevation	Altitude correction factor[e]	Coincident wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperature
100	0	77	30	70	34	36
Latitude	Daily Range	Summer design gains	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference
29	M	44	50	75	94	19

For SI:1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

a. Weathering may require a higher strength concrete or *grade* of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(3). The *grade* of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.

b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The *jurisdiction* shall fill in the frost line depth column with the minimum depth of footing below finish *grade.*

c. The *jurisdiction* shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

d. The *jurisdiction* shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

e. *The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.*

f. The *jurisdiction* shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

g. The *jurisdiction* shall fill in this part of the table with (a) the date of the *jurisdiction's* entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having *jurisdiction,* as amended.

h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the *jurisdiction* shall fill in this part of the table with "YES." Otherwise, the *jurisdiction* shall fill in this part of the table with "NO."

i. The *jurisdiction* shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."

j. The *jurisdiction* shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the *jurisdiction* shall fill in this part of the table with "YES." Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.

l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the *jurisdiction* shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.

m. In accordance with Section R301.2.1.2.1, the *jurisdiction* shall indicate the wind-borne debris wind zone(s). Otherwise, the *jurisdiction* shall indicate "NO" in this part of the table.

n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.

o. The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3).

(8) *Section R401 "Foundations, General."* The Residential Building Code, Subsection R401.2.1 "Foundation Designs" is hereby added to read as follows:

401.2.1. Foundation Designs. All foundations shall be designed by a registered professional engineer. All plans must be submitted with original wet seal stamps applied. Foundation construction shall be capable of accommodating all loads according to section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed, and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with section R403.

(9) *Section 2603 "Structural and piping protection."* The Residential Building Code, Subsection R2603.5.1 "Sewer Depth" is hereby amended to read as follows:

R2603.5.1. Sewer Depth. Building sewers, which connect to private sewage disposal systems, shall be a minimum of 12 inches below finished grade at the point of septic tank connection. Building sewers shall be installed a minimum of 12 inches below grade.

(10) *Section R2904 "Dwelling unit automatic sprinkler systems.*" The Residential Building Code, Subsection R2904.1.1 is hereby deleted, in accordance with V.T.C.A., Local Government Code, section 250.012, "Residential Fire Protection Sprinkler Systems."

(11) *Section E3601 "Services, General Services."* The Residential Building Code, Subsection E3601.6.2 is hereby amended to read as follows:

E3601.6.2. Service disconnect location. The service disconnecting means shall be installed at a readily accessible location outside of a building nearest the point of entrance of the service conductors. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside.

ARTICLE X. BUILDING CODE

Sec. 14-25. International Building Code adopted.

(a) *Code adopted*. The provisions of the International Building Code, 2024 Edition, including Appendix C - Group U Agricultural Buildings, with the specific local amendments and additions set forth in this chapter, are hereby adopted.

(b) *Code reference*. In this chapter, the 2024 International Building Code shall be referred to as the "Building Code," and the Building Code shall establish regulations affecting or relating to structures, processes, premises, and safeguards.

(c) *Code access*. A copy of the Building Code shall be placed at the Friendswood Public Library and on file with the building official.

Sec. 14-26. Amendments to International Building Code.

The 2024 Edition of the International Building Code, as adopted in section 14-25, is hereby amended as follows:

(1) *Section 101 "Scope and Administration."* The Building Code, Subsection 101.1 "Title" is hereby amended to read as follows:

101.1. Title. These regulations shall be known as the Building Code of the City of Friendswood, Texas, hereinafter sometimes referred to as "this code."

(2) *Section 103 "Code Compliance Agency."* The Building Code, Section 103 "Code Compliance Agency" is hereby amended to read as follows:

103.1. Creation of Enforcement Agency. The building and inspections division within the community development department shall be responsible for the implementation, administration, and enforcement of the provisions of this code. The building official shall be the official in charge of the building and inspections division.

103.2. Appointment. The building official shall be appointed by the city manager.

103.3. Deputies. In accordance with the prescribed procedures of the city and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, other related technical officers, inspectors, and other employees. Such employees shall have powers delegated by the building official.

(3) *Section 109 "Inspections."* The Building Code, Section 109.5 "Uncovering concealed equipment" is hereby added to read as follows:

Section 109.5. Uncovering concealed equipment. The building official shall have the authority to require any person to uncover any equipment which has been concealed without his knowledge or permission for which inspection is required pursuant to this code.

(4) *Section 111 "Certificate of Occupancy."* The Building Code, Subsection 111.5 "Occupancy further defined" is hereby added to read as follows:

111.5. Occupancy further defined. For the purpose of this section, the moving of furniture or other personal property items into a property prior to issuance of a certificate of occupancy shall constitute the occupancy or use of the property.

(5) *Section 113 "Means of appeals."* The Building Code, Subsection 113.1 "General" is hereby amended to read as follows:

113.1. General. In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a construction board of appeals in accordance with section 2-46 of this code. The construction board of appeals shall be appointed by city council and shall hold office at its pleasure. The construction board of appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official. Any reference made in this code to the board of appeals shall have the same meaning as the construction board of appeals.

(6) *Section 114 "Violations."* The Building Code, Section 114.4 "Violation penalties" is hereby amended to read as follows:

114.4. Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to punishment as provided in Section 1-14 of the Friendswood Code of Ordinances.

ARTICLE XI. ELECTRICAL CODE

Sec. 14-58. National Electric Code adopted.

(a) *Code adopted*. The provisions of the National Electric Code (NEC), 2023 Edition, with the specific local amendments and additions set forth in this chapter, are hereby adopted.

(b) *Code reference*. In this chapter, the 2023 National Electric Code shall be referred to as the "Electrical Code," and the Electrical Code shall establish regulations affecting or relating to structures, processes, premises, and safeguards.

(c) *Code access*. A copy of the Electrical Code shall be placed at the Friendswood Public Library and on file with the building official.

Sec. 14-59. Firefighting hazards.

No wire or other electrical apparatus shall be installed, operated or maintained over any street, alley, sidewalk or building which may be reasonably calculated to interfere seriously with the work of the fire department in the use of ladders or other apparatus, or which shall obstruct or render hazardous the use of fire escapes. On complaint of the city fire prevention division, the interfering obstructions or hazardous wire shall be removed or properly rearranged.

ARTICLE XII. PLUMBING CODE

Sec. 14-71. International Plumbing Code adopted.

(a) *Code adopted*. The provisions of the International Plumbing Code, 2024 Edition, with the specific local amendments and additions set forth in this chapter, are hereby adopted.

(b) *Code reference*. In this chapter, the 2024 International Plumbing Code shall be referred to as the "Plumbing Code," and the Plumbing Code shall establish regulations affecting or relating to structures, processes, premises, and safeguards.

(c) *Code access*. A copy of the Plumbing Code shall be placed at the Friendswood Public Library and on file with the building official.

Sec. 14-72. Amendments.

The 2024 Edition of the International Plumbing Code, as adopted in section 14-71, is hereby amended as follows:

(1) *Section 101 "Scope and Administration."* The Plumbing Code, Subsection 101.1 "Title" is hereby amended to read as follows:

101.1. Title. These regulations shall be known as the Plumbing Code of the City of Friendswood, Texas, hereinafter sometimes referred to as "this code."

(2) *Section 103 "Code Compliance Agency."* The Plumbing Code, Section 103 "Code Compliance Agency," is hereby amended to read as follows:

103.1. Creation of Enforcement Agency. The building and inspections division within the community development department shall be responsible for the implementation, administration, and enforcement of the provisions of this code. The building official shall be the official in charge of the building and inspections division.

103.2. Appointment. The building official shall be appointed by the city manager.

103.3. Deputies. In accordance with the prescribed procedures of the city and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, other related technical officers, inspectors, and other employees. Such employees shall have powers delegated by the building official.

(3) *Section 104 "Duties and powers of the code official*," The Plumbing Code subsection 104.1 "General" is hereby amended to read as follows:

104.1. General. The building official is hereby authorized and directed to enforce the provisions of this code.

(4) *Section 105 "Permits."* The Plumbing Code, Subsection 105 "Permits" is hereby amended to read as follows:

105.5.3. Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit commences within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, by reissuing a permit, one or more extensions of time, for periods not more than 180 days each. A request to reissue a permit shall be in writing and justifiable cause demonstrated. A reissuance fee may be assessed.

105.5.4. Extensions. Any permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under that permit when work is unable to be commenced within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not to exceed 180 days if there is reasonable cause. The extension request shall be in writing and justifiable cause demonstrated. A reissuance fee may be assessed.

(5) *Section 111 "Inspections."* The Plumbing Code, Subsection 111.5 "Uncovering concealed equipment" is hereby added to read as follows:

Section 111.5. Uncovering concealed equipment. The building official shall have the authority to require any person to uncover any equipment which has been concealed without his knowledge or permission for which inspection is required pursuant to this code.

(6) *Section 112 "Means of appeals."* The Plumbing Code, Subsection 112.1 "General" is hereby amended to read as follows:

112.1. General. In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a construction board of appeals in accordance with section 2-46 of this code. The construction board of appeals shall be appointed by city council and shall hold office at its pleasure. The construction board of appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official. Any reference made in this code to the board of appeals shall have the same meaning as the construction board of appeals.

(7) *Section 114 "Violations."* The Plumbing Code, Subsection 114.4 "Violation penalties" is hereby amended to read as follows:

114.4. Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to punishment as provided in Section 1-14 of the Friendswood Code of Ordinances.

(8) *Section 305 "Protection of pipes and plumbing system components."* The Plumbing Code, Section 305.4.1 is hereby amended to read as follows:

305.4.1. Sewer depth. Building sewers, which connect to private sewage disposal systems, shall be a minimum of 12 inches below finished grade at the point of septic tank connection. Building sewers shall be installed a minimum of 12 inches below grade.

(9) *Section 608 "Protection of potable water supply."* The Plumbing Code is hereby amended to add the following to Subsection 608.17.5 "Connections to lawn irrigation systems," as follows:

608.17.5.1. Compliance required. Irrigation systems shall be installed in accordance with this section and other applicable rules and regulations of the city.

608.17.5.2. Drawings. Irrigation system design drawings shall be prepared by a master plumber whose license number shall appear on the drawings, or by a state professional engineer, a licensed irrigation installer, or a licensed landscape architect. The latter three professionals shall seal, sign and date their drawings.

608.17.5.3. License required. It shall be unlawful for any person for hire to install all or any part of an irrigation system within the city unless that person holds a master plumber license issued by the Texas State Board of Plumbing Examiners or a valid installer's license issued by the Texas Commission on Environmental Quality ("TCEQ"), in accordance with V.T.C.A., Occupations Code § 1903.251.

608.17.5.4. Work by homeowner. The owner of the property on which an irrigation system is to be installed may install all of the irrigation system with the exception of the connection to the potable water source, the water meter, and the required backflow prevention device, each of which must be installed and appropriately connected by a qualified person as noted in subsection C of this section.

608.17.5.5. Permit required. It shall be unlawful for any person to install all or any portion of an irrigation system without having first received a permit from the city. An irrigation installation permit for the installation of the connection to the potable water source, the water meter and the required backflow prevention device shall not be issued to any person who is not a qualified person as noted in subsection C of this section.

608.17.5.6. Irrigation system in right-of-way. The city shall have no obligation to maintain or protect, or to repair or replace, all or any part of an irrigation system, existing or future, that is located within a public right-of-way or easement, that is damaged or destroyed, or required to be removed, incident to or as a result of roadway and/or utility or drainage construction, maintenance, or operation.

608.17.5.7. Exemptions. The following are exemptions to the above permit requirements:

(1) Systems associated with on-site sewage disposal systems;

(2) Irrigation systems used on or by an agriculture operation; or

(3) Irrigation systems connected to a groundwater well used for domestic purposes.

(10) *Section 903 "Vent Terminals."* The Plumbing Code, Subsection 903.1.1 "Roof extension unprotected" is hereby amended to read as follows:

903.1.1. Roof extension unprotected. All open vent pipes that extend through a roof shall be terminated at least six inches (6") above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least seven feet (7') above the roof.

ARTICLE XIII. MECHANICAL CODE

Sec. 14-86. International Mechanical Code adopted.

(a) *Code adopted*. The provisions of the International Mechanical Code, 2024 Edition, including Appendix A – Chimney Connector Pass-Throughs, with the specific local amendments, additions, and deletions set forth in this chapter, are hereby adopted.

(b) *Code reference*. In this chapter, the 2024 International Mechanical Code shall be referred to as the "Mechanical Code," and the Mechanical Code shall establish regulations affecting or relating to structures, processes, premises, and safeguards.

(c) *Code access*. A copy of the Mechanical Code shall be placed at the Friendswood Public Library and on file with the building official.

Sec. 14-87. Amendments.

The 2024 Edition of the International Mechanical Code, as adopted in section 14-86, is hereby amended as follows:

(1) *Section 101 "Scope and Administration."* The Mechanical Code, Subsection 101.1 "Title" is hereby amended to read as follows:

101.1. Title. These regulations shall be known as the Mechanical Code of the City of Friendswood, Texas, hereinafter sometimes referred to as "this code."

(2) *Section 103 "Code Compliance Agency."* The Mechanical Code, Section 103 "Code Compliance Agency" is hereby amended to revise the following subsections:

103.1. Creation of Enforcement Agency. The building and inspections division within the community development department shall be responsible for the implementation, administration, and enforcement of the provisions of this code. The building official shall be the official in charge of the building and inspections Division.

103.2. Appointment. The building official shall be appointed by the city manager.

103.3. Deputies. In accordance with the prescribed procedures of the city and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, other related technical officers, inspectors, and other employees. Such employees shall have powers delegated by the building official.

(3) *Section 104 "Duties and powers of the code official."* The Mechanical Code, Subsection 104.1 "General" is hereby amended to read as follows:

104.1. General. The building official is hereby authorized and directed to enforce the provisions of this code.

(4) *Section 105 "Permits."* The Mechanical Code, Section 105 "Permits" is hereby amended to read as follows:

105.4.3. Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit commences within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, by re-issuing a permit, one or more extensions of time, for periods not more than 180 days each. A request to reissue a permit shall be in writing and justifiable cause demonstrated. A reissuance fee may be assessed.

105.4.4. Extensions. Any permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under that permit when work is unable to be commenced within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not to exceed

180 days if there is reasonable cause. The extension request shall be in writing and justifiable cause demonstrated. A reissuance fee may be assessed.

(5) *Section 111 "Inspections."* The Mechanical Code, Subsection 111.4 "Uncovering concealed equipment" is hereby added to read as follows:

Section 111.4. Uncovering concealed equipment. The building official shall have the authority to require any person to uncover any equipment which has been concealed without his knowledge or permission for which inspection is required pursuant to this code.

(6) *Section 112 "Means of appeals."* The Mechanical Code, Subsection 112.1 "General" is hereby amended to read as follows:

112.1. General. In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a construction board of appeals in accordance with section 2-46 of this code. The construction board of appeals shall be appointed by city council and shall hold office at its pleasure. The construction board of appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official. Any reference made in this code to the board of appeals shall have the same meaning as the construction board of appeals.

(7) *Section 113 "Board of appeals."* The Mechanical Code, Section 113.1, is hereby deleted.

(8) *Section 114 "Violations."* The Mechanical Code, Subsection 114.4 "Violation penalties" is hereby amended to read as follows:

114.4. Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to punishment as provided in Section 1-14 of the Friendswood Code of Ordinances.

ARTICLE XIV. FUEL GAS CODE

Sec. 14-100. International Fuel Gas Code adopted.

(a) *Code adopted*. The provisions of the International Fuel Gas Code, 2024 Edition, with the specific local amendments, additions, and deletions set forth in this chapter, are hereby adopted.

(b) *Code reference*. In this chapter, the 2024 International Fuel Gas Code shall be referred to as the "Fuel Gas Code," and the Fuel Gas Code shall establish regulations affecting or relating to structures, processes, premises, and safeguards.

(c) *Code access*. A copy of the Fuel Gas Code shall be placed at the Friendswood Public Library and on file with the building official.

Sec. 14-101. Amendments.

The 2024 Edition of the International Fuel Gas Code, as adopted in section 14-100, is hereby amended as follows:

(1) *Section 101 "Scope and Administration."* The International Fuel Gas Code, Subsection 101.1 "Title" is hereby amended to read as follows:

101.1. Title. These regulations shall be known as the Fuel Gas Code of the City of Friendswood, Texas, hereinafter sometimes referred to as "this code."

(2) *Section 103 "Code Compliance Agency"* The Fuel Gas Code, Section 103 "Code Compliance Agency" is hereby amended to read as follows:

103.1. Creation of Agency. The building and inspections division within the community development department shall be responsible for the implementation, administration, and enforcement of the provisions of this code. The building official shall be the official in charge of the building and inspections Division.

103.2. Appointment. The building official shall be appointed by the city manager.

103.3. Deputies. In accordance with the prescribed procedures of the city and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, other related technical officers, inspectors, and other employees. Such employees shall have powers delegated by the building official.

(3) *Section 104 "Duties and powers of the code official."* The Fuel Gas Code Subsection 104.1 "General" is hereby amended to read as follows:

104.1. General. The building official is hereby authorized and directed to enforce the provisions of this code.

(4) *Section 105 "Permits."* The Fuel Gas Code, Section 105 "Permits" is hereby amended to read as follows:

105.5.3. Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit commences within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a

period of 180 days after the time the work is commenced. The building official is authorized to grant, by reissuing a permit, one or more extensions of time, for periods not more than 180 days each. A request to reissue a permit shall be in writing and justifiable cause demonstrated. A reissuance fee may be assessed.

105.5.4. Extensions. Any permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under that permit when work is unable to be commenced within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not to exceed 180 days if there is reasonable cause. The extension request shall be in writing and justifiable cause demonstrated. A reissuance fee may be assessed.

(5) *Section 111 "Inspections*." The Fuel Gas Code, Subsection 111.4 "Uncovering concealed equipment" is hereby added to read as follows:

Section 111.4. Uncovering concealed equipment. The building official shall have the authority to require any person to uncover any equipment which has been concealed without his knowledge or permission for which inspection is required pursuant to this code.

(6) *Section 112 "Means of appeals."* The Fuel Gas Code, Subsection 112.1 "General" is hereby amended to read as follows:

112.1. General. In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a construction board of appeals in accordance with section 2-46 of this code. The construction board of appeals shall be appointed by city council and shall hold office at its pleasure. The construction board of appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official. Any reference made in this code to the board of appeals shall the same have meaning as the construction board of appeals.

(7) *Section 113 "Violations."* The Fuel Gas Code, Subsection 113.4 "Violation penalties" is hereby amended to read as follows:

113.4. Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to punishment as provided in Section 1-14 of the Friendswood Code of Ordinances.

ARTICLE XV. SWIMMING POOLS AND SPAS

Sec. 14-116. International Swimming Pool and Spa Code (ISPSC) adopted.

(a) *Code adopted*. The provisions of the International Swimming Pool and Spa Code, 2024 Edition, with the specific local amendments, additions, and deletions set forth in this chapter, are hereby adopted.

(b) *Code reference*. In this chapter, the 2024 International Swimming Pool and Spa Code shall be referred to as the "Swimming Pool and Spa Code," and the Swimming Pool and Spa Code shall establish regulations affecting or relating to structures, processes, premises, and safeguards.

(c) *Code access*. A copy of the Swimming Pool and Spa Code shall be placed at the Friendswood Public Library and on file with the building official.

Sec. 14-117. Amendments.

The 2024 Edition of the International Swimming Pool and Spa Code, as adopted in section 14-116, is hereby amended as follows:

(1) *Section 101 "Scope and Administration."* The Swimming Pool and Spa Code, Subsection 101.1 "Title" is hereby amended to read as follows:

101.1. Title. These regulations shall be known as the Swimming Pool and Spa Code of the City of Friendswood, Texas, hereinafter sometimes referred to as "this code."

(2) *Section 103 "Code Compliance Agency."* The Swimming Pool and Spa Code, Section 103 "Code Compliance Agency" is hereby amended to read as follows:

103.1. Creation of Enforcement Agency. The building and inspections division within the community development department shall be responsible for the implementation, administration, and enforcement of the provisions of this code. The building official shall be the official in charge of the building and inspections division.

103.2. Appointment. The building official shall be appointed by the city manager.

103.3. Deputies. In accordance with the prescribed procedures of the city and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, other related technical officers, inspectors, and other employees. Such employees shall have powers delegated by the building official.

(3) *Section 104 "Duties and powers of the code official*." The Swimming Pool and Spa Code, Subsection 104.1 "General" is hereby amended to read as follows:

104.1. General. The building official is hereby authorized and directed to enforce the provisions of this code.

(4) *Section 111 "Inspections."* The Swimming Pool and Spa Code, Subsection 111.17 is hereby added to read as follows:

Section 111.17. Uncovering concealed equipment. The building official shall have the authority to require any person to uncover any equipment which has been concealed without his knowledge or permission for which inspection is required pursuant to this code.

(5) *Section 112 "Means of appeals."* The Swimming Pool and Spa Code, Section 112.1 "General" is hereby amended to read as follows:

112.1. General. In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a construction board of appeals in accordance with section 2-46 of this code. The construction board of appeals shall be appointed by city council and shall hold office at its pleasure. The construction board of appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official. Any reference made in this code to the board of appeals shall have the same meaning as the construction board of appeals.

(6) *Section 113 "Violations."* The Swimming Pool and Spa Code, Subsection 113.4 "Violation penalties" is hereby amended to read as follows:

113.4. Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to punishment as provided in Section 1-14 of the Friendswood Code of Ordinances.

ARTICLE XVI. ENERGY CODE

Sec. 14-126. International Energy Conservation Code (IECC) adopted.

(a) *Code adopted*. The provisions of the International Energy Conservation Code, 2024 Edition, with the specific local amendments, additions, and deletions set forth in this chapter, are hereby adopted.

(b) *Code reference*. In this chapter, the 2024 International Energy Conservation Code shall be referred to as the "Energy Conservation Code," and the Energy Conservation Code shall establish regulations affecting or relating to structures, processes, premises, and safeguards.

(c) *Code access*. A copy of the Energy Conservation Code shall be placed at the Friendswood Public Library and on file with the building official.

Sec. 14-127. Amendments.

The 2024 Edition of the International Energy Conservation Code, as adopted in section 14-126, is hereby amended as follows:

(1) *Section C101 "Scope and General Requirements."* The Energy Conservation Code, Subsection C101.1 "Title" is hereby amended to read as follows:

C101.1. Title. This code shall be known as the Commercial Energy Conservation Code of the City of Friendswood, Texas, and shall be cited as such. It is referred to herein as "this code."

(2) *Section C103 "Code Compliance Agency."* The Commercial Energy Conservation Code subsection C103, Code Compliance Agency, is hereby amended to read as follows:

C103.1. Creation of Enforcement Agency. The building and inspections division within the community development department shall be responsible for the implementation, administration, and enforcement of the provisions of this code. The building official shall be the designated authority having jurisdiction (AHJ).

C103.2. Appointment. The building official shall be appointed by the city manager.

C103.3. Deputies. In accordance with the prescribed procedures of the city and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, deputy AHJ, other related technical officers, inspectors, and other employees. Such employees shall have powers delegated by the building official.

(3) *Section C106 "Fees."* The Commercial Energy Conservation Code, Section C106 "Fees" is hereby deleted.

(4) *Section C109 "Means of appeals."* The Commercial Energy Conservation Code, Subsection C109.1 "General" is hereby amended to read as follows:

C109.1. General. In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and

interpretation of this code, there shall be and is hereby created a construction board of appeals in accordance with section 2-46 of this code. The construction board of appeals shall be appointed by city council and shall hold office at its pleasure. The construction board of appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official. Any reference made in this code to the board of appeals shall have the same meaning as the construction board of appeals.

(5) *Section C111 "Violations."* The Commercial Energy Conservation Code, Section C111 "Violation Penalties" is hereby amended to read as follows:

C111. Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to punishment as provided in Section 1-14 of the Friendswood Code of Ordinances.

(6) *Section R101 "Scope and General Requirements."* The Residential Energy Conservation Code, Subsection R101.1 "Title" is hereby amended to read as follows:

R101.1. Title. This code shall be known as the Residential Energy Conservation Code of the City of Friendswood, Texas, and shall be cited as such. It is referred to herein as "this code."

(7) *Section R103 "Code Compliance Agency."* The Residential Energy Conservation Code, Section R103 "Code Compliance Agency" is hereby amended to read as follows:

R103.1. Creation of Enforcement Agency. The building and inspections division within the community development department shall be responsible for the implementation, administration, and enforcement of the provisions of this code. The building official shall be the designated authority having jurisdiction (AHJ).

R103.2. Appointment. The building official shall be appointed by the city manager.

R103.3. Deputies. In accordance with the prescribed procedures of the city and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, deputy AHJ, other related technical officers, inspectors, and other employees. Such employees shall have powers delegated by the building official.

(8) *Section R106 "Fees."* The Residential Energy Conservation Code, Section R106 "Fees" is hereby deleted.

(9) *Section R109 "Means of appeal."* The Residential Energy Conservation Code, Subsection R109.1 "General" is hereby amended to read as follows:

R109.1. General. In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a construction board of appeals in accordance with section 2-46 of this code. The construction board of appeals shall be appointed by city council and shall hold office at its pleasure. The construction board of appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official. Any reference made in this code to the board of appeals shall have the same meaning as the construction board of appeals.

(10) *Section R111 "Violations."* The Residential Energy Conservation Code, Section R111 "Violation Penalties" is hereby amended to read as follows:

R111. Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to punishment as provided in Section 1-14 of the Friendswood Code of Ordinances.

ARTICLE XVII. SUBSTANDARD BUILDINGS AND STRUCTURES

Sec. 14-136. Building and standards commission created; composition.

There is hereby created the building and standards commission, composed of five members, which shall consist of the members of the board of adjustment, and alternate members appointed by city council, who shall serve in the absence of one or more regular members when requested to do so by the city manager. Persons appointed to the board of adjustment shall also automatically be appointed to the building and standards commission, and such appointment shall constitute one position. Persons appointed to the board of adjustment/building and standards commission shall hold no other position in the city government, and shall serve without pay. Each member shall be a qualified voter at the time of appointment and shall be a resident within the corporate limits of the city and shall have been a resident for a period of 12 months prior to appointment. The appointment of the members shall be for a term of two years or until replacements are appointed corresponding and indistinguishable with the requirements for the board of adjustment.

Sec. 14-137. Authority and purpose.

(a) This article is remedial and essential to the public interest, safety, health, and welfare and it is intended that this article be liberally construed to effectuate its purposes. This article establishes minimum standards for the continued use and occupancy of all

buildings/structures regardless of the date of their construction; materials or methods used to construct a building/structure or improvements, including the foundation, structural elements, electrical wiring, plumbing, fixtures, entrances, or exits; addresses conditions caused by accumulations of refuse, vegetation, or other matter that creates breeding and living places for insects and rodents; and incorporates the building codes or other city codes and statutory provisions relating to the condition, use, or appearance of property within the city. The provisions of this article are hereby adopted pursuant the city Charter, the Texas Constitution, Article XI, Section 5, and in accordance with V.T.C.A., Local Government Code chs. 54, 214 and 342.

(b) The purposes of this article include, but are not limited to, the following:

(1) To establish the minimum standards for the continued use and occupancy of all types of buildings and structures within the city, regardless of the dates of construction, in order to safeguard the public health, safety, and welfare and to protect property.

(2) To provide the authority to order and direct the method of securing property that is unoccupied by its owners, lessees, or other invitees, and which is unsecured from unauthorized entry to the extent that such buildings or structures could be entered or used by vagrants or other uninvited persons or could be entered or used by children.

(3) To provide the authority to address and direct the method of addressing buildings and structures which, although boarded up, fenced, or otherwise secured in any manner, exhibit conditions that may constitute a danger to the public, even though secured from entry, or the means used to secure the building or structure is inadequate to prevent unauthorized entry or use of the building by vagrants or other uninvited persons or could be entered or used by children. The city may require the building or structure, which endangers the public health and safety of the occupants of said building and structure and the general public, to be vacated, secured, repaired, removed, and/or demolished by the owner and/or the occupants thereof to be relocated.

(4) To provide fire safety of buildings or improvements, including provisions related to materials, types of construction or design, warning devices, fire suppression devices, availability of water supply for extinguishing fires, location, design or width of entrances or exits, and enforcement of all city building and fire codes.

Sec. 14-138. Minimum building standards adopted; investigation.

Any building or structure whose condition has deteriorated or is operated or maintained in violation of the minimum standards for the continued use and occupancy of all types of buildings and structures within the city, as adopted and established in this article, is hereby subject to investigation upon presentation of evidence of probable cause for issuance of a search warrant to a magistrate by the code enforcement official, fire marshal, or health officer designated in

accordance with V.T.C.A., Code of Criminal Procedure art. 18.05. Prior to requesting issuance of a search warrant, such official shall obtain approval of the city manager.

Sec. 14-139. Dangerous buildings, structures and nuisances defined.

Any building or structure, regardless of date of its construction, having any of the following defects, shall be deemed to be substandard and/or unfit for human habitation and, as a result, a danger to the public health, safety and welfare and thus declared to be a dangerous building or structure:

(1) Any building or structure that has become deteriorated or damaged such that its roof or walls are not weathertight and waterproof.

(2) Any building or structure that is so structurally deteriorated or damaged that it is in danger of collapse or that cannot be expected to withstand reasonably anticipated weather conditions, such as storms or hurricanes.

(3) Conditions of any building or structure that violate any provision of the city's building, electrical, plumbing, fire, or other such codes, specifically including conditions subject to the city nuisance ordinance, when such nonconformity constitutes a danger to the public health, safety, and welfare, including any device, apparatus, equipment, combustible waste or vegetation which, in the opinion of the fire marshal, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

(4) Buildings and structures, regardless of their structural condition, that have been, during times that they were not actually occupied by their owners, lessees or other legal invitees, left unsecured from unauthorized entry to the extent that they may be entered by vagrants or other uninvited persons as a place of harborage or could be entered by children.

(5) Buildings and structures which are secured by a means inadequate to prevent unauthorized entry or use in the manner described in subsection (4) of this section.

(6) A wall or other vertical member that lists, leans or buckles to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base as may be determined from the exterior of the building or structure.

(7) Exclusive of the foundation, 33 percent or more damage or deterioration to the supporting member or members or 50 percent of damage or deterioration to the nonsupporting enclosure or outside walls or coverings.

(8) An improperly distributed load upon the floor or roof, or an overloaded roof or floor, or a floor or roof with insufficient strength to be reasonably safe for the purpose used.

(9) Inadequate facilities for egress in case of fire or panic or insufficient stairways, elevators, or fire escapes as may be determined from the exterior of the building or structure.

(10) When a building which is partially constructed has not had any significant construction work done on it in the preceding six months, and it is not secured by a fence or other means to prevent children or vagrants from entering the building.

(11) Parts of buildings and structures that may fall and injure a person or property.

(12) Hazardous or unsanitary premises that have an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, rat harborages, stagnant water, combustible materials and similar materials or conditions that constitute fire, health or safety hazards in the opinion of the code enforcement official.

Sec. 14-140. Declaration of nuisance; conduct prohibited.

Any building or structure which has any or all of the conditions or defects described in section 14-139, where such condition or conditions pose a threat or potential threat to life, health, property, or human safety; or conditions caused by accumulations of refuse, vegetation, or other matter that creates breeding and living places for insects and rodents, is hereby declared to be a public nuisance, is prohibited as unlawful, and shall be abated according to provisions of this article. It is an offense for an owner or occupant or other person having control of the building, structure or property to fail to abate such public nuisance. Therefore, failure to abate such condition may also be prosecuted as a criminal misdemeanor offense. It is a further offense and unlawful for any person to cause, permit, or allow a dangerous building after the 30th day after the date on which the building and standards commission finds a condition of nuisance and orders abatement, or after such extended date as may be lawfully permitted by the building and standards commission.

Sec. 14-141. Commencement of proceedings.

(a) When the code enforcement official has determined that a building/structure is a dangerous building, he will set a date and time for a public hearing before the building and standards commission to determine if the building complies with the minimum standards established in this article. The code enforcement official may seek voluntary compliance with the owner, lienholder or mortgagee of the building before seeking a hearing before the commission. If the code enforcement official receives voluntary compliance from the owner, lienholder or mortgagee, a public hearing is not required.

(b) In addition, in accordance with V.T.C.A., Local Government Code § 214.0011, the code enforcement official may secure a building if it is determined it violates the minimum standards for use and occupancy of the building and is unoccupied or is occupied only by persons who do not have a right of possession if:

(1) Before the 11th day after the building is secured, the owner is given notice in accordance with V.T.C.A., Local Government Code § 214.0011(c); and

(2) The building and standards commission conducts a hearing within 20 days after a request for hearing is filed by the owner, provided said request for hearing is filed within 30 days after the building is secured.

Sec. 14-142. Notice of hearing before the building and standards commission.

Notice of all proceedings before the building and standards commission shall be given on or before the tenth day before the date fixed for hearing before the building and standards commission and must state the date, time, and place of the hearing:

(1) By personal delivery, by certified mail, return receipt requested, or by delivery by the United States Postal Service using signature confirmation service, to the record owners of the affected property sent to the last known address, and each mortgagee, lienholder and each holder of a recorded lien against the affected property, as shown by the records of the county clerk in which the affected property is located if the address of the lienholder can be ascertained from the deed of trust establishing lien or other applicable instruments on file in the office of the county clerk.

(2) To all unknown owners by posting a copy of the notice on the front door of each improvement situated on the affected property or as close to the front as practicable.

(3) In addition, the notice must be published in a newspaper of general circulation in the city on one occasion before the tenth day preceding the date fixed for the hearing.

(4) The notice shall contain the following:

a. The name and address of the owner of the affected property if that information can be determined from a reasonable search of the instruments on file in the real property records of the county clerk where the real property is primarily situated.

b. An identification, which is not required to be a legal description of the building and the property on which it is located.

c. A description of the violation of the municipal standards that is present at the building.

d. A statement that the city will vacate, secure, remove, repair or demolish the building or relocate the occupants of the building if the ordered action is not taken within a reasonable time.

e. A statement that the owner, lienholder, or mortgagee will be required to submit proof, at the hearing, of any work that may be required to comply with this article and the time it will take to reasonably perform the work.

f. The time, date, and place of the hearing.

(5) Notice to a condominium association shall conform to the requirements of V.T.C.A., Local Government Code § 54.035, as may be amended.

(6) In addition, if the city files a notice in the official public records of real property where the real property is primarily situated pertaining to the hearing, as set forth above, the notice shall bind all subsequent holders of interest in the property, according to state law.

(7) All meetings of the commission shall be open to the public in accordance with V.T.C.A., Government Code ch 551.

Sec. 14-143. Functions.

The building and standards commission panel may:

(1) Order the repair, within a fixed period, of buildings found to be in violation of an ordinance.

(2) Declare a building substandard in accordance with the powers granted by this article.

(3) Order, in an appropriate case, the immediate removal of persons or property found on private property, enter on private property to secure the removal if it is determined that conditions exist on the property that constitute a violation of an ordinance, and order action to be taken as necessary to remedy, alleviate, or remove any substandard building found to exist.

(4) Issue orders or directives to any peace officer of the state, including a sheriff or constable or the chief of police of the municipality, to enforce and carry out the lawful orders or directives of the building and standards commission panel.

(5) Determine the amount and duration of the civil penalty the city may recover in accordance with V.T.C.A., Local Government Code § 54.017. A determination of the subject civil penalty is final and binding and constitutes prima facie evidence of such penalty in a court of competent jurisdiction in a civil suit brought by the city for final judgment and may be enforced by the city secretary filing with the district clerk of the appropriate county, a certified copy of the order of the building and standards commission panel establishing the amount and duration of the penalty.

Sec. 14-144. Standards for repair, vacation or demolition.

(a) *Ordered repaired.* If the alleged dangerous building can be feasibly repaired or the condition remedied so that it will no longer exist in violation of the terms of this article, it shall first be ordered remedied or repaired. Demolition shall be regarded as a remedy of last resort.

(b) *Ordered vacated and secured.* If the dangerous building is in such a condition as to make it hazardous to the health, safety, or general welfare of its occupants or the public, it will be ordered vacated and secured.

(c) *Ordered demolished.* In any case where a dangerous building is 50 percent or more damaged or decayed or deteriorated in its structure, or 50 percent or more diminished in its value due to damage, decay, or deterioration, a presumption shall arise that the building cannot be repaired. Such presumption may be appropriately rebutted by the weight of the evidence. Value may be determined by comparing the most recent valuation for the building by the appropriate tax appraisal district with the valuation of the building two years prior to the most recent valuation by the appraisal district. Principles of sound engineering practices shall be respected.

(d) *Settlement.* In all cases of settlement in which a responsible party enters into a voluntary demolition agreement to accept city serviced demolition, all settlement agreements shall be reviewed by the building and standards commission prior to execution by a duly authorized city official possessing settlement authority.

Sec. 14-145. Building and standards commission hearing; burden of proof.

In a public hearing to determine whether a building complies with the standards set out in this article, the owner, lienholder, mortgagee, manager or occupant has the burden of proof to demonstrate the scope of work that may be required to comply with this article and the time it will take to reasonably perform the work. After a public hearing, if a building is found to be in violation of this article, the building and standards commission may:

(1) Enter on the minutes its findings that the building, or use thereof:

a. Is in violation of the minimum standards of this article in specified instances;

b. Is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety and welfare;

c. Is structurally sound but is unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children;

d. Is structurally sound, boarded up, fenced, or secured but constitutes a danger to the public, or the means used to secure the building are inadequate to prevent unauthorized entry or use of the building by vagrants, children, or other uninvited persons;

e. Violates the minimum standards of this article and is unoccupied or is occupied only by persons who do not have a right of possession; or

f. Is dangerously damaged or deteriorated or is likely to endanger persons or property.

(2) Make an order that:

a. The building be secured from unauthorized entry;

b. The building be repaired, removed or demolished;

c. The building be vacated in whole or in part;

d. Any or all occupants be relocated;

e. Such other requirements deemed reasonably necessary, including the abatement of any nuisances caused by accumulations of refuse, vegetation, or other matter that creates breeding and living places for insects and rodents.

(3) Time limits.

a. An order shall require that a building shall be secured within 30 days.

b. An order shall require that a building must be repaired, removed or demolished within 30 days unless the owner or lienholder establishes at the hearing that the work cannot reasonably be performed within 30 days.

c. If the building and standards commission allows the owner, lienholder, mortgagee, manager or occupant more than 30 days to repair, remove or demolish the building, the building and standards commission shall establish specific time schedules for the commencement and performance of the work and shall require the owner, lienholder, mortgagee, manager or occupant to secure the property in a reasonable manner from unauthorized entry while the work is being performed.

d. The building and standards commission may not allow the owner, lienholder, mortgagee, manager or occupant more than 90 days to repair, remove or demolish the building or fully perform all work required to

comply with the order of the building and standards commission unless the owner, lienholder, mortgagee, manager or occupant:

1. Submits a detailed plan and time schedule for the work at the hearing; and

2. Establishes at the hearing that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work.

e. If the building and standards commission allows the owner, lienholder, mortgagee, manager or occupant more than 90 days to complete any part of the work required to repair, remove or demolish the building, the building and standards commission shall require the owner, lienholder, mortgagee, manager or occupant to regularly submit progress reports to the building and standards commission to demonstrate that the owner, lienholder, mortgagee, manager or occupant complied with the time schedules established by the building and standards commission for commencement and performance of the work. The order may require that the owner, lienholder, mortgagee, manager or occupant appear before the hearing panel to demonstrate compliance with the schedules. If the owner, lienholder, or mortgagee owns property, including structures or improvements on property, within the municipal boundaries that exceed $100,000.00 in total value, the commission may require the owner, lienholder, or mortgagee to post a cash or surety bond in an amount adequate to cover the cost of repairing, removing, or demolishing the building/structure. In lieu of a bond, the commission may require the owner, lienholder, or mortgagee to provide a letter of credit from a financial institution or guaranty from a third party approved by the commission.

f. In a public hearing to determine whether a building complies with the standards set out in this article, the owner, lienholder, mortgagee, manager or occupant has the burden of proof to demonstrate the scope of work that may be required to comply with this article and the time it will take to reasonably perform the work.

g. Should an owner fail to comply with an order of the building and standards commission to repair, remove or demolish a building, the commission may assess civil penalties against such owner upon notice and hearing. Such notice shall be given at least ten days prior to the hearing to determine whether or not civil penalties should be assessed.

Sec. 14-146. Procedure after hearing.

After the hearing before the building and standards commission, the city shall deliver a copy of the order by personal delivery or by certified mail, return receipt requested, or by delivery

by the United States Postal Service using signature confirmation service, to the record owners of the affected property and to any lienholder or mortgagee of record of the affected property. Within ten days after the date the order from the building and standards commission is issued the city will:

(1) File a copy of the order in the office of the city secretary; and

(2) Publish in the city's official newspaper a notice containing:

a. The street address or legal description of the property;

b. The date of the hearing;

c. A brief statement indicating the results of the hearing or order; and

d. Instructions stating where a complete copy of the order may be obtained.

Sec. 14-147. Enforcement; expenses.

(a) If an owner does not take the action ordered by the building and standards commission within the allotted time, the code enforcement official shall promptly mail by certified mail, return receipt requested, a copy of the order to any lienholder or mortgagee of the building not previously served with the order.

(b) If the owner, lienholder, mortgagee, manager or occupant should fail to comply with an order of the building and standards commission within the allotted time, the building and standards commission may, in addition to any other actions or remedies in this article, authorize the city to:

(1) Vacate, secure, remove or demolish the building.

(2) Relocate the occupants at its own expense.

(3) Repair the building to the extent necessary to bring the building into compliance with the minimum standards and only if the building is a residential building with ten or fewer dwelling units.

(c) The building and standards commission may authorize the code enforcement official to secure a building that violates the minimum standards and is unoccupied or is occupied only by persons who do not have a right of possession before notice and hearing.

(d) The building and standards commission may assess all expenses incurred by the city pursuant to the foregoing provisions against the owner of the property and the property. Said assessment of expenses shall constitute a privileged lien on the property subordinate only to tax liens and previously recorded, bona fide mortgage liens, unless the property is homestead protected by the state constitution in accordance with V.T.C.A., Local Government Code chs. 214 and 54.

(e) The building and standards commission, by order, may assess and recover a civil penalty against the property owner in an amount not to exceed $1,000.00 per day for each violation or, if the owner shows that the property is the owner's lawful homestead, in an amount not to exceed $10.00 per day for each violation, if the city proves:

(1) The property owner was notified of the requirements of this article and the owner's need to comply with the requirements; and

(2) After notification, the property owner committed an act in violation of this article or failed to take an action necessary for compliance with this article.

(f) The city council hereby finds and declares that the general administrative expenses of inspecting buildings, conducting hearings, issuing notices and orders, together with associated administrative functions, require the reasonable charge of $400.00 for each lot, adjacent lots under common ownership or tract of land. Such minimum charge is hereby established and declared to be the charge for such administrative expenses to be assessed in each instance where the building and standards commission determines that the building or structure is a dangerous building and the city has been required to proceed with notice and hearing as provided for in section 14-141, together with any additional charges as delineated in subsection (g) of this section. Notwithstanding any tabulation of recorded costs, a charge of $400.00 is hereby expressly stated to be the minimum charge, unless otherwise determined by the building and standards commission due to the associated costs incurred by the city for reviewing records of ownership, liens, and providing notice and hearing. Further, the cost of securing, repairing, demolishing the building or buildings, either by the city or by persons doing so under contract with the city, shall be separately calculated and assessed in each instance where the city secures, repairs, demolishes or causes the demolition of a building or buildings pursuant to this article.

(g) Any case referred to the building and standards commission for consideration shall also have attached as costs all expenses incurred by the city to research ownership and mortgagee/lienholder interests, as such research is required by state law to fix enforceable orders and liens. The city shall certify all administrative expenses and costs of securing, repairing, or demolishing a building or buildings by the city or by persons doing so under contract with the city, as a charge which shall be assessed to the owner thereof, and which shall constitute a lien on the land on which the building or buildings are or were situated. Such charge shall bear interest at the rate of ten percent per annum until paid. The amount of the assessment shall be subject to the same procedure and sale in case of delinquency as provided by the laws of the state.

(h) If an order has been issued pursuant to this article for the repair, securing or demolition of a building or buildings and the city has let a contract for such work, and the building or buildings are subsequently repaired, secured or demolished by the owners prior to completion of the contracts let by the city, the administrative expenses and all costs for cancellation of the contract shall be certified as a charge which shall be assessed against the owners thereof, and which shall constitute a lien on the land on which the building or

buildings are or were situated. Such charge shall bear interest at the rate of ten percent per annum until paid.

(i) Upon a finding by the building and standards commission that a building is dangerously damaged or deteriorated, or is likely to endanger persons or property, the code enforcement official may place a placard notice on all dwelling units which the building and standards commission has determined to be dangerously damaged or deteriorated, or likely to endanger persons or property, with the following language:

DO NOT ENTER
UNSAFE TO OCCUPY
IT IS A MISDEMEANOR TO OCCUPY THIS BUILDING, OR TO
REMOVE OR DEFACE THIS NOTICE.
BUILDING OFFICIAL
CITY OF FRIENDSWOOD, TEXAS

Sec. 14-148. Offenses.

It is unlawful for the owner, occupant, lessee or manager of a building governed by this article to:

(1) Permit a building to be in violation of any provision of this article;

(2) Permit a building to exist in a dilapidated or substandard condition, or condition unfit for human habitation and a hazard to the public health, safety, and welfare;

(3) Permit a building to be unoccupied and unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children;

(4) Permit a building that is boarded up, fenced or otherwise secured to:

a. Constitute a danger to the public; or

b. Have inadequate means to secure the building from unauthorized entry or use;

(5) Permit a building to be occupied only by persons who do not have a right of possession and violate any provision of this article;

(6) Permit a building to exist in a dangerously damaged or deteriorated condition or in a condition likely to endanger persons or property;

(7) Without authority from the code enforcement official or the fire marshal, remove or destroy a placard placed pursuant to section 14-147(i) by such officials; or

(8) Permit a person to occupy a building or room on which the code enforcement official or the fire marshal has placed a placard pursuant to section 14-147(i), or occupy a building or room on which the code enforcement official or the fire marshal has placed such a placard, absent express authorization of the subject official.

Sec. 14-149. Demolition regulations extended to cover site clearance, leveling and grading.

(a) In addition to the building regulations contained in this article, the regulations concerning the demolition of buildings and permits therefore are extended to cover and include related health, safety, and welfare requirements that:

(1) All debris must be removed from the property, all holes or depressions in the ground must be filled to grade level.

(2) The grading and leveling and clearance of the site of the demolition where the removal of structures makes such grading, leveling or clearance necessary, or where such grading, leveling or clearance is necessary to protect adjacent property for the public safety. The grading and leveling shall include appropriate fill to ensure proper drainage, and a permit shall be secured for any fill work if provided by this code.

(3) All lumber, pipes and all other building materials must be removed from the property.

(4) All pipes and conduits must be removed from above grade and must be removed or sealed below grade.

(5) All piers, pilings, steps, foundations, and other appurtenances must be removed from the property.

(b) Each person having an interest in the building or control over the property on which the building stood prior to removal or demolition is individually responsible for completing this work.

Sec. 14-150. Disconnecting public utilities.

The code enforcement official may request that public utilities be disconnected in order that demolition or other nuisance abatement actions may be accomplished without delay in those cases where the structure is open, vacant, dilapidated, or subject to any of the conditions defining public nuisance in this article.

Sec. 14-151. Other remedies.

(a) Nothing in this article shall preclude the city's pursuit of any and all other remedies allowed under civil and criminal law, or in equity, to address conditions which are treated in this

article, under the theory of public nuisance and the abatement of dangerous buildings or structures. Neither shall the city be required, nor prohibited, to issue criminal citations before, after, or during any proceeding prescribed in this article.

(b) Specifically, in addition to the provisions in this article and remedies afforded under V.T.C.A., Local Government Code ch. 54, Municipal Regulation of Structures, the city further asserts full authority to exercise its right to remedy under all provisions, including, but not limited to, V.T.C.A., Local Government Code ch. 214, subchapter B, Municipal Health and Safety Ordinances; and V.T.C.A., Local Government Code ch. 342, Municipal Fire Protection, subchapter B, in prosecution of civil suits for enforcement, removal or destruction of buildings and structures, injunctive relief, and civil penalties to remedy conditions of public concern described in this article.

Sec. 14-152. Lien.

The lien securing payment of civil penalties or the costs of repairs, removal, or demolition, as the case may be, is inferior only to any previously and duly recorded bona fide mortgage liens, as prescribed by state law. The city's lien is superior to all other previously recorded judgment liens, and shall accrue interest at the rate of ten percent a year, or as allowed by law, from the date of assessment until paid in full.

Section 8. That Chapter 30 "Fire Protection and Prevention," Article III "Fire Codes" Division 2 "International Fire Code," Section 30-84 "International Fire Code adopted; amendments" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 30. FIRE PROTECTION AND PREVENTION

ARTICLE III. FIRE CODES

DIVISION 2. INTERNATIONAL FIRE CODE

Sec. 30-84. International Fire Code adopted; amendments.

(a) *Code adopted*. The provisions of the International Fire Code, 2024 Edition, including:

(1) Appendix A – Board of Appeals

(2) Appendix B – Fire-Flow Requirements for Buildings

(3) Appendix C – Fire Hydrant Locations and Distribution

(4) Appendix D – Fire Apparatus Access Roads

(5) Appendix E – Hazard Categories

(6) Appendix F – Hazard Ranking

(7) Appendix G – Cryogenic Fluids – Weight and Volume Equivalents

(8) Appendix H – Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions

(9) Appendix I – Fire Protection Systems – Noncompliant Conditions

(10) Appendix K – Construction Requirements for Existing Ambulatory Care Facilities

(11) Appendix L – Requirements for Firefighter Air Replenishment Systems

(12) Appendix M – High-Rise Buildings – Retroactive Automatic Sprinkler Requirement

(13) Appendix N – Indoor Trade Shows and Exhibitions

with the specific local amendments and additions set forth in this chapter, are hereby adopted.

(b) *Code access*. A copy of the Fire Code adopted in subsection (a) shall be available at the Friendswood Public Library and in the fire code official's office.

(c) *Amendments*. The following are the local amendments to the Fire Code adopted in subsection (a):

(1) Subsection 101.1 "Title" is hereby amended to read as follows:

101.1. Title. These regulations shall be known as the Fire Code of the City of Friendswood, Texas, hereinafter sometimes referred to as "this code."

(2) Subsection 103.1 "Creation of agency" is hereby amended to read as follows:

103.1 Creation of Agency. The Department of Emergency Services (DES) is hereby created and the Chief of Fire Prevention shall be known as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

(3) Section 112 "Means of appeals" is hereby amended to read as follows:

112.1. Board of appeals. The construction board of appeals shall act as the board of appeals.

(4) Subsection 113.4 is hereby deleted in its entirety.

(5) Subsection 507.5.1.1 "Hydrant for standpipe systems" is hereby amended to read as follows:

507.5.1.1. Hydrant for standpipe systems. Buildings equipped with a fire sprinkler or standpipe system installed in accordance with Section 905 shall have a fire hydrant within 40 to 100 feet (30 480 mm) of the fire department connections.

(6) Subsection 507.5.1 "Where required" is hereby amended to read as follows:

507.5.1. Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the code official.

(7) Subsection 606.3.4.1 "Extinguishing system" is hereby added to read as follows:

606.3.4.1. Extinguishing system. New or existing required kitchen exhaust hood and duct system required by mechanical code to have a hood system shall be protected with an approved automatic fire-extinguishing system installed in accordance with this code.

(8) Subsection 901.4.4 "Fire areas" is hereby amended to read as follows:

901.4.4. Fire Areas. Fire suppression systems shall not be divided by fire areas.

(9) Subsection 903.2 "Where required" is hereby amended to read as follows:

903.2. Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section, when the gross square footage of the building or structure exceeds 11,999 square feet, or when the area under one roof is capable of having two or more floors above or below grade with any one floor exceeding 5,999 square feet.

(10) Subsection 903.4.3 "Alarms" is hereby amended to read as follows:

903.4.3. Alarms. An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Activation of waterflow alarm shall activate visible and audio alarm notification appliances in all public use areas and common use areas. Where a waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exception: Automatic sprinkler systems protecting one- and two-family dwellings.

(11) Subsection 901.4.7 "Pump and riser room size" is hereby amended to read as follows:

901.4.7. Pump and riser room size. Where provided, fire pump rooms, fire alarms, emergency alarms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pumps, fire alarm, emergency alarm and automatic sprinkler system riser rooms shall be installed in an exterior wall with access from the exterior. The room requires a one-hour fire-resistance-rated assembly or two-hour assembly where required by other section of the code. The unobstructed passageways shall be large enough to allow removal of the largest piece of equipment.

(12) Section 1009.2.1 "Elevators required" is hereby amended to read as follows:

1009.2.1. Elevators required. In buildings where a required accessible floor is two or more stories above or below a level of exit discharge or where an accessible occupiable roof is above a story that is two or more stories above the level of exit discharge, not less than one required accessible means of egress shall include an elevator complying with Section 1009.4.

(13) Subsection 1103.5.1 "Group A-2" is hereby deleted.

(14) Subsection 1103.5.3 "Date by which sprinkler system must be installed" is the effective date of this code, March 1, 2026.

(15) Section 5001.7 "Required Specialized Engineered Plans" is hereby amended to read as follows:

5001.7. Required Specialized Engineered Plans. All group H occupancies shall be designed with the assistance of an engineer specializing in fire protection, licensed in the State of Texas.

(16) Section D105.1 "Where required" is hereby amended to read as follows:

D105.1. Where required.
Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be

provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Exception 1: Where approved by the fire code official, buildings of Type IA, Type IB or Type IIA construction equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 and having firefighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.

Exception 2: Where approved by the fire code official, buildings of Type IIB construction, up to 45' in height, equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 and having firefighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces, and two (2) egress stairways having at least 1-hour fire rating and separated in accordance with section 1007.1.1.

Section 9. That Chapter 30 "Fire Protection and Prevention," Article III "Fire Codes," Division 3 "Life Safety Code," Section 30-119 "Appeals" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 30. FIRE PROTECTION AND PREVENTION

ARTICLE III. FIRE CODES

DIVISION 3. LIFE SAFETY CODE

Sec. 30-118. Life Safety Code Adopted.

(a) *Code Adopted*. The provisions of the 2024 Edition of the NFPA Life Safety Code 101, as published by the National Fire Protection Association, Inc., including:

(1) Annex A – Explanatory Material

(2) Annex B – Supplemental Evacuation Equipment

(3) Annex C – NFPA Documents on Hazardous Materials

(4) Annex D – Alternate Care Sites

(5) Annex E – Informational References

with the specified local amendments and additions as set forth in this chapter, are hereby adopted.

(b) *Code reference.* In this chapter, the 2024 Edition of the NFPA Life Safety Code 101 shall be referred to as the "Life Safety Code," and the Life Safety Code shall establish regulations affecting or relating to structures, processes, premises, and safeguards.

(c) *Code access*. A copy of the Life Safety Code is available at the Friendswood Public Library and on file with the fire code official's office.

Sec. 30-119. Appeals.

Whenever the fire marshal shall disapprove an application or when it is claimed that the provisions of the Life Safety Code do not apply or that the true intent and meaning of such code has been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the fire marshal to the construction board of appeals within twenty (20) days from the date of the decision.

Section 10. A violation of this ordinance is subject to the penalty provisions contained in Section 1-14 of the Friendswood City Code and as otherwise provided by law. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence fail to comply with any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed TWO THOUSAND AND NO/100 DOLLARS ($2,000.00) for fire safety and public health and sanitation violations AND FIVE HUNDRED AND NO/100 DOLLARS ($500.00) for all other violations. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense.

Section 11. That all ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby expressly repealed.

Section 12. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 13. The City Secretary shall give notice of the enactment of this ordinance by promptly publishing the caption of this ordinance after final passage in the official newspaper of the City.

Section 14. This ordinance shall take effect on March 1, 2026, after its passage on second reading by the City Council of the City of Friendswood, Texas, and its publication in the official newspaper of the City.

INTRODUCED, READ, AND PASSED on first reading by the affirmative vote of the City Council of the City of Friendswood this 1st day of December, 2025.

_____
MIKE FOREMAN, Mayor

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

INTRODUCED, READ, AND PASSED on second and final reading by the affirmative vote of the City Council of the City of Friendswood this 5th day of January, 2026.

_____
JOHN ELLISOR, Mayor Pro Tem

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

Details of City Code Amendments

Yellow highlights are proposed amendments.

Red highlights are proposed removals.

Blue highlights are extended amendments from previous years.

507.5.1.1 Hydrant for standpipe systems.

Buildings equipped with a fire sprinkler or standpipe system installed in accordance with Section 905 shall have a fire hydrant within 40 to 100 feet (30 480 mm) of the fire department connections.

507.5.1. Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the code official.

606.3.4.1 Extinguishing system. Require all commercial occupancies that are cooking to have a suppression hood system.

New or existing required kitchen exhaust hood and duct system required by mechanical code to have a hood system shall be protected with an approved automatic fire-extinguishing system installed in accordance with this code.

901.4.4 Fire areas. Remove this and replace this section.

Where buildings, or portions thereof, are divided into *fire areas* so as not to exceed the limits established for requiring a *fire protection system* in accordance with this chapter, such *fire areas* shall be separated by *fire barriers* constructed in accordance with Section 707 of the *International Building Code* or *horizontal assemblies* constructed in accordance with Section 711 of the *International Building Code*, or both, having a *fire-resistance rating* of not less than that determined in accordance with Section 707.3.10 of the *International Building Code*.

Replace 901.4.4 Fire Areas. Fire suppression systems shall not be divided by fire areas.

903.2. Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section, when the gross square footage of the building or structure exceeds 11,999 square feet, or when the area under one roof is capable of having two or more floors above or below grade with any one floor exceeding 5,999 square feet.

903.4.3 Alarms. Adds requirement of audio and visual devices public use and common use areas.

An *approved* audible and visual sprinkler waterflow alarm device, located on the exterior of the building in an *approved* location, shall be connected to each *automatic sprinkler system*. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Activation of waterflow alarm shall activate visible and audio alarm notification appliances in all *public use areas* and *common use areas*. Where a waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a *fire alarm control unit* or, where provided, a *fire alarm system*. Where a *fire alarm system* is provided, actuation of the *automatic sprinkler system* shall actuate the building *fire alarm system*.
Exception: *Automatic sprinkler systems* protecting one- and two-family *dwellings*.

901.4.7 Pump and riser room size. Requires exterior access to riser, fire alarm, pumps and emergency alarm. Bring all the systems to a central location and protected by rating walls.

Where provided, fire pump rooms, fire alarm, emergency alarms and *automatic sprinkler system* riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required *fire-resistance-rated assembly*. Fire pumps, fire alarm, emergency alarm and automatic sprinkler system riser rooms shall be installed in an exterior wall with access from the exterior. The room requires and one hour fire rated or two hours were required by other section of the code. The unobstructed passageways large enough to allow removal of the largest piece of equipment.

1009.2.1 Elevators required. Requires emergency power for three floors or more.

In buildings where a required accessible floor is two or more stories above or below a *level of exit discharge* or where an accessible *occupiable roof* is above a story that is two or more stories above the *level of exit discharge*, not less than one required *accessible means of egress* shall include an elevator complying with Section 1009.4.

1103.5.1 Group A-2. Remove this section for existing A-2 occupancies.

Where alcoholic beverages are consumed in a Group A-2 occupancy having an *occupant load* of 300 or more, the *fire area* containing the Group A-2 occupancy shall be equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1.

D105.1 Where required. Aerial apparatus access.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Exception: Where approved by the fire code official, buildings of Type IA, Type IB or Type IIA construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and having firefighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.

Exception 2: Where approved by the fire code official, buildings of Type IIB construction, up to 45’ in height, equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and having firefighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces, and 2 egress stairways having at least 1 hour fire rating and separated in accordance with Section 1007.1.1.

Topic / Area	2018 IFC	2024 IFC
Battery Safety (Lithium-ion)	Limited rules; mostly focused on large energy-storage systems.	Major new rules for **lithium-ion battery storage, charging, manufacturing, repair, and sale**. Includes e-bikes/scooters. Stronger requirements for sprinklers and detection.
E-Bikes & Micromobility Devices	Not specifically addressed.	Entire new section regulating **e-bike / e-scooter charging and storage** due to fire risks.
Outdoor Events & Festivals	Only general assembly rules.	New detailed rules for **outdoor concerts, festivals, large gatherings**, tents, crowd movement, safety plans, etc.
Temporary Heating & Cooking	Only scattered requirements across the code.	**New full chapter** regulating heaters, portable cooking equipment, food operations at construction sites and events.
CO Alarms	Required in some occupancies (mostly homes, schools, institutional uses).	CO alarms **required in far more building types**, including many commercial and public occupancies.
Firefighter Communication Systems (ERCES)	Older terminology and limited requirements.	Updated rules for **modern radio systems** inside buildings for firefighter use. More reliable coverage required.
Sprinkler System Requirements	Standard requirements based on occupancy.	Expanded sprinkler triggers—especially for **battery rooms, e-device storage, and new hazard types**. Clearer rules for residential R-2 systems.
Fire Alarm Requirements	Covered but based on older tech standards.	Modernized—clearer rules for **alarm signals, supervision, and integration** with new technologies.

Topic / Area	2018 IFC	2024 IFC
Flammable Refrigerants (A2L)	Not widely addressed because these refrigerants weren't common yet.	New rules for **safe use of modern A2L refrigerants** used in HVAC systems.
Valet Trash in Apartments	Not covered.	New optional appendix with safety rules for **valet trash/recycling programs** in multi-family buildings.
Special Hazards / Hybrid Fire Suppression Systems	Very limited recognition.	New recognition of **hybrid fire-extinguishing systems** (water + inert gas).
Fuel/Gas Systems, Refrigeration, Hazardous Materials	Older references and outdated hazard thresholds.	Updated requirements aligned with modern systems and national standards.
Definitions & Occupancy Terms	Definitions scattered; occupancy definitions mixed with general definitions.	Reorganized: updated definitions for **computer rooms, data centers, puzzle rooms, batteries, ERCES**, plus occupancy classifications placed in their own section.
Organization & Layout	Traditional I-Code format; can be harder to navigate.	**Cleaner layout**, single-column format, improved tables/images, and **QR codes showing changes**. Easier to read.
Alternative Materials & Methods (Section 104)	More vague—the rules were less standardized.	Completely rewritten. **Three clear compliance paths** and standardized approval criteria for alternatives.

Proposed Amendments to 2024 International Residential Code and 2024 International Energy Conservation Code Energy Efficiency Chapter

The following sections of the energy efficiency chapter in the 2024 IECC and the 2024 IRC should be amended as noted below. Standard type is text from the 2024 IECC. Underlined type is text inserted and strikethrough type is deleted text from the 2024 IECC (underline and ~~strikethrough~~). Each proposed amendment includes a supporting statement explaining why this amendment should be considered. The residential provisions of the 2024 IECC provide the basis for the 2024 IRC Chapter 11 Energy Efficiency. Accordingly, the proposed amendments apply to both the 2024 IECC and the 2024 IRC. The corresponding IRC provision, if applicable, is noted in parentheses (IRC N####).

Code Section	Proposed Amendment	Supporting Statement
R101.3 Intent. **(IRC N1101.2)**	Strike part of the section as follows: The IECC—Residential Provisions provide market-driven, enforceable requirements for the design and construction of residential buildings, providing minimum efficiency requirements for buildings that result in the maximum level of energy efficiency that is safe, technologically feasible, and life cycle cost-effective, considering economic feasibility, including potential costs and savings for consumers and building owners, and return on investment. ~~Additionally, the code provides jurisdictions with optional supplemental requirements, including requirements that lead to achievement of zero energy buildings, presently, and, through glidepaths that achieve zero energy buildings by 2030 and on additional timelines sought by governments, and achievement of additional policy goals as identified by the Energy and Carbon Advisory Council and approved by the Board of Directors. The code may include nonmandatory appendices incorporating additional energy efficiency and greenhouse gas reduction resources developed by the International Code Council and others.~~ Requirements contained in the code will include, but not be limited to, prescriptive- and performance-based pathways. The code will aim to simplify code requirements to facilitate the code's use and compliance rate. The code is updated on a 3-year cycle with each subsequent edition providing increased energy savings over the prior edition. The IECC residential provisions shall include an update to Chapter 11 of the International Residential Code. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this intent. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.	The language should be removed because it inserts political policy making intent that has not been adopted by Texas. The zero net energy is included in an appendix that we are not recommending adoption.
R104.1.1 Above code programs. **(IRC N1101.4)**	Strike part of the section as follows: The code official or other AHJ shall be permitted to deem a national, state or local energy-efficiency program to exceed the energy efficiency required by this code. ~~Buildings approved in writing by such an energy efficiency program shall be considered to be in compliance with this code where such buildings also meet the requirements identified in Table R405.2 and the proposed total building thermal envelope thermal conductance (TC) shall be less~~	The language should be removed to correct an inconsistency. Otherwise, it creates a conflict with state law because a building official is permitted to deem an above code program acceptable while also

Code Section	Proposed Amendment	Supporting Statement
	~~than or equal to the total building thermal envelope TC using the prescriptive U-factors and F-factors from Table R402.1.2 multiplied by 1.08 in Climate Zones 0, 1 and 2, and by 1.15 in Climate Zones 3 through 8, in accordance with Equation 1-1. The area-weighted maximum fenestration solar heat gain coefficients (SHGC) permitted in Climate Zones 0 through 3 shall be 0.30.~~ ~~**Equation 1-1**~~ ~~For Climate Zones 0-2:~~ ~~$TC_{Proposed\ design} \leq 1.08 \times TC_{Prescriptive\ reference\ design}$~~ ~~For Climate Zones 3-8:~~ ~~$TC_{Proposed\ design} \leq 1.15 \times TC_{Prescriptive\ reference\ design}$~~	mandating that the program must meet additional standards. The building official should be able to deem which above code programs are acceptable in their AHJ. The Building Official can increase Code based on adoption of amendments but cannot reduce the requirement.
R105.2.2 Solar-ready system. **(IRC N1101.5.2)**	Strike entire section. ~~Where a solar-ready zone is provided, the construction documents shall indicate details for a dedicated roof area for the solar-ready zone, roof dead load, roof live load, ground snow load and the routing of conduit or prewiring from the solar-ready zone to an electrical service panel or plumbing from the solar-ready zone to a service water heating system.~~	Removes ambiguity regarding solar-ready systems requirement. This provision adds unnecessary cost and violates Texas Government Code Section 3000. There are no Solar Ready Zones in the community, this provision does not affect the City.
R106.3 Permit valuation.	Strike entire section. ~~The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include the total value of the work, including materials and labor. Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the code official. The final valuation shall be approved by the code official.~~	This section is in conflict with Texas Local Government Code Section 214.907. This law prohibits municipality from considering the value of a residential dwelling or the cost of constructing or improving the dwelling in determining the amount of a related building permit or inspection fee. Section 214.907 also prohibits a municipality from requiring the disclosure of information related to that value or cost as a condition of obtaining a building permit except as required by FEMA for participation in the National Flood Insurance Program.

Code Section	Proposed Amendment	Supporting Statement
		The estimated cost is not used to determine the permit fee, so it does not violate State law.
R107.4 Approved third-party inspection agencies.	Strike part of the section as follows: The official code is authorized to accept reports of third-party inspection agencies not affiliated with the building design or construction, provided that such agencies are approved as to qualifications and reliability relevant to the building components and systems that they are inspecting or testing~~, and approval is granted prior to issuance of the building permit.~~	Allows builders to select third-party inspection agencies after permits are issued, which is currently common practice in Texas. If this language is not removed then approval of third-party inspection agencies prior to permit would add unnecessary delays to the permitting process add extra costs to the home. This phrasing is used throughout Code. Administratively, the City requires a preliminary report showing that the project is designed to the requirements of the Code. Typically, the energy code consultant is the third party recognized for reporting. This would all be done prior to issuance of the permit. No additional cost would be required.
R301.1 General. **(IRC N1101.7)**	Add the underlined text to the section as follows: Climate zones from Figure R301.1 or Table R301.1 shall be used for determining the applicable requirements from Chapter 4. Locations not indicated in Table R301.1 shall be assigned a climate zone in accordance with Section R301.3. In the case when an AHJ has governance over land located in more than one Climate Zone (i.e. 2A and 3A), this body recommends that jurisdiction amends Tables R301.1 so the the entire area they have jurisdiction over is of the same Climate Zone.	Provides continuity and clarity for AHJ enforcement. The table has be included in the adoption of these codes.
R401.2.1 Prescriptive compliance option.	Amend the section as follows: The Prescriptive Compliance Option requires compliance with Sections R401 through R404 ~~and R408~~.	R408 violates Texas Government Code Section 3000. It also adds unneeded costs to an already expensive compliance path.

Code Section	Proposed Amendment	Supporting Statement
(IRC N1101.13.1)		The prescription compliance option is only one of three optional paths to compliance. Removing section R408 would eliminate possible flexibility to the applicant for means to accomplish efficiency.
R402.1.6 Rooms containing fuel-burning appliances. **(IRC N1102.1.6)**	Amend the section as follows: In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel-burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room that is isolated from inside the building thermal envelope. Such rooms shall be sealed and insulated in accordance with the building thermal envelope requirements of Table R402.1.3, where the walls, floors and ceilings shall meet a minimum of the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to an R-value of not less than ~~R-8~~ R-6. Exceptions: 1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. Fireplaces and stoves complying with Section R402.5.2 and Section R1006 of the International Residential Code.	Requiring additional insulation on such a small area of ductwork only increases the cost of construction with no measurable return. This provision is already present in current Codes.
R402.2.10 Slab-on-grade floors. **(IRC N1102.2.10)**	Amend this section by adding the underlined text as follows: Slab-on-grade floors with a floor surface within 24 inches (610 mm) above or below grade shall be insulated in accordance with Section R402.2.10.1 or R402.2.10.2. Exception: Slab-edge insulation is not required in jurisdictions designated by the code official as having a moderate to heavy or very heavy termite infestation probability.	Termites are an issue of concern throughout Texas which includes areas designated as having a "moderate to heavy" and "very heavy" infestation probability. Slab-edge insulation is not used in this area including all neighboring communities.
R402.5.1.3 Maximum air leakage rate. **(IRC N1102.5.1.3)**	Amend this section as follows: Where tested in accordance with Section R402.5.1.2, the air leakage rate for buildings, dwelling units or sleeping units shall be as follows: 1. Where complying with Section R401.2.1, the building or the dwelling units or sleeping units in the building shall have an air leakage rate not greater than 4.0 air changes per hour in Climate Zones	These changes are needed to provide more flexibility and building component trade-offs for whole house air leakage. Additionally, it establishes a fixed ACH

Code Section	Proposed Amendment	Supporting Statement
	0, 1 and 2; 3.0 air changes per hour in Climate Zones 3 through 5; and 2.5 air changes per hour in Climate Zones 6 through 8. 2. Where complying with Section R401.2.2 or R401.2.3, the building or the dwelling units or sleeping units in the building shall have an air leakage rate not greater than ~~4.0~~ 5.0 air changes per hour~~, or 0.22 cubic feet per minute per square foot [1.1 L/(s × m2)] of the building thermal envelope area or the dwelling testing unit enclosure area, as applicable~~. ~~Exceptions:~~ ~~1. Where dwelling units or sleeping units are attached or located in an R-2 occupancy, and are tested without simultaneously testing adjacent dwelling units or sleeping units, the air leakage rate is permitted to be not greater than 0.27 cubic feet per minute per square foot [1.4 L/(s × m2)] of the testing unit enclosure area. Where adjacent dwelling units are simultaneously tested in accordance with ASTM E779, the air leakage rate is permitted to be not greater than 0.27 cubic feet per minute per square foot [1.4 L/(s × m2)] of the testing unit enclosure area that separates conditioned space from the exterior.~~ ~~2. Where buildings have 1,500 square feet (139.4 m2) or less of conditioned floor area, the air leakage rate is permitted to be not greater than 0.27 cubic feet per minute per square foot [1.4 L/(s × m2)].~~	target regardless of home size. This provision provides clear objectives to compliance.
R402.5.5 Air-sealed electrical and communication outlet boxes. **(IRC N1102.5.5)**	Amend the section by adding the underlined text as follows: Air-sealed electrical and communication outlet boxes that penetrated the air barrier of the building thermal envelope shall be caulked, taped, gasketed or otherwise sealed to the air barrier element being penetrated. Air-sealed boxes shall be buried in or surrounded by insulation. Air-sealed boxes shall be tested and marked in accordance with NEMA OS 4. Air-sealed boxes shall be installed in accordance with the manufacturer's instructions. Exception: Boxes may be air-sealed in the field using caulk, tape, gasket or other approved method to prevent air leakage through the box in lieu of NEMA OS 4 boxes. Boxes air-sealed in the field shall be sealed to the air barrier element being penetrated and installed in accordance with manufacturer's instructions.	Amended to allow on-site air-sealing of electrical and communication boxes in order to meet current building techniques, market conditions and product availability. This language is consistent with Table R402.5.1.1 and provides better clarity to the referenced criteria. Additionally, without the exception added, this section would violate Texas Government Code Chapter 3000. This provision is consistent with 2021 IECC and seems to be the norm for builder incentive programs like EnergyStar compliance.

Code Section	Proposed Amendment	Supporting Statement

TABLE R402.1.2 MAXIMUM ASSEMBLY U-FACTORS[a] AND FENESTRATION REQUIREMENTS

(IRC N1102.1.2)

Create a new category for Roof Deck U-Factor as shown below:

CLIMATE ZONE	0	1	2	3	4 EXCEPT MARINE	5 AND MARINE 4	6	7 AND 8
Under Roof Deck U-Factor	N/A	0.045	0.045	0.045	0.045	N/A	N/A	N/A
Vertical fenestration *U*-factor	0.50	0.50	0.40	0.30	0.30	0.28[d]	0.28[d]	0.27[d]
Skylight *U*-factor	0.60	0.60	0.60	0.53	0.53	0.50	0.50	0.50
Glazed vertical fenestration SHGC	0.25	0.25	0.25	0.25	0.40	NR	NR	NR
Skylight SHGC	0.28	0.28	0.28	0.28	0.40	NR	NR	NR
Ceiling *U*-factor	0.035	0.035	0.030	0.030	0.026	0.026	0.026	0.026
Insulation entirely above roof deck	0.039	0.039	0.039	0.039	0.032	0.032	0.032	0.028
Wood-framed wall *U*-factor	0.084	0.084	0.084	0.060	0.045	0.045	0.045	0.045
Mass wall *U*-factor[b]	0.197	0.197	0.165	0.098	0.098	0.082	0.060	0.057
Floor *U*-factor	0.064	0.064	0.064	0.047	0.047	0.033	0.033	0.028
Basement wall *U*-factor	0.360	0.360	0.360	0.091[c]	0.059	0.050	0.050	0.050
Unheated slab *F*-factor[e]	0.73	0.73	0.73	0.54	0.51	0.51	0.48	0.48
Heated slab *F*-factor[e]	0.74	0.74	0.74	0.66	0.66	0.66	0.66	0.66
Crawl space wall *U*-factor	0.477	0.477	0.477	0.136	0.065	0.055	0.055	0.055

For SI: 1 foot = 304.8 mm.

a. Nonfenestration *U*-factors and *F*-factors shall be obtained from measurement, calculation, an *approved source*, or Appendix RF where such appendix is adopted or *approved*.

These additions for Under Roof Deck U-Factor to the table are needed to meet current building techniques (i.e. spray foam encapsulation), market conditions, and product availability.

Code Section	Proposed Amendment	Supporting Statement

b. Mass walls shall be in accordance with Section R402.2.6. Where more than half the insulation is on the interior, the mass wall *U*-factors shall not exceed 0.17 in Climate Zones 0 and 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6 through 8.

c. In Warm Humid locations as defined by Figure R301.1 and Table R301.1, the basement wall *U*-factor shall not exceed 0.360.

d. A maximum *U*-factor of 0.30 shall apply in Marine Climate Zone 4 and Climate Zones 5 through 8 to vertical fenestration products installed in buildings located either:

1. Above 4,000 feet in elevation above sea level, or
2. In windborne debris regions where protection of openings is required by Section R301.2.1.2 of the *International Residential Code*.

e. *F*-factors for slabs shall correspond to the *R*-values of Table R402.1.3 and the installation conditions of Section R402.2.10.1.

TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT[a].

(IRC N1102.1.3)

Add a new category for Room Deck R-Value as shown below:

CLIMATE ZONE	0	1	2	3	4 EXCEPT MARINE	5 AND MARINE 4	6	7 AND 8
Under Room Deck R-Value	**N/A**	**R22**	**R22**	**R22**	**R22**	**N/A**	**N/A**	**N/A**
Vertical fenestration *U*-factor	0.50	0.50	0.40	0.30	0.30	0.28[g]	0.28[g]	0.27[g]
Skylight *U*-factor	0.60	0.60	0.60	0.53	0.53	0.50	0.50	0.50
Glazed vertical fenestration SHGC	0.25	0.25	0.25	0.25	0.40	NR	NR	NR
Skylight SHGC	0.28	0.28	0.28	0.28	0.40	NR	NR	NR
Ceiling *R*-value	30	30	38	38	49	49	49	49
Insulation entirely above roof deck	25ci	25ci	25ci	25ci	30ci	30ci	30ci	35ci
Wood-framed wall *R*-value[e]	13 or 0&10ci	13 or 0&10ci	13 or 0&10ci	20 or 13&5ci or 0&15ci	30 or 20&5ci or 13&10ci or 0&20ci	30 or 20&5ci or 13&10ci or 0&20ci	30 or 20&5ci or 13&10ci or 0&20ci	30 or 20&5ci or 13&10ci or 0&20ci
Mass wall *R*-value[f]	3/4	3/4	4/6	8/13	8/13	13/17	15/20	19/21
Floor *R*-value[h]	13 or 7+5ci or 10ci	13 or 7+5ci or 10ci	13 or 7+5ci or 10ci	19 or 13+5ci or 15ci	19 or 13+5ci or 15ci	30 or 19+7.5ci or 20ci	30 or 19+7.5ci or 20ci	38 or 19+10ci or 25ci

These additions for the Under Roof Deck R-Value to the table are needed meet current building techniques (i.e. spray foam encapsulation), market conditions, and product availability.

These items are addressed with more detail in IRC R806.5

Code Section	Proposed Amendment	Supporting Statement

Basement wall *R*-value[b, e]	0	0	0	5ci or 13 [d]	10ci or 13	15ci or 19 or 13&5 ci	15ci or 19 or 13&5 ci	15ci or 19 or 13&5ci
Unheated slab *R*-value & depth[c]	0	0	0	10ci , 2 ft	10ci, 3 ft	10ci, 3 ft	10ci, 4 ft	10ci, 4 ft
Heated slab *R*-value & depth[c]	R-5ci edge and R-5 full slab	R-5ci edge and R-5 full slab	R-5ci edge and R-5 full slab	R-10ci , 2 ft and R-5 full slab	R-10ci, 3 ft and R-5 full slab	R-10ci, 3 ft and R-5 full slab	R-10ci, 4 ft and R-5 full slab	R-10ci, 4 ft and R-5 full slab
Crawl space wall *R*-value[b, e]	0	0	0	5ci or 13 [d]	10ci or 13	15ci or 19 or 13&5 ci	15ci or 19 or 13&5 ci	15ci or 19 or 13&5ci

For SI: 1 foot = 304.8 mm.
NR = Not Required, ci = Continuous Insulation.

a. *R*-values are minimums. *U*-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall be not less than the *R*-value specified in the table.

b. “5ci or 13” means R-5 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "10ci or 13" means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "15ci or 19 or 13&5ci" means R-15 continuous insulation (ci) on the interior or exterior surface of the wall; or R-19 cavity insulation on the interior side of the wall; or R-13 cavity insulation on the interior of the wall in addition to R-5 continuous insulation on the interior or exterior surface of the wall.

c. Slab insulation shall be installed in accordance with Section R402.2.10.1.

d. Basement wall insulation is not required in Warm Humid locations as defined by Figure R301.1 and Table R301.1.

e. The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, “13&5” means R-13 cavity insulation plus R-5 continuous insulation.

f. Mass walls shall be in accordance with Section R402.2.6. The second *R*-value applies where more than half of the insulation is on the interior of the mass wall.

g. A maximum U-factor of 0.30 shall apply in Marine Climate Zone 4 and Climate Zones 5 through 8 to vertical fenestration products installed in buildings located either:

1. 1.
   Above 4,000 feet in elevation.
2. 2.
   In windborne debris regions where protection of openings is required by Section R301.2.1.2 of the *International Residential Code*.

h. "30 or 19+7.5ci or 20ci" means R-30 cavity insulation alone or R-19 cavity insulation with R-7.5 continuous insulation or R-20 continuous insulation alone.

R403.3.3 Ductwork located outside of conditioned space.	Amend section heading by adding the underlined text as follows: R403.3.3 Ductwork located outside conditioned space (Prescriptive). To be used with only R401.2.1.	Allows for R6 ductwork to be installed outside of conditioned space if a home has other building component trade-offs

Code Section	Proposed Amendment	Supporting Statement
(IRC N1103.3.3)	Supply and return ductwork located outside conditioned space shall be insulated to an R-value of not less than R-8 for ducts 3 inches (76 mm) in diameter and larger and not less than R-6 for ducts smaller than 3 inches (76 mm) in diameter. Ductwork buried beneath a building shall be insulated as required per this section or have an equivalent thermal distribution efficiency. Underground ductwork utilizing the thermal distribution efficiency method shall be listed and labeled to indicate the R-value equivalency.	demonstrated via the Simulated Building Performance Path (R405) or Energy rating Index Path (R406). Without the proposed amendment this section will have significant impact on home construction costs. R8 is consistent with previous code cycles.
R403.3.4 Duct systems located in conditioned space. **(IRC N1103.3.4)**	Amend this section as follows: For duct systems to be considered inside a conditioned space, the space conditioning equipment shall be located completely on the conditioned side of the building thermal envelope. The ductwork shall comply with the following, as applicable: 1. The ductwork shall be located completely on the conditioned side of the building thermal envelope. 2. Ductwork in ventilated attic spaces or unvented attics with vapor diffusion ports shall be buried within ceiling insulation in accordance with Section R403.3.5 and shall comply with the following: 2.1. The ductwork leakage, as measured either by a rough-in test of the supply and return ductwork or a post-construction duct system leakage test to outside the building thermal envelope in accordance with Section R403.3.7, is not greater than 1.5 cubic feet per minute (42.5 L/min) per 100 square feet (9.29 m2) of conditioned floor area served by the duct system. 2.2. The ceiling insulation R-value installed against and above the insulated ductwork is greater than or equal to the proposed ceiling insulation R-value, less the R-value of the insulation on the ductwork. 3. Ductwork contained within wall or floor assemblies separating unconditioned from conditioned space shall comply with the following: 3.1. A continuous air barrier shall be installed as part of the building assembly between the ductwork and the unconditioned space. 3.2. Ductwork shall be installed in accordance with Section R403.3.3. Exception: Where the building assembly cavities containing ductwork have been air sealed in accordance with Section R402.5.1 and insulated in accordance with Item 3.3, duct insulation is not required. 3.3. Not less than R-10 insulation, or not less than 50 percent of the required insulation R-value specified in Table R402.1.3, whichever is greater, shall be located between the ductwork and the unconditioned space.	Definitions of duct systems located in conditioned space should be consistent across all compliance pathways. Compliance pathways offer options and alternative tradeoffs, removing these limit the contractors flexibility in achieving compliance.

Code Section	Proposed Amendment	Supporting Statement
	~~3.4. Segments of ductwork contained within these building assemblies shall not be considered completely inside conditioned space for compliance with Section R405 or R406.~~	
R403.3.8 Duct system leakage. **(IRC N1103.3.8)**	Amend this section as follows: The total measured duct system leakage shall not be greater than the values in Table R403.3.8, based on the conditioned floor area, number of ducted returns, and location of the duct system. For buildings complying with Section R405 or R406, where duct system leakage to outside is tested in accordance with ANSI/RESNET/ICC 380 or ASTM E1554, the leakage to outside value ~~shall not~~ may be used for compliance with this section, ~~but~~ and shall be permitted to be used in the calculation procedures of Section R405 and R406.	If duct leakage to outside testing scores are allowed for performance (R405) and ERI (R406) calculations, then there should be no issue with allowing that leakage test method as a target to comply with this section. The tradeoffs are allowed in one path that may more detrimental in the other paths.
R403.5.2 Hot water pipe insulation. **(IRC N1103.5.2)**	Amend this section as follows: Insulation for service hot water piping shall comply with Table R403.5.2 and be applied to the following: 1. Piping 3/4 inch (19.1 mm) and larger in nominal diameter located inside the conditioned space. 2. Piping located outside the conditioned space, shall be protected as stated in P2603.5 of the 2024 IRC. 3. Piping from the water heater to a distribution manifold. 4. Piping located under a floor slab. 5. Buried piping. 6. Supply and return piping in circulating hot water systems.	Without this addition, item No. 2 does not consider the different climate regions in Texas. The current version of the code does not align with Texas-specific climate conditions and construction practices. The unnecessary added cost does not outweigh potential efficiency benefits. Speculative of the costs vs benefits.
R403.6.3 Testing. **(IRC N1103.6.3)**	Amend the section as follows: ~~Mechanical ventilation systems shall be tested and verified to provide the minimum ventilation flow rates required by Section R403.6, in accordance with ANSI/RESNET/ICC 380. Where required by the code official, Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.~~ ~~Exceptions:~~ ~~1. Kitchen range hoods that are ducted to the outside with ducting having a diameter of 6 inches (152 mm) or larger, a length of 10 feet (3028 mm) or less, and not more than two 90-degree (1.57 rad) elbows or equivalent shall not require testing.~~	Removing this Section will reduce unnecessary testing costs, and the current code language creates inconsistent application across jurisdictions. Testing has been present and part of energy compliance for decades.

Code Section	Proposed Amendment	Supporting Statement
	~~2. A third-party test shall not be required where the ventilation system has an integrated diagnostic tool used for airflow measurement, and a user interface that communicates the installed airflow rate.~~ ~~3. Where tested in accordance with Section R403.6.4, testing of each mechanical ventilation system is not required.~~	
R403.6.5 Intermittent exhaust control for bathrooms and toilet rooms. **(IRC N1103.6.4)**	Amend this section as follows: ~~Where an exhaust system serving a bathroom or toilet room is designed for intermittent operation, the exhaust system controls shall include one or more of the following:~~ ~~1. A timer control with one or more delay setpoints that automatically turns off exhaust fans when the selected setpoint is reached. Not fewer than one delay-off setpoint shall be 30 minutes or less.~~ ~~2. An occupant sensor control with one or more delay setpoints that automatically turns off exhaust fans in accordance with the selected delay setpoint after all occupants have vacated the space. Not fewer than one delay-off setpoint shall be 30 minutes or less.~~ ~~3. A humidity control with an adjustable setpoint ranging between 50 percent or more and 80 percent or less relative humidity that automatically turns off exhaust fans when the selected setpoint is reached.~~ ~~4. A contaminant control that responds to a particle or gaseous concentration and automatically turns off exhaust fans when a design setpoint is reached.~~ ~~Manual off functionality shall not be used in lieu of the minimum setpoint functionality required by this section.~~ ~~Exception: Bathroom and toilet room exhaust systems serving as an integral component of an outdoor air ventilation system or a whole-house mechanical ventilation system.~~	The requirement for automatic shutoff controls imposes an unnecessary cost increase and restrictions on personal preference on bathroom exhaust options. These section increases construction costs without delivering meaningful or cost-effective energy savings for homeowners. Removing these sections preserves attainability, maintains consumer choice, and ensures that the energy code remains practical and aligned with actual residential building practices. Multiple options are provided for compliance
R403.13 Gas fireplaces. **(IRC N1103.13)** **R403.13.1 Gas fireplace efficiency.** **(IRC N1103.13.1)**	Amend this section as follows: ~~Gas fireplace systems shall not be equipped with a continuous pilot and shall be equipped with an on-demand pilot, intermittent ignition or interrupted ignition, as defined by ANSI Z21.20.~~ ~~Exception: Gas-fired appliances using pilots within a listed combustion safety device.~~ ~~R403.13.1 Gas fireplace efficiency.~~ ~~Vented gas fireplace heaters shall have a fireplace efficiency (FE) rating not less than 50 percent as determined in accordance with CSA P.4.1, and shall be listed and labeled in accordance with CSA/ANSI Z21.88. Vented gas fireplaces (decorative appliances) shall be listed and labeled in accordance with CSA/ANSI Z21.50.~~	These sections increase construction costs without delivering meaningful or cost-effective energy savings for homeowners. Removing these sections preserves attainability, maintains consumer choice, and ensures that the energy code remains practical and aligned with actual residential building practices. Additionally, this section violates Texas

<table>
<tr><th>Code Section</th><th>Proposed Amendment</th><th>Supporting Statement</th></tr>
<tr><td></td><td></td><td>Utility Code Section 181.903.

As these provisions have been included in previous code cycles, manufacturers have phased out noncompliant products. A continuous pilot light fireplace is not common in residential construction.</td></tr>
<tr><td>R404.1. Lighting Equipment.

(IRC N1104.1)

Table R404.1—Lighting Power Allowances for Building Exteriors.

(IRC N1104.1)</td><td>Amend this section as follows:

<s>All permanently installed luminaires shall be capable of operation with an efficacy of not less than 45 lumens per watt or shall contain lamps capable of operation with an efficacy of not less than 65 lumens per watt.</s>

<s>Exceptions:
1.Appliance lamps
2.Antimicrobial lighting used for the sole purpose of disinfecting
3.General service lamps complying with DOE 10 CFR, Part 430.32.
4.Luminaires with a rated electric input of not greater than 3.0 watts.</s>

<u>100% of the permanently installed lighting fixtures shall contain only high efficacy lamps</u>.

<table><tr><th><s>BASE SITE ALLOWANCE</s></th><th><s>280 WATTS</s></th></tr><tr><td><s>Uncovered parking areas and drives</s></td><td><s>0.026 W/ft²</s></td></tr><tr><td colspan="2"><s>Building grounds</s></td></tr><tr><td><s>Walkways and ramps</s></td><td><s>0.50 W/linear foot</s></td></tr><tr><td><s>Plaza areas</s></td><td><s>0.049 W/ft²</s></td></tr><tr><td><s>Dining areas</s></td><td><s>0.273 W/ft²</s></td></tr><tr><td><s>Stairways</s></td><td><s>Exempt</s></td></tr><tr><td><s>Pedestrian tunnels</s></td><td><s>0.110 W/ft²</s></td></tr><tr><td><s>Landscaping</s></td><td><s>0.025 W/ft²</s></td></tr><tr><td colspan="2"><s>Building entrances and exits</s></td></tr><tr><td><s>Pedestrian and vehicular entrances and exits</s></td><td><s>9.8 W/linear foot of openin</s></td></tr><tr><td><s>Entry canopies</s></td><td><s>0.126 W/ft²</s></td></tr></table><s>For SI: 1 watt per square foot = 10.76 w/m2, 1 foot = 304.8 mm.</s></td><td>These requirements add unnecessary construction costs and are designed for commercial construction.

This amendment simplifies lighting requirements while enhancing the efficacy rate from current codes.

In practice, contractors are meeting the requirements with the high efficacy lamps.</td></tr>
</table>

Code Section	Proposed Amendment	Supporting Statement
R404.1.1 Exterior lighting. **(IRC1104.1.1)**	Strike this section: ~~Connected exterior lighting for Group R-2, R-3 and R-4 residential buildings shall comply with Sections R404.1.2 through R404.1.5~~ ~~Exceptions:~~ ~~1. Detached one- and two- family dwellings.~~ ~~2. Townhouses.~~ ~~3. Group R-3 buildings that do not contain more than two dwelling units.~~ ~~4. Solar-powered lamps not connected to any electrical service.~~ ~~5. Luminaires controlled by a motion sensor.~~ ~~6. Lamps and luminaires that comply with Section R404.~~	This section is filled with commercial construction related lighting requirements and allowances that are not relevant for residential construction. Additionally, this section increases construction costs without delivering meaningful or cost-effective energy savings for homeowners. Removing this section preserves attainability, maintains consumer choice, and ensures that the energy code remains practical and aligned with actual residential building practices. Removing this provision may cost the owner significantly upon resale of home. The only savings would be to the homebuilder. The owner may be stuck with bringing home into compliance prior to closing on resale.
R404.1.2 Exterior lighting power requirements. **(IRC N1104.1.2)**	Strike this section: ~~The total exterior connected lighting power shall be not greater than the exterior lighting power allowance calculated in accordance with Section R404.1.3. The total exterior connected lighting power shall be the total maximum rated wattage of all lighting that is powered through the energy service for the building.~~ ~~Exceptions: Lighting used for the following applications shall not be included:~~ ~~1. Lighting approved for safety reasons.~~ ~~2. Emergency lighting that is automatically off during normal operations.~~ ~~3. Exit signs.~~ ~~4. Specialized signal, directional and marker lighting associated with transportation.~~ ~~5. Lighting for athletic playing areas.~~ ~~6. Temporary lighting.~~	This section is filled with commercial construction related lighting requirements and allowances that are not relevant for residential construction. Additionally, this section increases construction costs without delivering meaningful or cost-effective energy savings for homeowners. Removing this section preserves attainability, maintains consumer choice, and ensures that the energy code remains

Code Section	Proposed Amendment	Supporting Statement
	~~7. Lighting used to highlight features of art, public monuments and the national flag.~~ ~~8. Lighting for water features and swimming pools.~~ ~~9. Lighting controlled from within sleeping units and dwelling units.~~ ~~10. Lighting of the exterior means of egress as required by the International Building Code.~~	practical and aligned with actual residential building practices. Removing this provision may cost the owner significantly upon resale of home. The only savings would be to the homebuilder. The owner may be stuck with bringing home into compliance prior to closing on resale.
R404.1.3 Exterior lighting power allowance. **(IRC N1104.1.3)**	Strike this section: ~~The total area or length of each area type multiplied by the value for the area type in Table R404.1 shall be the lighting power (watts) allowed for each area type. For area types not listed, the area type that most closely represents the proposed use of the area shall be selected. The total exterior lighting power allowance (watts) shall be the sum of the base site allowance plus the watts from each area type.~~	This section is filled with commercial construction related lighting requirements and allowances that are not relevant for residential construction. Additionally, this section increases construction costs without delivering meaningful or cost-effective energy savings for Texas homeowners. Removing this section preserves attainability, maintains consumer choice, and ensures that the energy code remains practical and aligned with actual residential building practices. Removing this provision may cost the owner significantly upon resale of home. The only savings would be to the homebuilder. The owner may be stuck with bringing home into compliance prior to closing on resale.
R404.1.4 Additional	Strike this section:	This section is filled with commercial construction

Code Section	Proposed Amendment	Supporting Statement
exterior lighting power. **(IRC N1104.1.4)**	~~Additional exterior lighting power allowances shall be available for the building facades at 0.075 W/ft2(0.807 w/m2) of gross above-grade wall area. These additional power allowances shall be used only for the luminaires serving the facade and shall not be used to increase any other lighting power allowance.~~	related lighting requirements and allowances that are not relevant for residential construction. Additionally, this section increases construction costs without delivering meaningful or cost-effective energy savings for homeowners. Removing this section preserves attainability, maintains consumer choice, and ensures that the energy code remains practical and aligned with actual residential building practices. Removing this provision may cost the owner significantly upon resale of home. The only savings would be to the homebuilder. The owner may be stuck with bringing home into compliance prior to closing on resale.
R404.2 Interior lighting controls. **(IRC N1104.2)** **R404.2.1 Habitable Spaces.** **(IRC N1104.2.1)** **R404.2.2 Specific Locations.** **(IRC N1104.2.2)**	Strike these sections: ~~All permanently installed luminaires shall be controlled as required in Sections R404.2.1 and R404.2.2.~~ ~~Exception: Lighting controls shall not be required for safety or security lighting.~~ ~~All permanently installed luminaires in habitable spaces shall be controlled with a manual dimmer or with an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.~~ ~~All permanently installed luminaires in garages, unfinished basements, laundry rooms and utility rooms shall be controlled by an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.~~	The requirement for automatic shutoff and switched receptacle controls in sleeping and dwelling units imposes an unnecessary restriction on personal living spaces, where lighting use should be a matter of individual preference rather than mandated control. Additionally, these sections increase construction costs without delivering meaningful or cost-effective energy savings for homeowners. Removing these sections preserves attainability, maintains consumer

Code Section	Proposed Amendment	Supporting Statement
		choice, and ensures that the energy code remains practical and aligned with actual residential building practices. Removing this provision may cost the owner significantly upon resale of home. The only savings would be to the homebuilder. The owner may be stuck with bringing home into compliance prior to closing on resale.
R404.3 Exterior lighting controls. **(IRC N1104.3)** **R404.3.1 Controls for individual dwelling units.** **(IRC N1104.3.1)**	Strike these sections: ~~Exterior lighting controls shall comply with Section R404.3.1.~~ ~~Where the total permanently installed exterior lighting power is greater than 30 watts, the permanently installed exterior lighting shall comply with the following:~~ ~~1. Lighting shall be controlled by a manual on and off switch which permits automatic shut-off actions.~~ ~~2. Lighting shall be automatically shut off when daylight is present and satisfies the lighting needs.~~ ~~3. Controls that override automatic shut-off actions shall not be allowed unless the override automatically returns automatic control to its normal operation within 24 hours.~~	These sections increase construction costs without delivering meaningful or cost-effective energy savings for homeowners. Removing these sections preserves attainability, maintains consumer choice, and ensures that the energy code remains practical and aligned with actual residential building practices. Removing this provision may cost the owner significantly upon resale of home. The only savings would be to the homebuilder. The owner may be stuck with bringing home into compliance prior to closing on resale.
R405.2 Simulated building performance compliance. **(IRC N1105.2)**	Amend this section as follows: Compliance based on simulated building performance requires that a building comply with the following: 1. The requirements of the sections indicated within Table R405.2. ~~2. The proposed total building thermal envelope thermal conductance (TC) shall be less than or equal to the required total building thermal envelope TC using the prescriptive U-factors and F-~~	This amendment is consistent with prior editions of the IECC's Building Performance pathway calculations and does not penalize building envelope designs (8-15%) or gives favoritism

Code Section	Proposed Amendment	Supporting Statement
	~~factors from Table R402.1.2 multiplied by 1.08 in Climate Zones 0, 1 and 2, and 1.15 in Climate Zones 3 through 8, in accordance with Equation 4-2 and Section R402.1.5. The area-weighted maximum fenestration SHGC permitted in Climate Zones 0 through 3 shall be 0.30.~~ ~~**Equation 4-2**~~ ~~For Climate Zones 0-2:~~ ~~$TC_{Proposed\ design} \leq 1.08 \times TC_{Prescriptive\ reference\ design}$~~ ~~For Climate Zones 3-8:~~ ~~$TC_{Proposed\ design} \leq 1.15 \times TC_{Prescriptive\ reference\ design}$~~ ~~3~~2. ~~For each dwelling unit with one or more fuel-burning appliances for space heating, water heating, or both, the annual energy cost of the dwelling unit shall be less than or equal to 80 percent of the annual energy cost of the standard reference design. For all other dwelling units, the annual energy cost of the proposed design shall be less than or equal to 85 percent of the annual energy cost of the standard reference design. For each dwelling unit with greater than 5,000 square feet (465 m^2) of living space located above grade plane, the annual energy cost of the dwelling unit shall be reduced by an additional 5 percent of annual energy cost of the standard reference design. Energy prices shall be taken from an approved source, such as the US Energy Information Administration's State Energy Data System prices and expenditures reports. Code officials shall be permitted to require time-of-use pricing in energy cost calculations.~~ The annual energy cost shall be less than or equal to the annual cost of the standard reference design. Energy prices shall be taken from an approved source such as the US Energy Information Administration's State Energy Data System prices and expenditures reports. Code officials shall be permitted to require time-of-use pricing in energy cost calculations. Exceptions: 1. The energy use based on source energy expressed in Btu or Btu per square foot of *conditioned floor area* shall be permitted to be substituted for the *energy cost*. The source energy multiplier for electricity shall be 2.51. The source energy multipliers shall be 1.09 for natural gas, 1.15 for propane, 1.19 for fuel oil, and 1.30 for imported liquified natural gas. 2. The energy use based on site energy expressed in Btu or Btu per square foot of conditioned floor area shall be permitted to be substituted for the energy cost.	towards all electric homes (15% better on energy costs) versus homes using fossil fuels (20% better on energy costs). Without these proposed changes, this section violates Texas Government Code Section 3000. It is an optional path with tradeoff considerations. With the alternative means to compliance, it does not violate Texas Government Code.
TABLE R405.4.2(1) SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS.	Amend the table as follows: Insert the following as footnote "n" under the Foundations section of this table. n. In accordance with Section R402.2.10, a maximum F-factor of 0.73 shall apply for the reference design in jurisdictions designated by the code official as having a moderate to heavy or very heavy termite infestation probability.	Termites are an issue of concern throughout Texas which includes areas designated as having a "moderate to heavy" and "very heavy" infestation probability.

<table>
<tr><th>Code Section</th><th>Proposed Amendment</th><th>Supporting Statement</th></tr>
<tr><td>(IRC N1105.4.2(1))</td><td></td><td>Agreed, not used in practice due to termite probability.</td></tr>
<tr><td>TABLE R406.5 MAXIMUM ENERGY RATING INDEX.

(IRC N1106.5)</td><td>Amend as follows:

<table><tr><th>~~CLIMATE ZONE~~</th><th>~~ENERGY RATING INDEX NOT INCLUDING OPP~~</th><th>~~ENERGY RATING INDEX WITH OPP~~</th></tr><tr><td>~~0 and 1~~</td><td>~~51~~</td><td>~~35~~</td></tr><tr><td>~~2~~</td><td>~~51~~</td><td>~~34~~</td></tr><tr><td>~~3~~</td><td>~~50~~</td><td>~~33~~</td></tr><tr><td>~~4~~</td><td>~~53~~</td><td>~~40~~</td></tr><tr><td>~~5~~</td><td>~~54~~</td><td>~~43~~</td></tr><tr><td>~~6~~</td><td>~~53~~</td><td>~~43~~</td></tr><tr><td>~~7~~</td><td>~~52~~</td><td>~~46~~</td></tr><tr><td>~~8~~</td><td>~~52~~</td><td>~~46~~</td></tr></table>
Climate zone 1, an energy rating index of:
• 57 or lower on or after September 1, 2025 and
• 55 or lower on or after September 1, 2028
Climate zone 2, an energy rating index of:
• 57 or lower on or after September 1, 2025 and
• 55 or lower on or after September 1, 2028
Climate zone 3, an energy rating index of:
• 57 or lower on or after September 1, 2025 and
• 55 or lower on or after September 1, 2028
Climate zone 4, an energy rating index of:
• 61 or lower on or after September 1, 2025; and
• 59 or lower on or after September 1, 2028.</td><td>The amendments to the table are so that the table complies with Texas Health and Safety Code Section 388.003(j).</td></tr>
<tr><td>R408 Additional efficiency requirements.

(IRC N1108)</td><td>The proposed amendment repeals in its entirety these sections.

R408.1 Scope.

R408.2 Additional energy efficiency credit requirements.

TABLE R408.2 CREDITS FOR ADDITIONAL EFFICIENCY.

R408.2.1 Enhanced building thermal envelope options.

R408.2.1.1 Enhanced building thermal envelope performance.

R408.2.1.2 Improved fenestration.

TABLE R408.2.1.2 IMPROVED FENESTRATION.</td><td>These sections violate Texas Utility Code Section 181.903. Additionally, these sections increase construction costs without delivering meaningful or cost-effective energy savings for homeowners. Removing this section preserves attainability, maintains consumer choice, and ensures that the energy code remains</td></tr>
</table>

Code Section	Proposed Amendment	Supporting Statement
	R408.2.1.3 Roof solar reflectance index. R408.2.1.3.1 Aged solar reflectance. R408.2.1.4 Reduced air leakage. R408.2.2 More efficient HVAC equipment performance options. R408.2.2.1 More efficient HVAC equipment for Climate Zone 4. R408.2.3 Reduced energy use in service water-heating options. TABLE R408.2.3 SERVICE WATER HEATING EFFICIENCIES. R408.2.3.1 Compact hot water distribution system option. TABLE R408.2.3.1 INTERNAL VOLUME OF VARIOUS WATER DISTRIBUTION TUBING. R408.2.3.1.1 Water volume determination. R408.2.4 More efficient thermal distribution system options. R408.2.5 Improved air sealing and efficient ventilation system options. R408.2.6 Energy efficient appliances. TABLE R408.2.6 MINIMUM EFFICIENCY REQUIREMENTS: APPLIANCES. R408.2.7 Renewable energy. R408.2.8 Demand response. R408.2.8.1 Single-stage HVAC system controls. R408.2.8.2 Variable-capacity and two-stage HVAC system controls. R408.2.9 Opaque walls. R408.2.10 Whole-home lighting control. R408.2.11 Higher efficacy lighting.	practical and aligned with actual residential building practices.
Appendices RB – RL	The proposed amendment repeals Appendices RB Solar-Ready Provisions—Detached One- and Two-Family Dwellings and Townhouses through RL Renewable Energy Infrastructure.	These appendices violate Texas Utility Code Section 181.903. Additionally, these sections increase

Code Section	Proposed Amendment	Supporting Statement
		construction costs without delivering meaningful or cost-effective energy savings for homeowners. Removing these appendices preserves attainability, maintains consumer choice, and ensures that the energy code remains practical and aligned with actual residential building practices. Not included in the proposed adoption

Recommended Amendments to the 2024 International Residential Code

Section R104.7 to read as follows:

R104.7 Official records.

The building official shall keep official records as required in Sections R104.7.1 through R104.7.5. Such official records shall be retained for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

(Reason: Removed for not less than 5 years to comply with state law.)
The actual wording of the paragraph is: R104.7 The Building Official shall keep official records as required in Sections 104.7.1 through R104.7.5. Such official records shall be retained for not less than 5 years or for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.
State Law would be the other regulations.

Section R105.3 Application for permit. delete item # 5 – regarding valuation of work

(Reason: 2019 State Legislation HB 852 prohibits residential permit fee calculation using valuation of work.)
Fee is not used for valuation of permit, nor does it state in the code to use it for such.

Section R302.5.1 Opening protection; change to read as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and dwelling unit shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors. ~~Doors shall be self-latching and equipped with a self-closing or automatic closing device.~~

(Reason: Absence of data linking self-closing devices to increased safety. Self-closing devices often fail to close the door entirely. Home owners can lock themselves out of their house when these are installed. Children can smash their hands when these devices close the door quickly.)
This provision has been in Code for decades. It is a commonly used method to manage smoke and fire protection in residential and commercial projects. To remove the provision out of convenience creates liability for the community.

Section R306 Flood Resistant Construction; deleted entire section.

(Reason: Floodplain hazard ordinances may be administered by other departments within the city.)
The flood ordinance works in conjunction with the provision in the Code vs replacing it. Removing the provision can adversely affect the Community Rating System (CRS) score that provides discounts to the constituents on flood insurance.

***Section R309.2 One- and two-family dwellings automatic sprinkler systems; Delete this section and subsection in their entirety**.*

(Reason: In 2009, the State Legislature enacted SB 1410, amending section 1301.551 subsection I of the occupation code, prohibiting cities from enacting fire sprinkler mandates one- or two-family dwellings only. However, jurisdictions with ordinances that required sprinklers for one- or two-family dwellings prior to and enforced before January 1, 2009, may remain in place.)

Section 328.1.1; add to read as follows:

Section 328.1.1 Adjacency to Structural Foundation. Depth of the swimming pool and spa shall maintain a ratio of 1:1 from the nearest building foundation or footing of a retaining wall.

Exception: A sealed engineered design drawing of the proposed new structure shall be submitted for approval.

(Reason: To clarify specific distances for pools and spas.)
Administratively the community requires a proximation letter from an engineer whenever the pool is closer than 5 feet from the foundation. This is consistent with neighboring communities.

Section R502.11; Floor framing supporting guards: Delete entire section

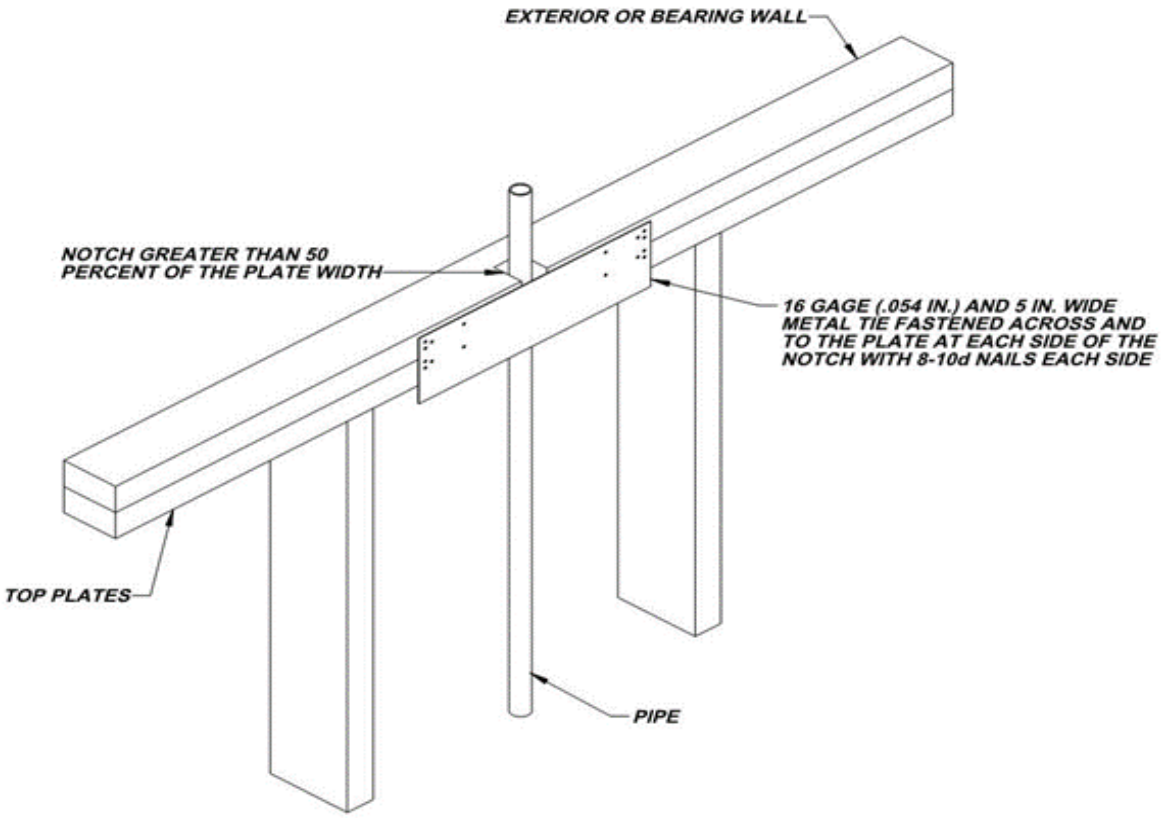
(Reason: No evidence of this being an issue. It is impossible to know when framing the house where a trim carpenter will place posts for a guard rail system.)
This is to provide structural support for newel posts on handrail systems. If this is not in place the contractor has no option but to toenail in posts. This may minimize the security of the railing

Section R602.6.1; amend the following:

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and ~~1 ½ inches (38) mm~~ 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1. {remainder unchanged}

(Reason: To clarify the use of mending straps and nail guards at top plates..)
This amendment would be increasing the minimum standard set out by this Code.

Figure R602.6.1; delete the figure and insert the following figure:



Chapter 11 [RE] – Energy Efficiency is deleted in its entirety; Reference the 2024 IECC for energy code provisions and recommended amendments.

(Reason: The 2024 International Energy Conservation Code should be referenced for residential energy provisions. This approach simply minimizes the number of amendments to the IRC. See recommended amendments for the 2024 IECC.)

M1401.1.1; is added to read as follows:

M1401.1.1 Air conditioning equipment. All residential dwelling units shall be designed and installed with an air conditioning system with the ability to condition and maintain conditioned air 20 degrees below the ambient outside air temperature in all habitable spaces.

(Reason: To provide a safe dwelling unit as the ambient temperature can cause life threatening conditions)
This provision would be a local increase in requirement.

Section M1411.9; change to read as follows:

M1411.9 Condensate disposal. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to ~~an *approved* place of disposal~~ a sanitary sewer through a trap, by means of a direct or indirect drain. *{remaining text unchanged}*

(Reason: Reflects local practice.)
This provision would create limitations in existing buildings that replace mechanical equipment. The approved place of disposal would be at the discretion of the Building Official and would be able to provide flexibility that proposed revision would not.

M1503.6 Makeup Air Required; amend and add exception as follows:

M1503.6 Makeup air required. Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m^3/s) shall be mechanically or passively provided with makeup air at a rate approximate~~ly equal~~ to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.

Exception*:* Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open. Where all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m3/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m3/s) shall be provided

with a makeup air at a rate approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

(Reason: Exception requires makeup air equaling the amount above and beyond 400 cfm for larger fan which will address concerns related to "fresh" air from the outdoors in hot humid climates creating a burden on HVAC equipment and negative efficiency impacts from back-drafting and wasted energy.)
This is not a new provision for the Code, as appliance companies continue to increase the power on the fans it is counter acting the efficiency of the building envelop. Providing make up air ensures that only air from a safe location is introduced back into the building envelop. Typical vent hoods do not trigger this requirement. Upgraded vent hoods similar to commercial standards may trigger.

Section M2005.2; change to read as follows:

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that *combustion air* will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an *approved* self-closing device. Installation of direct-vent water heaters within an enclosure is not required.

(Reason: Corresponds with the provisions of IFGC Section 303.3, exception #5.)
There is no reason to add this provision, it is already an accepted method. The solid, weather-stripped door prevents the combustion air from being taken from the living space.

Section E3702.3; Branch-circuit ampere rating: (10 amp circuits) Delete entire section:

(Reason: Impossible to determine what a home owner may put on this circuit in the future. Keep the lowest circuit amp rating in a house at 15 amps)
State law does not allow the City to prevent or mandate construction materials that are allowed in Code.

Section E3901.4.2; Island and peninsular countertops and work surfaces: Delete entire section:

Replace with wording from similar section found in the 2021 IRC.

(Reason: No evidence was presented to justify this radical change in the Electric Code. People expect receptacles on their islands and they are normally found on the side of those cabinets. Pop-up outlets can be unsafe and are very expensive to install. They also become warranty nightmares after only a few years of use.)
The Code reference allows for multiple options to remain compliant that do not require the pop-up outlets. Removing the section would increase liability for the City.

Section E3902.6; Kitchen receptacles: Add exception:

Exception: Refrigerators

(Reason: No evidence was shown to require these appliances to be served by a GFCI. Large motors have been known to cause nuisance tripping of these types of appliances. Home owners may lose large amounts of food when there refrigerator circuit trips without them knowing about it.)
Code does not specifically require the refrigerator plug to be on GFCI, there are instances where it would. Primarily if a plug was within 6 feet of a sink or accessible to be used as a counter appliance, GFCI protection would be required.

****2018 IRC → 2024 IRC**

Universal Significant Changes (One-Page Handout)**

1. Administrative & Structural Updates

- **R104 rewritten** — Building official authority expanded; new R104.2.1 allows officials to require product/equipment listings "at cost" to the applicant.
- **Updated wind, snow, and seismic maps** — Structural design values revised across the code.
- **New definition added:** *Walking Surface*.

2. Fire & Life Safety

- **Imaginary lot lines added** — Used to calculate fire separation distance when multiple dwellings share a lot.
- **Mezzanine guard requirements expanded** — Guards now required **above and below** mezzanine edges.
- **Clarified fire separation** for two-family dwellings and shared accessory spaces.

3. Habitable Spaces & Lofts

- **New sleeping loft requirements** — Clear rules for loft size, access, headroom, and protection.
- **Tiny-home loft provisions expanded** — Maximum size limits added for certain exceptions.

4. Mechanical, Electrical & Plumbing

- **A2L refrigerants added** — New refrigerant classification permitted with updated safety rules.
- **Energy Storage Systems (ESS)** — Major new requirements for battery systems, including placement, fire protection, and separation.
- **DWV testing updated** — Final test may now be **visual** instead of water/air pressure.
- **Exhaust termination rules revised** — Exhaust outlets now allowed near operable windows/doors under new conditions.
- **CPVC piping** explicitly permitted **above and below grade**.

5. Garages & Accessory Structures

- **New battery protection requirements** for garages containing energy storage systems.
- **Sprinkler exemption language clarified** (R309.3).

6. Additional Technical Revisions

- **Shared accessory rooms** now allowed for two-family dwellings.
- **QR codes added** to identify technical revisions throughout the code.
- Multiple appendices and legacy amendments removed or reorganized for clarity.

Quick Summary for Contractors

- R104 rewritten — more documentation authority for officials
- Updated hazard maps (wind, snow, seismic)
- New loft and tiny-home rules
- Imaginary lot lines for fire separation
- Expanded mezzanine guard requirements
- A2L refrigerants + major ESS rules
- DWV visual testing allowed
- CPVC allowed above/below grade
- New garage battery protection rules

Building and Fire Codes and Proposed Amendments

January 5, 2026

Chapter 2: Administration

Construction Board of Appeals

Hear and decide appeals from adopted codes, Chapter 14

- Decisions of Building Code Official
- Decisions of Fire Code Official
- Flood Damage Prevention
- Local Licenses

Zoning Board of Adjustment

Hear and decide appeals from Zoning Ordinance

- Zoning, Appendix C, Zoning
- Signs – Appendix A, Signs
- Building and Standards Commission – Chapter 14

Chapter 14: Summary of Reorganization

Administration & Compliance

Contractor Registration / Insurance Requirements

- State licenses – plumbing, electrical, HVAC, irrigator, fire
- Amount of general liability insurance increased from $300,000 to $1,000,000

Permit Requirements

- Submittal requirements
- Digital format
- Approved plans on job site
- Violations
- Site conditions during construction – trash, general housekeeping practices

Chapter 14: Summary of Reorganization

Fees

- Appendix D
- Reinspection fees
- Work without permit fees

Inspections

(relocated from former Electrical license section)

- Permit holders responsibility to schedule; request inspections prior to covering

Certificates of Occupancy

(copied/modified from Zoning Ordinance)

Chapter 14: Building Codes to be Adopted

- International Building Code (2024)
- International Residential One-and Two-Family Code (2024)
- International Plumbing Code (2024)
- International Mechanical Code (2024)
- International Swimming Pool Code (2024)
- International Energy Conservation Code (2024)
- National Electric Code (2023)

Local Administrative Amendments

Across All Codes

Administrative requirements to adopt the codes:

- Section 101.1 Name of Jurisdiction (City of Friendswood) (IRC, IBC, IMC, IPC, IFGC, IECC, ISPSC)
- Section 103 Creation of enforcement agency, appointment of Building Official and Deputies (IRC, IBC, IMC, IPC, IFGC, IECC, ISPSC)
- Section 109 Uncovering of work not inspected (IRC, IBC, IMC, IPC, IFGC, IECC, ISPSC)
- Section 110.5 Increased detail on definition of Occupancy (IRC, IBC)
- Section 112 Revising name of Construction Board of Appeals (IRC, IBC)
- Section 113.4 Clean up penalties paragraph (IRC, IBC, IMC, IPC, IFGC, IECC, ISPSC)
- Table R301.2 Sets Design Parameters for City (IRC)
- P2603.5.1 and P305.4.1 12-inch Sewer Depth (IRC, IPC)
- Section 903 Vent pipe length (IPC)

Community Initiated Amendments

- Section 401.2 Foundations – requires Professional Engineer stamped plans for foundations. (IRC)
- Section 3601 Electrical Services – requires exterior disconnect (IRC)
- Section 105 Permit expiration aligns dates with all types (IPC, IMC, IFGC)
- Section 608 Provides irrigation requirements consistent with State (IPC)

Changes from 2018 IRC to 2024 IRC

Summary of Changes 2018 IRC to 2024 IRC

- The head pressure for a water test of DWV systems increased to 10 feet.
- Air vacuum testing is now permitted for plastic piping DWV systems.
- Section P2904 for dwelling sprinklers is expanded to more closely align with NFPA 13D.
- An emergency service disconnect is required in a readily accessible outdoor location.
- A surge-protective device (SPD) is now required at the service panel.
- The number of receptacle outlets required for peninsular and island countertops in kitchens is determined by the area of the countertop surface.
- GFCI protection is now required for damp and wet locations not included in the other 10 areas requiring GFCI protection.

Chapter 14: Substandard Building & Structures

Building And Standards Commission (BASC) - ZBOA

Hear and decide appeals regarding dangerous buildings, substandard structures, and nuisances

Result does not always end in demolition; BASC can work with an owner regarding timelines to repair a structure

Added in 2013; relocated in Chapter 14

Chapter 30: Fire Codes

2024 IFC including appendices B-N, excluding J

- A – Board of Appeals
- B – Fire-Flow Requirements for Buildings
- C – Fire Hydrant Locations and Distribution
- D – Fire Apparatus Access Roads
- E – Hazard Categories
- F – Hazard Ranking
- G – Cryogenic Fluids – Weight and Volume Equivalents
- H – Hazardous materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions
- I – Fire Protection Systems – Noncompliant Conditions
- K- Construction Requirements for Existing Ambulatory Care Facilities
- L – Requirements for Firefighter Air Replenishment Systems
- M – High-Rise Buildings – Retroactive Automatic Sprinkler Requirement
- N – Indoor Trade Shows and Exhibitions

2024 NFPA Life Safety 101

Changes from 2018 IFC to 2024 IFC

Fire Safety & Emerging Technologies

- Updated lithium-ion and lithium metal batteries regulations
- Updated regulations on powered micromobility devices such as motorized bicycles, scooters, etc.
- Expanded sprinkler and fire alarm triggers for new hazard types
- Updated emergency responder communications enhancement systems (ERCES)

Occupancy & System Updates

- Carbon monoxide (CO) required in more commercial and public occupancies
- New rules for flammable A2L refrigerants
- Updated fuel and gas systems, refrigeration, and hazardous materials thresholds
- Revised definitions and occupancy terms for clarity

Events, Operations, & Special Hazards

- Additional considerations for outdoor events, festivals, tents, and safety plans
- Additional temporary heating and cooking operations regulations
- Recognition of hybrid fire-suppression systems
- Considerations for valet trash safety in multi-family buildings

Code Structure & Compliance

- Updated alternative materials and methods section with compliance paths
- Cosmetic changes to layout, navigation, and single-column format and clearer tables and graphics

Proposed Amendments to 2024 IFC

507.5.1.1 Fire Hydrant for Standpipe Systems

2024 IFC

Requires buildings equipped with a standpipe system installed to have a fire hydrant within 100 feet of the fire department connection (FDC).

Proposed Friendswood Amendment

Requires buildings equipped with a fire sprinkler or standpipe system installed to have a fire hydrant within **40-**100 feet of the fire department connection (FDC).

507.5.1 On-site Fire Hydrants and Mains

2024 IFC

Requires on-site fire hydrants and mains where a portion of a facility or building is more than 400 feet from a hydrant on a fire access road as measured by an *approved* route.

Proposed Friendswood Amendment Extension (Carry over from previous code adoptions)

Requires on-site fire hydrants and mains where a portion of a facility or building is more than **300** feet from a hydrant on a fire access road as measured by an *approved* route.

606.3.4.1 Commercial Cooking Extinguishing System

2024 IFC

Does not apply to residential cooking appliances in commercial occupancies.

Proposed Friendswood Amendment

Requires all new or existing commercial occupancies with cooking appliances to have approved automatic fire-extinguishing systems.

901.4.4 Fire Areas

2024 IFC

Allows fire protection systems to be divided by fire areas.

Proposed Friendswood Amendment

Remove: Section 901.4.4.

Add: Fire **suppression systems** shall not be divided by fire areas.

903.2 Automatic Sprinkler Systems

2024 IFC

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

Sprinkler requirements are required at 12,000 square feet for most occupancies.

Proposed Friendswood Amendment Extension (Carry over from previous code adoptions)

Requires approved automatic sprinkler systems if a structure:

Exceeds 11,999 square feet or

Has two or more floors above or below grade with any one floor exceeding 5,999 square feet.

903.4.3 Automatic Sprinkler Alarms

2024 IFC

Requires approved audible and visual sprinkler waterflow alarm device on exterior of building in an approved location.

Proposed Friendswood Amendment

Adds a requirement for visible and audio alarm notification appliances to activate in public use or common use areas inside the building.

901.4.7 Pump & Riser Room Requirements

2024 IFC

Requires pump rooms and riser rooms to be designed with adequate space and unobstructed access.

Proposed Friendswood Amendment

Requires pump rooms and riser rooms to be designed with adequate space and unobstructed access, as well as:

- Exterior access,
- A centralized location for the fire pump, fire alarm, emergency alarm, and riser room, and
- Must meet fire-resistance-rated requirements.

1009.2.1 Emergency Power for Elevators

2024 IFC

Requires emergency power for elevators serving 5+ floors.

Proposed Friendswood Amendment

Requires emergency power for elevators when levels are 2+ stories above or below discharge.

1103.5.1 Sprinklers in Group A-2

2024 IFC

Requires sprinklers in A-2 occupancies where alcohol is consumed and occupant load is greater than or equal to 300.

Proposed Friendswood Amendment

Removes requirement for sprinklers in **existing** A-2 occupancies where alcohol is consumed and occupant load is greater than or equal to 300.

A-2 occupanices = Restaurants

D105.1 Aerial Apparatus Access

2024 IFC

Requires aerial apparatus access when roof surface is 30 feet above the grade plane.

Proposed Friendswood Amendment

Adds an exception to the requirement for Type IIB construction, up to 45 feet above grade plane if the structure has:

- An automatic full sprinkler system,
- A standpipe system, and
- Two egress stairways.

Existing Restaurants

Challenges for A-2 (Restaurant) Occupancies

Higher fire and life safety risk compared to Mercantile (M) or Business (B) occupancies

High occupant loads concentrated in small areas

Egress affected by tables, chairs, furniture layouts, and occupants unfamiliar with the space

Examples:

- Habanero Fresh Mexican Food - 146 W. Parkwood Drive
- B1895 - 607 S. Friendswood Drive, Suite #11
- Mama’s Bistro Café & Bakery- 1302 S. Friendswood Drive
- Cooper’s Landing - 804 S Friendswood Dr.

Opportunities

Install fire sprinklers in pre-existing structure

Propose alternative methods through permitting process

Examples:

- Ocean Sushi - 214 S. Friendswood Drive, Suite #B

Surrounding Communities

City	IBC	IRC	NEC	IFC	Year Implemented	Local Amendments
Pearland	2021	2021	2023	2021	2024	Ord. 1296-2024
League City	2021	2021	2023	2021	2022	Ord. 2022-06
Alvin	2024	2024	2023	2024	2025	2024 Code Package
Webster	2021	2021	2023	2021	2022	Council Packet 6/21/2022

IBC – International Building Code
IRC – International Residential Code
NEC – National Electric Code
IFC – International Fire Code

Historical Building Code Adoption

Code Version	Year Adopted	Building Code Ordinance	Fire Code Ordinance
2000 ICC Codes; 1999 NEC	2002	2002-19	2002-19
2003 ICC Codes; 2002 NEC	2005	2005-03	2005-04
2009 ICC Codes; 2008 NEC	2010	2010-08	2010-13
2012 ICC Codes; 2011 NEC	2016	2016-21	2016-22
2018 ICC Codes; 2017 NEC	Current	2019-44	2019-41

ICC – International Code Council; NEC – National Electric Code

Alternate Methods, Code Interpretations, or Modifications

The Building Official and Fire Code Official have authority under the Codes to make interpretations, approve alternate methods requests, and to allow modifications of the building code based on practical difficulties, where the intent of the code is met. Appeals of their decisions would be presented to the Construction Board of Appeals (CBOA).

Why is it important?

Building code updates benefit the Friendswood community by maintaining high Insurance Services Office (ISO) Building Code Effectiveness Grading Schedule (BCEGS®) and Public Protection Classification (PPC®) ratings.

Compliance ensures lower insurance rates and safe, sustainable, and current building practices. The community receives better structures that reduce property owners' costs for implementing maintenance and energy efficiencies.

Thank you

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 11/26/2025

Prepared by: Karen Horner, City Attorney

Subject: 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.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This proposed ordinance makes the following changes to the Friendswood City Code:

1. repeals 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" and
2. amends Section 70-81 "Extending into street."

The repeal of Section 70-74 and 70-75 conforms the Code to current practices of the City and removes the property owners' responsibility for maintenance of certain public infrastructure abutting their property. The repeal of these sections are consistent with the City's standard plat notes and current practice. Ultimately, the City is responsible for sidewalks, (parallel to street and not within the width of the driveway), curbs, gutters, and storm, water and sewer infrastrcuture within the public rights-of-way; and property owners are responsibile for driveways, sidewalk within driveway, sidewalk landing and up to the house generally perpendicular to the street, and culvert pipes on open ditch streets under driveways (unless damaged by City infrastructure). This proposed change does not affect infrastructure within a private subdivision.

Additionally, on August 5, 2024, the City Council enacted Ordinance No. 2024-22 to increase the vertical clearance of vegetation overhanging sidewalks and roadways in the City to ensure that such limbs do not interfere with pedestrian or traffic safety. The proposed ordinance differentiates the permitted height of plants, trees and branches in and over public streets from that over pedestrian areas within public rights-of-way as follows:

- 15 feet over a public street, and
- 8 feet over remainder of the right-of-way.

Council considered this ordinance on first reading at its meeting held on December 1, 2025.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Redline of Tree & Sidewalk Ordinance
2. Ordinance - Tree and Landscaping Restrictions

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, 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" OF THE FRIENDSWOOD CITY CODE IN THEIR ENTIRETIES TO ELIMINATE CERTAIN PROPERTY OWNER RESPONSIBILITIES TO CONFORM THE FRIENDSWOOD CITY CODE TO CURRENT PRACTICES; 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 AND THOSE OVER PEDESTRIAN AREAS WITHIN PUBLIC RIGHTS-OF-WAY; PROVIDING A MAXIMUM PENALTY OF FIVE HUNDRED AND NO/100 DOLLARS ($500.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

****

WHEREAS, certain provisions in the Friendswood City Code relating to abutting property owners' duties pertaining to the altering, repair, and maintenance of public infrastructure in the public rights-of-way are outdated or no longer consistent with current practices and standards of the City; and

WHEREAS, the City Council finds that repealing Sections 70-74 and 70-75 of the Friendswood City Code in their entireties will promote clarity, eliminate unnecessary regulatory burdens on property owners, and ensure that the Friendswood City Code reflects modern maintenance and public works procedures administered directly by the City; and

WHEREAS, additionally, on August 5, 2024, the City Council enacted Ordinance No. 2024-22 to increase the vertical clearance of vegetation overhanging sidewalks and roadways in the City to ensure that such limbs do not interfere with pedestrian or traffic safety; and

WHEREAS, the City Council wishes to enact different standards for the vertical clearances over streets and the vertical clearance over pedestrian areas; and

WHEREAS, the City Council finds that the clearances established herein are reasonable and sufficient to protect the public from debris on the roadway, traffic delays and injuries when utilizing the City's public rights-of-way; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF TEXAS:

Section 1. The facts and matters set forth in the preamble of this ordinance are hereby found to be true and correct.

Section 2. That Chapter 70 "Streets, Sidewalks, and Other Public Places," Article III "Construction" of the Friendswood City Code is hereby amended by repealing 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.

Section 3. That Chapter 70 "Streets, Sidewalks, and Other Public Places," Article III "Construction," Section 70-81 "Extending into street" of the Friendswood City Code is hereby amended to read as follows:

CHAPTER 70. STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES

ARTICLE III. CONSTRUCTION

Sec. 70-81. Extending into right-of-way.

(a) No property owner shall permit the growth of any tree limb that extends from the property owner's property into the street at an elevation lower than fifteen feet (15') above that portion of the street used for vehicular travel.

(b) No property owner shall permit the growth of any tree limb that extends from the property owner's property into the public right-of-way at an elevation lower than eight feet (8') above any area between the edge of pavement or curbline to the property line.

Section 4. A violation of this ordinance is subject to the penalty provisions contained in Section 1-14 of the Friendswood City Code and as otherwise provided by law. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence fail to comply with any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed FIVE HUNDRED AND NO/100 DOLLARS ($500.00). Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense.

Section 5. That all ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby expressly repealed.

Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. The City Secretary shall give notice of the enactment of this ordinance by promptly publishing the caption of this ordinance after final passage in the official newspaper of the City.

Section 8. This ordinance shall take effect ten (10) days from and after its passage on second reading by the City Council of the City of Friendswood, Texas, and its publication in the official newspaper of the City.

INTRODUCED, READ, AND PASSED on first reading by the affirmative vote of the City Council of the City of Friendswood this 1st day of December, 2025.

_____

MIKE FOREMAN, Mayor

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

INTRODUCED, READ, AND PASSED on second and final reading by the affirmative vote of the City Council of the City of Friendswood this 5th day of January, 2026.

_____
JOHN ELLISOR, Mayor Pro Tem

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 10/10/2025

Prepared by: Leticia Brysch, Assistant City Manager

Subject: 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.

Originating Department: City Secretary

Degree of importance: Critical.

SUMMARY / ORIGINATING CAUSE

This proposed ordinance calls the City of Friendswood (the "City") General Election for the purpose of electing councilmembers for position numbers 2 and 5, on the May uniform election date of Saturday, May 2, 2026.

As this election is being held in May of an even-numbered year, Harris County will not provide election services to other government entities. As such, the City will contract with Galveston County for elections services related to the May 2nd election in its entirety; thus, Galveston County will administer the election for the Friendswood voters residing in Galveston County and Harris County. While many of the details of the election have not been finalized, below is a list of the important dates for the upcoming election:

01/14/2026	First day to file for place on ballot. A candidate for City Council must meet the requirements noted in the Texas Election Code, Section 141.001 “Eligibility Requirement for Public Office” as well as Section 6.02 “Filing for Office” of the Charter of the City of Friendswood, Texas.
02/13/2026	Last day to file an Application for Place on Ballot is at 5:00 P.M. in the City Secretary’s Office, City Hall.
02/17/2026	Last day for a Write-in Candidate to File for a Place on the Ballot. Filings must be received by the City Secretary’s Office no later than 5:00 P.M.
02/20/2026	Last day for Candidacy Withdrawal must be filed with the City Secretary’s Office no later than 5:00 P.M. Candidate Drawing at 5:00 P.M. in Council Chamber, City Hall.
04/02/2026	Due date for filing first Report of Campaign Contributions and Expenditures by Opposed Candidate (30 days prior to Election). Deadline to register to vote for the May 2, 2026, Election (must register with the Voter Registrar of the county of residence).
04/20/2026	Last day to apply (by mail or fax) for an early voting ballot to be voted on by mail; applications must be received not just postmarked on this date. (Deadline falls on San Jacinto Day, moves to the preceding business day.)
4/20 – 04/28	Early Voting Period by Personal Appearance (Schedule & polling locations will be the same for Friendswood voters in both Galveston County and Harris County.)
04/24/2026	Due date for filing the second report of Campaign Contributions and Expenditures (8 days prior to the election).
05/02/2026	Election Day (7:00 A.M. to 7:00 P.M.)

05/14/2025	Last Day to Canvass the election, City Council is the canvassing authority that will canvass and declare the results of the election at a council meeting posted in compliance with the Open Meetings Act.
05/12/2025	Swearing-in of incoming councilmembers at the City Council Regular Meeting and first meeting of newly elected officials.
Any time after the election	Final report of Campaign Contributions and Expenditures.

The candidate packet with all the forms and information related to this election is available at the following link: (insert link here). All other election-related information will be posted on the City's notice boards and website as the information becomes available.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Ordinance - Calling the General Municipal Election for Positions 2 and 5
2. PPT Slide - Election May 2, 2026 Important Notes and Dates

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, ORDERING THE GENERAL ELECTION TO BE HELD ON THE 2ND DAY OF MAY, 2026, FOR THE PURPOSE OF ELECTING COUNCILMEMBERS TO POSITIONS TWO (2) AND FIVE (5); MAKING OTHER PROVISIONS RELATED TO SUCH ELECTION; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

****

WHEREAS, the Friendswood City Council deems that, in accordance with the laws of the State of Texas, a general election should occur on May 2, 2026, for the purpose of electing a Councilmember to Position No. Two (2) and a Councilmember to Position No. Five (5); and

WHEREAS, the Friendswood City Council wishes to proceed with the ordering of such election, and the City Council has determined that holding such election is in the public interest; and

WHEREAS, the laws of the State of Texas further provide that the Texas Election Code ("Code") is applicable to all general municipal elections; and, in order to comply with the Code, an ordinance should be passed establishing the procedures to be followed for the general election to be held on May 2, 2026; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF TEXAS:

Section 1. General Election. In accordance with the Charter of the City of Friendswood and the laws and the Constitution of the State of Texas, a general election is hereby ordered to be held in and throughout the City of Friendswood on May 2, 2026, between the hours of 7:00 o'clock a.m. and 7:00 o'clock p.m., at which general election all qualified voters of the City of Friendswood, Texas (the "City") may vote for the purpose of electing the following officials of the City:

Councilmember, Position No. Two (2); and
Councilmember, Position No. Five (5).

Section 2. Placement on Official Ballot. That any eligible and qualified person may have his/her name printed upon the official ballot as an independent candidate for the office of Councilmember by filing a sworn application with the City Secretary of the City of Friendswood no later than 5:00 p.m., February 13, 2026. The form of the sworn application for the candidates for the office of Councilmember shall be as set forth by Section 141.031 of the Texas Election Code.

Section 3. Candidate Qualifications. That the qualifications of the Councilmembers are as follows:

Office	Qualifications
Councilmember	➢ shall be a citizen of the United States of America; ➢ shall be a qualified voter of the State of Texas and the City of Friendswood; ➢ shall have resided for at least twelve (12) months preceding the election within the corporate limits of the City of Friendswood, including territory annexed prior to the filing deadline; ➢ shall be at least 21 years of age; ➢ shall meet the requirements for sponsors stipulated in the Charter; and ➢ shall meet such other requirements as set forth in Chapter 141 of the Texas Election Code and in the Charter of the City of Friendswood, Texas.

Section 4. Ballot for General Election. That the form of the ballot for said general election shall be substantially as follows:

OFFICIAL BALLOT

Vote for the candidate of your choice in each race by placing an 'X' or filling in the shape beside the candidate's name.

COUNCILMEMBER POSITION NO. 2

COUNCILMEMBER POSITION NO. 5

Section 5. Placement on/Removal from Ballot. That any person eligible for the office of City Councilmember who has filed his/her own sworn application in accordance with the provisions of this ordinance shall have his/her name printed on the official ballot. On or before February 20, 2026, any such person may cause his/her name to be withdrawn by filing, in writing, with the City Secretary, a request to that effect over his/her own signature, duly attested to by a Notary Public. No names so withdrawn shall be printed on the ballot.

Section 6. Determination of Ballots for General Election. The candidates receiving a majority of votes for the position to be filled at such election shall be declared elected.

Section 7. Election Services. That the general election called in Section 1 hereof shall be held pursuant to an election services agreement to be entered into with Galveston County.

Section 8. Polling Locations. That the City shall use the polling places along with election officials for the general election ordered in Section 1 hereof as designated by Galveston County as further described in Sections 10 and 11 hereinbelow.

Section 9. Voting Equipment. Hart InterCivic Verity equipment shall be used for voting at the designated election precincts, and electronic counting devices and equipment shall be used for counting the ballots at the general election.

Section 10. Early Voting. Each qualified voter who desires to cast an early vote shall be entitled to an official ballot and the right to cast such ballot in accordance with the provisions of the Texas Election Code. Early voting will be conducted by the Early Voting Clerks at the places designated by Galveston County. The location of the main early voting polling places is as follows:

Galveston County Courthouse
10000 Emmett F. Lowry Expressway
Suite 1152
Texas City, TX 77591

Hart InterCivic Verity equipment shall be used for early voting by personal appearance. Early voting by personal appearance shall commence on April 20, 2026, and end on April 28, 2026, in accordance

with the schedules established by Galveston County. Hart InterCivic Verity equipment shall be used for early voting by mail in Galveston County. Applications for ballots to be voted by mail should be mailed as follows:

By Regular Mail	By Fax[1]	By Common or Contract Carrier
ATTN: Ballots by Mail c/o Dwight Sullivan Galveston County Clerk P.O. Box 17253 Galveston, TX 77552-7253	(409) 765-3249	Galveston County Courthouse Dwight D. Sullivan Galveston County Clerk Elections Division 10000 Emmett F. Lowry Expressway Suite 1152 Texas City, TX 77591
By email[1]: absenteeballotapplications@co.galveston.tx.us		
Phone No.: 409-770-5108	Website: http://galvestonvotes.org	

[1] If an application is sent to the early voting clerk by fax or email, the original application must still be mailed and received by the early voting clerk no later than the 4th business day after receiving the emailed or faxed ABBM or faxed FPCA, to the address shown above for Regular Mail.

The last day to submit an application for a ballot to the Early Voting Clerk to be voted by mail is April 20, 2026 (received, not postmarked).

The location of the branch early voting polling places for the City's general election shall be selected by Galveston County and may include the following locations within the City of Friendswood:

Branch Early Voting Polling Locations within the City of Friendswood
First Baptist Church Friendswood 209 S Friendswood Dr. Friendswood, TX 77546
Village on the Park Town Hall Room 400 E. Parkwood Friendswood, TX 77546

Section 11. Election Day Voting. The election day voting by personal appearance will take place on Saturday, May 2, 2026, from 7:00 a.m. to 7:00 p.m. at the polling places selected by Galveston County, which may include the following polling places within the City of Friendswood:

Election Day Polling Locations within the City of Friendswood
First Baptist Friendswood 209 S Friendswood Dr. Friendswood, TX 77546
Village on the Park Town Hall Room 400 E. Parkwood Friendswood, TX 77546

Voters may choose to vote at any designated voting center in Galveston County.

Section 12. Central Counting Stations. The Central Counting Stations to receive and tabulate voted ballots shall be at the locations designated by Galveston County.

Section 13. Election Notice. The general election shall be held in accordance with, and shall be governed by, the election laws of the State of Texas. In the general election, the Mayor and the City Secretary of the City of Friendswood shall do and perform each act as required to be done and performed respectively by the County Judge and the County Clerk of the Commissioners' Court. The notice of the general election shall be given by posting a substantial copy of this election ordinance at City Hall not later than the 21st day prior to the date set for the election; and a substantial copy of this election ordinance also shall be published at least once in a newspaper of general circulation published in the City, the date of the publication to be not more than 30 days and not less than 10 days prior to the date set for the general election. Notice of the general election shall also be provided to the Galveston County Clerk not later than the 60th day before the date of the election ordered herein.

Section 14. Further Action. The City Secretary is further authorized to give or cause to be given notices required for the general election, and to take such other and further action as is required to conduct such election in compliance with the Texas Election Code.

Section 15. Compliance with Law. In all matters relating to the ordering, giving notice, and holding the general election, the City shall comply with the applicable parts of the Texas Election Code, including Chapter 272 of the Texas Election Code pertaining to bilingual requirements, and the Federal Voting Rights Act of 1965, as amended.

Section 16. Effective Date. This ordinance shall take effect immediately from and after its passage by the City Council of the City of Friendswood, Texas.

INTRODUCED, READ AND PASSED on first and final reading by the affirmative vote of the City Council of the City of Friendswood on this the 5th day of January, 2026.

_____
JOHN ELLISOR, Mayor Pro Tem

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

ORDINANCE – CALLING CITY ELECTION

Main Points:

- Calls general election to be held on Saturday, May 2, 2026, from 7am to 7pm, for purposes of voting for Council Position Nos. 2 & 5.
- The City will contract with the Galveston County Elections Division to hold the election (including residents on the Harris County side of Friendswood.)
  - One ballot (English & Spanish only)
  - Shared polling locations (countywide) &
  - Same polling schedule.
- Additional notices for Vietnamese & Chinese speaking voters will be provided.

Important Election Dates:

- 01/14 – 02/13/2026: Candidate Filing Period
- 02/20/2026 at 5pm: Last Day for Candidates to Withdrawal & Candidate Drawing for Placement on the Ballot
- 04/02/2026: Deadline to Register to Vote for May 2, 2026, election
- 04/20 – 04/28/2026: Early Voting by Personal Appearance
- May 2, 2026: Election Day
- May 13, 2026: Election Canvass

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 09/03/2025

Prepared by: Leticia Brysch, Assistant City Manager

Subject: 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.

Originating Department: Finance

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

By its nature, our budget is an estimate of the revenues and expenditures needed to accomplish the City Council and Staff goals for the year.

Throughout the year, events occur that require adjustments to the budget. These adjustments may be needed for various reasons, such as the recognition of extraordinary revenues or expenditures, new projects that are authorized by the Council or providing funding for expenditures resulting from extraordinary events like natural disasters. As the need arises, items for budget appropriations are accumulated and then submitted for approval at the City Council meeting each month. The budget adjustments covered by this ordinance comprise the thirteenth set for fiscal year 2024-2025.

We have attempted to provide as much explanation of the adjustments as possible through two sets of exhibits. Exhibit A provides a narrative explanation of each budget amendment. Exhibit B provides the details of each accounting transaction.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Ordinance - Budget Amendment No. XIII
2. FY25 BA XIII Exhibit A 2026-01-05
3. FY25 BA XIII Exhibit B 2026-01-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING ORDINANCE NO. 2024-25, PASSED AND APPROVED AUGUST 26, 2024, THE SAME BEING AN ORDINANCE APPROVING AND ADOPTING THE CITY'S GENERAL BUDGET FOR FISCAL YEAR 2024-25, BY APPROVING "BUDGET AMENDMENT XIII" THERETO; PROVIDING FOR SUPPLEMENTAL APPROPRIATION AND/OR TRANSFER OF CERTAIN FUNDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR OTHER MATTERS RELATED TO THE SUBJECT; AND PROVIDING FOR THE EFFECTIVE DATE.

****

WHEREAS, by Ordinance No. 2024-25, the City Council of the City of Friendswood, Texas, adopted its "Original General Budget for Fiscal Year 2024-25"; and

WHEREAS, the City Council has determined that revenues and/or reserves are available for supplemental appropriation, and/or that the transfer of certain funds interdepartmentally is economically feasible and in the best interest of prudent budgeting and for municipal purposes; and

WHEREAS, Section 8.04 of the City Charter provides for amendments after adoption of the budget; and

WHEREAS, the City Council desires to amend said Original General Budget to reflect such supplemental appropriation and/or transfer in the fiscal year 2024-25; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF TEXAS:

Section 1. The facts and matters set forth in the preamble of this ordinance are hereby found to be true and correct.

Section 2. The "Original General Budget of the City of Friendswood, Texas, for the Fiscal Year 2024-25" is hereby amended for municipal purposes as shown on "Budget Amendment XIII" to the "Original Budget of the City of Friendswood, Texas, for the Fiscal Year 2024-25" attached hereto. Said Budget Amendment XIII shall be attached to and made a part of such Original General Budget by the City Secretary and shall be filed as required by state law. A true and correct copy of said amendment is attached hereto as Exhibits "A" and "B" and is incorporated herein for all intents and purposes.

Section 3. In the event any clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares

that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 4. This ordinance shall take effect immediately from and after its passage by the City Council of the City of Friendswood, Texas.

INTRODUCED, READ AND PASSED on first and final reading by the affirmative vote of the City Council of the City of Friendswood on this the 5th day of January, 2026.

_____
JOHN ELLISOR, Mayor Pro Tem

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

City of Friendswood
Budget Amendment Summary
Fiscal Year FY2024-2025
Budget Amendment XIII
January 5, 2026

1. **City Attorney's Office - Prosecutor Expenses, $31,009.** Appropriate funds for legal fees. Legal fees for the City Attorney's office exceeded the FY2025 budget related to ongoing litigation. The funding source will be unassigned general fund balance.

2. **Parks & Recreation Department – Mailroom Relocation, $17,928.** Appropriate funds for the city hall mail room relocation and renovation. The City Hall mailroom relocation was necessary to accommodate the growing needs of various departments at City Hall. The funding source will be unassigned general fund balance ($8,964) and water and sewer working capital ($8,964).

3. **Information Technology Department – Police MDT Replacements, $131,512.** Appropriate funds for police vehicle mobile data terminal (MDT) replacements. The current MDT software is no longer supported and would have an impact on security and operations in the police department. The funding source is unassigned general fund balance.

4. **Emergency Services Department – Insurance Proceeds, $3,259.** Appropriate insurance proceeds from TML-IRP for repairs to FM11 which was damaged in an accident on July 27, 2025. Funds will be appropriated to the Fire Prevention division's vehicle maintenance account.

5. **Parks and Recreation Department - Senior Program Donations, $2,967.** Appropriate senior program donations above budget to offset additional program expenses. Funds will be appropriated to the Senior Program division's community events account.

6. **Tax Increment Reinvestment Zone #1 Developer Contributions, $18,090.** Appropriate developer contributions for expenses related to TIRZ #1 for legal services and contract services incurred. The funds will be appropriated to the economic development's legal services account ($1,658) and the contract services account ($16,432).

7. **Tax Increment Reinvestment Zone #2 Developer Contributions, $47,289.** Appropriate developer contributions for expenses related to TIRZ #2 for legal services and contract services incurred. The funds will be appropriated to the economic development's legal services account ($40,996) and the contract services account ($6,293).

8. **2017 CDBG-DR (Galveston County) Grant Reimbursement, $336,864.** Appropriate grant proceeds received for construction expenses related to Deepwood Flood Control project and the Utility Relocates project at Clear Creek Utility Bridge. Advanced funding for these services was approved on FY25 BA XII at the September 8, 2025, City Council meeting. Therefore, the proceeds will be appropriated back to unassigned general fund balance.

9. **2017 CDBG-DR (Galveston County) Engineering Services, $76,999.** Appropriate advanced funding for engineering services related to Deepwood Flood Control project and the Utility Relocates project at Clear Creek Utility Bridge. The funding source will be unassigned general fund balance and will be reimbursed once grant funding is received from the state agency.

10. **2024 CDBG-MIT (COG-MOD) Grant Proceeds, $83,676.** Appropriate grant proceeds received for engineering services related to reimbursement request #4. Funds will be appropriated to engineering service accounts within the 2024 CDBG-MIT (COG-MOD) fund for Garver, LLC ($31,354), and for WSB Engineering ($52,322).

11. **2024 CDBG-MIT (COG-MOD) Engineering Services, $47,682.** Appropriate advanced funding for engineering and grant management services related to the New Ground Storage Tank at Water Plant #4 and Annalea Neighborhood Improvements. The funding source will be unassigned general fund balance and will be reimbursed once grant funding is received from the state agency.

12. **HMPG-DR 4485 Comprehensive Master Drainage Plan, $253,198.** Appropriate advanced funding for engineering and program management services related to the Comprehensive Master Drainage Plan. The funding source will be unassigned general fund balance and will be reimbursed once grant funding is received from the state agency.

13. **2024 CDBG-MIT RCP Comprehensive Plan & Zoning Updates, $26,506.** Appropriate advanced funding for contract services related to the Comprehensive Plan and Zoning Updates project. The funding source will be unassigned general fund balance and will be reimbursed once grant funding is received from the state agency.

14. **Friendswood Downtown Economic Development Corporation – Median Signage, $36,254.** Appropriate funds for downtown Friendswood median signage. Council approved the purchase at the August 25, 2025, City Council meeting. The funding source will be FDEDC undesignated fund balance.

15. **2025 Water and Sewer Bonds Interest Payment, $437,820.** Appropriate funds to cover the interest payment due in September 2025 for the 2025 Water and Sewer Bonds issued in March 2025. The first interest payment on this debt was not included in the FY2025 Budget. The funding source will be water and sewer working capital and the funds will be transferred to the Water & Sewer Revenue Debt Service Fund.

16. **Parks and Recreation Department – Centennial Park Playground Equipment, $122,604.** Appropriate funds for the purchase of playground equipment at Centennial Park. The purchase of the equipment was approved by council at the September 8, 2025, City Council meeting. The equipment will be funded by a donation from HTX Soccer Club ($60,000) and the park land dedication fund undesignated fund balance ($62,604).

City of Friendswood
January 5, 2026
2024-2025 Budget Amendment XIII - Exhibit B

BA Number	Account Number	Project Number	Description	Amount
1	001-0000-30500		Appropriate unassigned general fund balance to cover legal fees in the city attorney's office	(31,009)
1	001-0801-411.7110		Appropriate unassigned general fund balance to cover legal fees in the city attorney's office	31,009
2	001-0000-30500		Appropriate unassigned general fund balance for city hall mail room relocation and renovation	(8,964)
2	401-0000-30600		Appropriate water and sewer working capital for city hall mail room relocation and renovation	(8,964)
2	401-9002-491.9110		Appropriate water and sewer working capital for city hall mail room relocation and renovation	8,964
2	001-0000-39137		Appropriate water and sewer working capital for city hall mail room relocation and renovation	(8,964)
2	001-6460-419.6610		Appropriate unassigned general fund balance and water and sewer working capital for city hall mail room relocation and renovation	17,928
3	001-0000-30500		Appropriate unassigned general fund balance for MDT unit replacement in police department vehicles	(131,512)
3	001-0716-419.7720		Appropriate unassigned general fund balance for MDT unit replacement in police department vehicles	3,367
3	001-0716-419.8800		Appropriate unassigned general fund balance for MDT unit replacement in police department vehicles	128,145
4	001-0000-38310		Appropriate TML-IRP insurance proceeds for repairs to FM11	(3,259)
4	001-2503-422.6300	FM11	Appropriate TML-IRP insurance proceeds for repairs to FM11	3,259
5	001-0000-38630	SRFUND	Appropriate senior program donations that exceeded budgeted expenses	(2,967)
5	001-6429-452.7910	SRFUNDEXP	Appropriate senior program donations that exceeded budgeted expenses	2,967
6	002-0000-38340		Appropriate developer contributions for TIRZ #2 legal fees and services	(18,090)
6	002-0303-419.7110		Appropriate developer contributions for TIRZ #2 legal fees	1,658
6	002-0303-419.7800		Appropriate developer contributions for TIRZ #2 contract services	16,432
7	003-0000-38340		Appropriate developer contributions for TIRZ #3 legal fees and services	(47,289)
7	003-0303-419.7110		Appropriate developer contributions for TIRZ #3 legal fees	40,996
7	003-0303-419.7800		Appropriate developer contributions for TIRZ #3 contract services	6,293
8	124-0000-33100		Appropriate grant proceeds for 2017 CDBG-DR (Galveston County) Westbrook Contractors Pay Apps #1-2, Cracon Pay Apps #1-2	(336,864)
8	124-7001-431.8591		Appropriate grant proceeds for 2017 CDBG-DR (Galveston County) Westbrook Contractors Pay Apps #1-2, Cracon Pay Apps #1-2	92,520
8	124-7001-433.8591		Appropriate grant proceeds for 2017 CDBG-DR (Galveston County) Westbrook Contractors Pay Apps #1-2, Cracon Pay Apps #1-2	244,344
8	124-10199		Reimburse Unassigned general fund balance for CDBG-DR (Galveston County) Westbrook Contractors Pay Apps #1-2, Cracon Pay Apps #1-2	(336,864)
8	124-26010		Reimburse Unassigned general fund balance for CDBG-DR (Galveston County) Westbrook Contractors Pay Apps #1-2, Cracon Pay Apps #1-2	336,864
8	001-14029		Reimburse Unassigned general fund balance for CDBG-DR (Galveston County) Westbrook Contractors Pay Apps #1-2, Cracon Pay Apps #1-2	(336,864)
8	001-10199		Reimburse Unassigned general fund balance for CDBG-DR (Galveston County) Westbrook Contractors Pay Apps #1-2, Cracon Pay Apps #1-2	336,864
9	124-10199		Appropriate advanced funding for 2017 CDBG-DR (Galveston County) FiveEngineering Pay Apps #8, 9, 10 and Kimley-Horn Engineering Pay Apps #4, 5, 6	76,999
9	124-26010		Appropriate advanced funding for 2017 CDBG-DR (Galveston County) FiveEngineering Pay Apps #8, 9, 10 and Kimley-Horn Engineering Pay Apps #4, 5, 6	(76,999)
9	001-14029		Appropriate advanced funding for 2017 CDBG-DR (Galveston County) FiveEngineering Pay Apps #8, 9, 10 and Kimley-Horn Engineering Pay Apps #4, 5, 6	76,999
9	001-10199		Appropriate advanced funding for 2017 CDBG-DR (Galveston County) FiveEngineering Pay Apps #8, 9, 10 and Kimley-Horn Engineering Pay Apps #4, 5, 6	(76,999)
10	126-0000-33100		Appropriate grant proceeds for 2022 CDBG-MIT (COG-MOD) Annalea Neighborhood Improvements and New Ground Storage Tank at WP #4 engineering	(83,676)
10	126-7001-431.8582	G00087ENG	Appropriate grant proceeds for 2022 CDBG-MIT (COG-MOD) Annalea Neighborhood Improvements engineering	52,322
10	126-7001-434.8582	G00088ENG	Appropriate grant proceeds for 2022 CDBG-MIT (COG-MOD) New Ground Storage Tank at WP #4 engineering	31,354
11	126-10199		Appropriate advanced funding for 2022 CDBG-MIT (COG-MOD) WSB Pay Apps #4, 5, 6; GrantWorks Inv. #3; Garver, LLC Pay Apps #4, 5, 6	47,682
11	126-26010		Appropriate advanced funding for 2022 CDBG-MIT (COG-MOD) WSB Pay Apps #4, 5, 6; GrantWorks Inv. #3; Garver, LLC Pay Apps #4, 5, 6	(47,682)
11	001-14020		Appropriate advanced funding for 2022 CDBG-MIT (COG-MOD) WSB Pay Apps #4, 5, 6; GrantWorks Inv. #3; Garver, LLC Pay Apps #4, 5, 6	47,682
11	001-10199		Appropriate advanced funding for 2022 CDBG-MIT (COG-MOD) WSB Pay Apps #4, 5, 6; GrantWorks Inv. #3; Garver, LLC Pay Apps #4, 5, 6	(47,682)
12	127-10199		Appropriate advanced funding for HMGP-DR 4485 Comprehensive Master Drainage Plan Hallf Associates Pay Apps #6, 7, 8, Gauge Engineering Pay Apps #1, 2, 3	253,198
12	127-26010		Appropriate advanced funding for HMGP-DR 4485 Comprehensive Master Drainage Plan Hallf Associates Pay Apps #6, 7, 8, Gauge Engineering Pay Apps #1, 2, 3	(253,198)
12	001-14030		Appropriate advanced funding for HMGP-DR 4485 Comprehensive Master Drainage Plan Hallf Associates Pay Apps #6, 7, 8, Gauge Engineering Pay Apps #1, 2, 3	253,198
12	001-10199		Appropriate advanced funding for HMGP-DR 4485 Comprehensive Master Drainage Plan Hallf Associates Pay Apps #6, 7, 8, Gauge Engineering Pay Apps #1, 2, 3	(253,198)
13	128-10199		Appropriate advanced funding for 2024 CDBG-MIT RCP Ardurra Pay Apps #1-2	26,506
13	128-26010		Appropriate advanced funding for 2024 CDBG-MIT RCP Ardurra Pay Apps #1-2	(26,506)
13	001-14025		Appropriate advanced funding for 2024 CDBG-MIT RCP Ardurra Pay Apps #1-2	26,506
13	001-10199		Appropriate advanced funding for 2024 CDBG-MIT RCP Ardurra Pay Apps #1-2	(26,506)

City of Friendswood
January 5, 2026
2024-2025 Budget Amendment XIII - Exhibit B

BA Number	Account Number	Project Number	Description	Amount
14	175-0000-30100		Appropriate undesignated fund balance for downtown Friendswood median signage	(36,254)
14	175-7001-419.8800		Appropriate undesignated fund balance for downtown Friendswood median signage	36,254
15	401-0000-30600		Appropriate water and sewer working capital for 2025 water and sewer bond interest payment	(437,820)
15	401-9002-491.9149		Appropriate water and sewer working capital for 2025 water and sewer bond interest payment	437,820
15	490-0000-39137		Appropriate water and sewer working capital for 2025 water and sewer bond interest payment	(437,820)
15	490-8101-473.9350		Appropriate water and sewer working capital for 2025 water and sewer bond interest payment	437,820
16	001-0000-38600		Appropriate donation received from HTX Soccer Club for Centennial Park playground equipment	(60,000)
16	001-7001-456.8800	PK0025EXP	Appropriate donation received from HTX Soccer Club for Centennial Park playground equipment	60,000
16	164-0000-30100		Appropriate undesignated fund balance for Centennial Park playground equipment	(62,604)
16	164-7001-456.8800	PK0025EXP	Appropriate undesignated fund balance for Centennial Park playground equipment	62,604

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/04/2025

Prepared by: Raquel Martinez, City Secretary

Subject: 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.

Originating Department: Finance

Degree of importance: Significant

SUMMARY / ORIGINATING CAUSE

By its nature, our budget is an estimate of the revenues and expenditures needed to accomplish the City Council and Staff goals for the year.

Throughout the year, events occur that require adjustments to the budget. These adjustments may be needed for various reasons, such as the recognition of extraordinary revenues or expenditures, new projects that are authorized by the Council or providing funding for expenditures resulting from extraordinary events like natural disasters. As the need arises, items for budget appropriations are accumulated and then submitted for approval at the City Council meeting each month. The budget adjustments covered by this ordinance comprise the third set for fiscal year 2025-2026.

We have attempted to provide as much explanation of the adjustments as possible through two sets of exhibits. Exhibit A provides a narrative explanation of each budget amendment. Exhibit B provides the details of each accounting transaction.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Ordinance - Budget Amendment No. III
2. FY26 BA III Exhibit A 2026-01-05
3. FY26 BA III Exhibit B 01-05-2026 - With PO and Unencumbered Cap

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING ORDINANCE NO. 2025-23, PASSED AND APPROVED AUGUST 25, 2025, THE SAME BEING AN ORDINANCE APPROVING AND ADOPTING THE CITY'S GENERAL BUDGET FOR FISCAL YEAR 2025-26, BY APPROVING "BUDGET AMENDMENT III" THERETO; PROVIDING FOR SUPPLEMENTAL APPROPRIATION AND/OR TRANSFER OF CERTAIN FUNDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR OTHER MATTERS RELATED TO THE SUBJECT; AND PROVIDING FOR THE EFFECTIVE DATE.

****

WHEREAS, by Ordinance No. 2025-23, the City Council of the City of Friendswood, Texas, adopted its "Original General Budget for Fiscal Year 2025-26"; and

WHEREAS, the City Council has determined that revenues and/or reserves are available for supplemental appropriation, and/or that the transfer of certain funds interdepartmentally is economically feasible and in the best interest of prudent budgeting and for municipal purposes; and

WHEREAS, Section 8.04 of the City Charter provides for amendments after adoption of the budget; and

WHEREAS, the City Council desires to amend said Original General Budget to reflect such supplemental appropriation and/or transfer in the fiscal year 2025-26; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF TEXAS:

Section 1. The facts and matters set forth in the preamble of this ordinance are hereby found to be true and correct.

Section 2. The "Original General Budget of the City of Friendswood, Texas, for the Fiscal Year 2025-26" is hereby amended for municipal purposes as shown on "Budget Amendment III" to the "Original Budget of the City of Friendswood, Texas, for the Fiscal Year 2025-26" attached hereto. Said Budget Amendment III shall be attached to and made a part of such Original General Budget by the City Secretary and shall be filed as required by state law. A true and correct copy of said amendment is attached hereto as Exhibits "A" and "B" and is incorporated herein for all intents and purposes.

Section 3. In the event any clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Friendswood, Texas, declares

that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 4. This ordinance shall take effect immediately from and after its passage by the City Council of the City of Friendswood, Texas.

INTRODUCED, READ AND PASSED on first and final reading by the affirmative vote of the City Council of the City of Friendswood on this the 5th day of January, 2026.

_____
JOHN ELLISOR, Mayor Pro Tem

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

City of Friendswood
Budget Amendment Summary
Fiscal Year FY2025-2026
Budget Amendment III
January 5, 2026

1. **Prior Year Encumbrance, $12,423,003.** Appropriate funds for purchase orders issued in fiscal year 2024-25 and outstanding at fiscal year-end, September 30, 2025. Goods and services for these purchase orders will be received and expensed in fiscal year 2025-26.

2. **Unencumbered Capital, $1,004,527.** Re-appropriate funds budgeted for capital expenditures in fiscal year 2024-25; but not expensed at fiscal year-end September 30, 2025. Goods and services will be received and expensed in fiscal year 2025-26. Section 8.06 of the City Charter allows for funds appropriated for capital expenditure to remain in force for up to three years if unencumbered or until the intended purpose is accomplished.

3. **Police Department - Rape Aggression Defense Donation, $1,000.** Appropriate donation received from the Rotary Club of Friendswood for the Police Department's Rape Aggression Defense (RAD) classes. The funds will be appropriated to the Patrol division's RAD program supplies account.

4. **Police Department – Insurance Proceeds, $8,430.** Appropriate insurance proceeds from TML-IRP for the repair of P332 which was damaged in an accident on November 3, 2025. Funds will be appropriated to the Criminal Investigations division's vehicle maintenance account.

5. **Keep Friendswood Beautiful – Fall Haul, $681.** Appropriate funds received from the KFB Faul Haul event held on November 8, 2025. The funds will be appropriated to the Keep Friendswood Beautiful division's landscaping account.

6. **Parks and Recreation Department – Stevenson Park Pool Canopy, $50,103.*** Appropriate funds for the replacement of a shade canopy at Stevenson Park Pool. The existing canopy has experienced corrosion and must be replaced. The funding source will be the capital maintenance fund undesignated fund balance.

   *Deferred Maintenance

City of Friendswood
January 5, 2026
2025-2026 Budget Amendment III - Exhibit B

BA Number	Account Number	Project Number	Vendor		Description	Amount
1	001-0000-30200		Prior Year Encumbrances - General Fund			(1,956,528)
1	001-7001-431.8581		23000231-R2	HDR Engineering, Inc.	Blackhawk Boulevard Reconstruction Phase II B	3,183
1	001-6310-459.5484		25003038	Midwest Tape, LLC	DVD Order	92
1	001-6310-459.5487		25003066	Midwest Tape, LLC	CD Order	34
1	001-2120-421.5200		25003246	Galls Parent Holdings, LLC	Nametag - Sanders	27
1	001-3610-459.5484		25003345	Midwest Tape, LLC	DVD Order	226
1	001-2120-421.5200		25003379	Galls Parent Holdings, LLC	New Uniforms - Ruthstrom	1,744
1	001-3610-459.8800		25003391	Pillar Designs LLC	The Pillar Booth	7,040
1	001-2130-421.5200		25003422	Galls Parent Holdings, LLC	Uniform Shirts - Crouch	180
1	001-2130-421.5200		25003423	Galls Parent Holdings, LLC	Uniform Shirts - Blair	90
1	001-0716-419.8800		25003488	CDW Technologies LLC	GETAC 5510 for 20 Public Safety Vehicles	131,511
1	001-7001-431.8519		25003510	Traffic Logix Corporation	Traffic Control/Radar Speed Signs	18,982
1	001-6460-419.6600		25003608	Star Service, Inc.	Relace RTU at Blackhawk for PW Office	13,588
1	001-2507-422-6300		26000076	Bayway Lincoln-Mercury, Inc.	FY25- Repairs to Ambulance 48	2,533
1	001-0716-419.8800		23000592-R2	Lighthouse Video Surveillance	Access Control Upgrade Project	11,250
1	001-2101-421.7800		25001238	John Joseph Silva	Police Policy Accreditation Services	2,610
1	001-6310-459.5482		25001983	Baker & Taylor, Inc	Book Order	37
1	001-6310-459.5482		25002115	Baker & Taylor, Inc	Book Order	16
1	001-6310-459.5482		25002178	Baker & Taylor, Inc	Book Order	60
1	001-6310-459.5482		25002228	Baker & Taylor, Inc	Book Order	65
1	001-6310-459.5482		25002562	Baker & Taylor, Inc	Book Order	42
1	001-6310-459.5482		25002563	Baker & Taylor, Inc	Book Order	45
1	001-6310-459.5482		25002654	Baker & Taylor, Inc	Book Order	89
1	001-6310-459.5482		25002914	Baker & Taylor, Inc	Book Order	17
1	001-6310-459.5482		25003001	Baker & Taylor, Inc	Book Order	62
1	001-6310-459.5482		25003002	Baker & Taylor, Inc	Book Order	119
1	001-2120-421.8300		25003079	CDW Technologies LLC	Laptop/Mount P453	6,234
1	001-6310-459.5482		25003275	Baker & Taylor, Inc	Book Order	63
1	001-6310-459.5482		25003430	Baker & Taylor, Inc	Book Order	2,100
1	001-6430-456.6400		25003502	Ewing Irrigation Products Inc	Irrigation Replacement Pump	1,684
1	001-6460-419.6600		25003537	Red Oak Construction, LLC	Finance Mailroom Construction	17,926
1	001-6310-459.5482		25003568	Baker & Taylor, Inc	Book Order	671
1	001-2101-421.7612		25003653	Verizon Wireless	Verizon Wireless R980 Cradlepoints	1,198
1	001-2101-421.7800		25003169	John Joseph Silva	Police Policy Accreditation Services	45,000
1	001-0401-415.7800		26000307	Meador Staffing Services	FY25-Temp Staffing Services for Finance Records	14,000
1	001-6460-419.8600		25003190	Jorge M. Alvarado	Council Chamber Chair Recovery	5,125
1	001-6420-452.5800		25003240	Bay Area Signs & Electrical	Gates for New Christmas Tree	2,550
1	001-2120-421.5200		25003335	Galls Parent Holdings, LLC	Quartermaster Stock	372
1	001-6460-419.8600		25003497	Sugar & Spice Draperies	Window Coverings for HR/Utility Billing/Finance/Council Chambers	12,103
1	001-2101-421.5200		25003577	Galls Parent Holdings, LLC	Uniforms - Lauersdorf	244
1	001-2507-422.8800		25003665	Howmedica Osteonics Corp	Stryker Life Pak 35 Cardiac Monitors	279,014
1	001-3610-431.7800		25003560	R Construction Civil, LLC	Emergency Culvert Repair	1,700
1	001-3610-431.7800		25003558	R Construction Civil, LLC	Emergency Culvert Repair	1,700
1	001-0401-415-7800		23003411-R2	Aptim Corp.	Procurement Consultation	8,543
1	001-7001-431.7130		24001193-R1	HDR Engineering, Inc.	Blackhawk Boulevard Phase II-C Engineering	92,274

City of Friendswood
January 5, 2026
2025-2026 Budget Amendment III - Exhibit B

BA Number	Account Number	Project Number	Vendor		Description	Amount
1	001-7001-431.7800		24003174-R1	WSB LLC	Traffic Calming Ordinance Review	13,968
1	001-2101-421.6600		25000011	Rodney Harris	Facility Quarterly Disinfection Services	1,620
1	001-7001-431.8582		25001202	WSB LLC	Annalea Neighborhood Improvements	3,820
1	001-0716-419.7800		25001396	Newedge Services, LLC	CityWorks Maintenance and Upgrades	16,323
1	001-0401-415.7120		25002185	Whitley Penn, LLP	Interim Audit Services - FY25 Audit	15,431
1	001-6310-459.8800		25002342	International Library Services	AutoLend Library Kiosk	34,700
1	001-6460-419.8600		25003184	Velocity Office Products	Council Chambers Chairs	13,202
1	001-2207-422.8800		25003255	Bound Tree Medical	Bound Tree LP35 & Tourniquet Bag Items	805
1	001-7001-431.8511		25003342	Kyle Oliver	Blackhawk Boulevard Phase II-B	42,887
1	001-0401-415.8800		25003496	Office + Furniture Company	Furniture for Finance Area	17,594
1	001-0301-413.8800		25003496	Office + Furniture Company	Furniture for Assistant City Manager	3,776
1	001-0610-415.8800		25003496	Office + Furniture Company	Furniture for Human Resources	3,453
1	001-7001-419.8591		25003519	Construction Masters of Houston	Council Chambers Renovation	370,197
1	001-2507-422.5400		29003584	Bound Tree Medical	Medications	192
1	001-3610-431.6520		25003611	KJR Construction LLC	Sidewalk Replacement E. Winding Way	23,522
1	001-6430-456.7800		25003640	M. Kaser & Associates, Inc.	Stevenson Park Map Illustration	1,980
1	001-3770-431.7800		26000256	Jeffrey S. Ward & Associates	FY25-2022 FMA Bay Area Scoping Grant	15,330
1	001-0801-411.7800		24003317-R1	CivicPlus, Inc.	City of Friendswood Recodification	17,500
1	001-6310-459.5484		25000616	Midwest Tape, LLC	DVD Order	16
1	001-0401-415.7140		25002246	Gabriel Roeder Smith & Company	OPEN Valuation and GASB 75 Valuation Disclosure	7,189
1	001-2120-421.8800		25003483	Global Positioning Solutions	DJI Drone/Docks & Accessories	71,240
1	001-6460-419.6600		25003730	Star Service, Inc.	Roof Drain Line Repair	5,587
1	001-2507-422.5400		26000475	Life-Assist, Inc.	FY25-Taylor Titan PC Soft Stretcher	526
1	001-7001-419.7800		25000517-R1	Brinkley Sargent Wiginton	Council Chambers Renovation Project	39,727
1	001-2120-421.8300		25001487	Mal Technologies LLC	Patrol P453 Upfitting	21,414
1	001-6460-419.6600		25001661	TJ's Professional Painting	Library Study Rooms, Hallway, and Chair Rails	7,615
1	001-0716-419.5820		25002199	Lighthouse Video Surveillance	Library Doors	1,338
1	001-2120-421.5200		25002409	Galls Parent Holdings, LLC	Uniforms - Schmidt	228
1	001-2130-421.5200		25003029	Galls Parent Holdings, LLC	Ballistic Vest Replacements	1,043
1	001-2120-421.5200		25003029	Galls Parent Holdings, LLC	Ballistic Vest Replacements	3,129
1	001-2120-421.5200		25003089	Galls Parent Holdings, LLC	Uniform Replacements	248
1	001-2120-421.5200		25003127	Galls Parent Holdings, LLC	New Cadet Uniform Supplies	602
1	001-2120-421.5200		25003245	Galls Parent Holdings, LLC	Uniforms - J. Ives	238
1	001-6460-419.6600		25003266	Varmon Drywall LLC	Drywall & Paint Touch Ups in PSB	15,433
1	001-2120-421.6300		25003326	Mal Technologies LLC	P451 Transport Equipment	3,246
1	001-2120-421.6300		25003327	Mal Technologies LLC	P452 Transport Equipment	3,246
1	001-2120-421.6300		25003334	Mal Technologies LLC	P453 Transport Equipment	2,259
1	001-3770-431.7800		25003380	WSB LLC	Brigadoon Lane SUE Services	5,040
1	001-2120-421.6800		25003471	CDW Technologies LLC	GTAC Installation	12,000
1	001-0716-419.8800		25003545	Lighthouse Video Surveillance	Animal Control Video Surveillance	37,697
1	001-2130-421.8800		25003646	Best Enterprises, LLC	Power Sentry Control Module	7,077
1	001-2150-441.5200		25003690	Galls Parent Holdings, LLC	Animal Services Uniforms	2,040
1	001-6430-456.6210		25002596	Manor Maintenance Inc	Repair Landscape on Damaged 518 Median	1,524
1	001-6430-456.7670		25003329	Manor Maintenance Inc	Replace Dead Landscaping on 2351 Medians	37,374
1	001-6430-456.6220		25003331	Amazon Business	Tennis Court Light Replacement	3,220

City of Friendswood
January 5, 2026
2025-2026 Budget Amendment III - Exhibit B

BA Number	Account Number	Project Number	Vendor		Description	Amount
1	001-6430-456.8300		25003369	Grapevine DCJ, LLC	Dodge Ram 2500 Truck PR34	52,386
1	001-6460-419.6600		25003418	Star Service, Inc.	Replace Roof Top Drain Lines on 14 RTU's	24,591
1	001-0716-419.7720		25003458	CDW Technologies LLC	Microsoft Licensing	28,510
1	001-6430-456.8800		25003524	Equipmentshare.com Inc	Genie TZ-50 Towable Lift	50,749
1	001-6430-456.6400		25003583	Construction Masters of Houston	Paint, Remove Epoxy Floor, Windows	14,325
1	001-7001-456.8800		25003603	Fun Abounds, Inc	Centennial Park Playground Equipment	60,000
1	001-6460-419.6600		25003605	Star Service, Inc.	20 Amp 240 V Circuit for New Printer	2,266
1	001-6424-458.6210		25003619	Manor Maintenance Inc	Irrigation System for Pollinator Garden	2,000
1	001-6424-458.5400		25003648	BEAED LP	Figgy's Pollinator Patch Sign	95
1	001-6430-456.7670		25002883	Manor Maintenance Inc	Centennial Park Entrance Landscaping	2,614.50
1	001-6460-419.7670		25002965	Manor Maintenance Inc	City Hall Landscaping	7,551.28
1	001-2501-422.7800		25003237	Lighthouse Video Surveillance	Fire Station ACC/ACM Integration	20,474.58
1	001-6460-419.8800		25003272	Star Service, Inc.	Replace Return Air Units 9 & 14	28,833.00
1	001-6430-456.7670		25003330	Manor Maintenance Inc	518 Median, Dead Tree Replacement	11,720.00
1	001-6430-419.6210		25003359	Manor Maintenance Inc	Relocate Live Oak Trees from Fire Station #2 to Old City Park	750.00
1	001-6430-456.8300		25003552	Emergency Fleet Service	Light Bar for Parks Truck	2,418.00
1	001-6424-458-7400		25003592	Frank Fifer Enterprises Inc	Artwork on Electrical Box	1,200.00
1	001-2101-421.7800		23000507-R2	Integrated Computer Systems	ICS Software Integrated Safe Response	49,200
1	001-2120-421.7710		24003267-R1	Tyler Technologies, Inc.	ICS Interface for Citations	4,600
1	001-2130-421.7400		25002367	Motorola Solutions, Inc	Vigilant Solutions - Investigative Data Management	9,060
1	001-7001-419.8400		26000801	Sparq1200, LLC	Blackhawk Facility Monument Sign	10,446
1	125-0000-30200		Prior Year Encumbrances - American Rescue Plan Act Funds			(7,810,756)
1	125-7001-434.8591		25000833	Servox LLC	New Ground Storage Tank at SWP#1 & Pump Improvements	4,867,857
1	125-7001-434.8582		23001163-R2	Garver, LLC	New Ground Storage Tank at SWP#1 & Pump Improvements	44,488
1	125-7001-434.8591		25000832	R Construction Civil, LLC	24" Clear Creek Crossing Project	2,699,277
1	125-7001-434.7800		25002186	GrantWorks Inc	Grant Administration	199,134
1	150-0000-30200		Prior Year Encumbrances - Municipal Court Fund			(5,075)
1	150-0901-412.8800		23000592-R2	Lighthouse Video Surveillance	Access Control Upgrade Project	5,075
1	164-0000-30200		Prior Year Encumbrances - Parkland Dedication Fund			(62,604)
1	164-7001-456.8800		25003583	Fun Abounds, Inc	Centennial Park Playground Equipment	62,604
1	170-0000-30200		Prior Year Encumbrances - Street Maintenance Fund			(153,201)
1	170-7001-431.7130		23000231-R2	HDR Engineering, Inc.	Blackhawk Boulevard Reconstruction Phase II B	21,164
1	170-7001-431.7130		24001193-R1	HDR Engineering, Inc.	Blackhawk Boulevard Phase II-C Engineering	123,876
1	170-7001-431.8599		25001202	WSB LLC	Annalea Neighborhood Improvements	8,160
1	175-0000-30200		Prior Year Encumbrances - Economic Development Fund			(21,906)
1	175-0303-419.5800		25003233	Roadsafe Traffic Systems	Decorative Street Signage	3,780
1	175-7001-419.8800		25003513	Bay Area Signs & Electrical	Median Signage	18,127
1	258-0000-30200		Prior Year Encumbrances - 2016 G.O. Bonds			(870,702)
1	258-7001-431.8582		25001142	Halff Associates, Inc.	Comprehensive Master Drainage Plan	596,640
1	258-7001-431.7800		25003394	Green Companies, Inc.	Master Drainage Plan Program Manager	274,062
1	301-0000-30200		Prior Year Encumbrances - Vehicle Replacement Fund			(129,966)
1	301-0501-421.8300		25003079	CDW Technologies LLC	Laptop/Mount P447	168

City of Friendswood
January 5, 2026
2025-2026 Budget Amendment III - Exhibit B

BA Number	Account Number	Project Number	Vendor		Description	Amount
1	301-0501-421.8300		25003077	CDW Technologies LLC	Laptop/Mount P451	6,234
1	301-0501-421.8300		25003074	CDW Technologies LLC	Laptop/Mount P448	6,402
1	301-0501-421.8300		25003078	CDW Technologies LLC	Laptop/Mount P452	6,402
1	301-0501-421.8300		25003076	CDW Technologies LLC	Laptop/Mount P450	6,402
1	301-0501-421.8300		25003075	CDW Technologies LLC	Laptop/Mount P449	6,402
1	301-0501-421.8300		25003073	CDW Technologies LLC	Laptop/Mount P453	6,402
1	301-0501-421-8300		25001484	Mal Technologies LLC	Patrol P450 Upfitting	24,362
1	301-0501-421-8300		25001483	Mal Technologies LLC	Patrol P449 Upfitting	24,362
1	301-0501-421-8300		25001485	Mal Technologies LLC	Patrol P451 Upfitting	21,414
1	301-0501-421-8300		25001486	Mal Technologies LLC	Patrol P452 Upfitting	21,414
1	401-0000-30200		Prior Year Encumbrances - Water Sewer Fund			(1,281,222)
1	401-3656-433.6552		25001061	Zone Industries LLC	Control Panel Replacement at Lift Station # 21	16,930
1	401-3655-434.6543		25003527	Sandro Carranza	Valve Repairs at Water Plant #5	5,500
1	401-3656-433.6552		25001444	Hahn Equipment Co. Inc.	6-inch Flygt Pump for Lift Station #2	87,920
1	401-3656-433.6552		25003455	Pumps of Houston Inc	15 hp Trash Pumps for Lift Station #37	30,420
1	401-3655-434.6543		25003494	Michael Solis	Water Tank Cleaning	12,400
1	401-7001-433.8552		20003230-R5	FiveEngineering LLC	2020 Lift Station Mitigations	55,873
1	401-7001-433.8581		25000264	Freese & Nichols, Inc.	Wastewater Master Plan	195,301
1	401-7001-433.8582		25001202	WSB LLC	Annalea Neighborhood Improvements	40,186
1	401-7001-434.8582		25001958	Garver, LLC	Ground Storage Tank at GWP #4 Engineering	13,480
1	401-0401-415.7120		25002185	Whitley Penn, LLP	Interim Audit Services - FY25 Audit	7,135
1	401-3770-434.7800		25002868	UES Professional Solutions	Slope Stability Analyses	4,380
1	401-0401-415.8800		25003496	Office + Furniture Company	Furniture for HR/Finance/Utility Billing Suite	23,658
1	401-3650-434.6546		25003617	Core & Main LP	Fire Hydrant Parts	1,523
1	401-3656-433.6552		25003459	Butler & Land Technologies	Controller Parts for Lift Station #2	429
1	401-3655-434.5475		25003540	Winston-Cox Waterworx	Underground Flushing Unit	6,174
1	401-3650-434.6541		25000423	Act Pipe & Supply, Inc	Utilities Clamps	414
1	401-3650-434.6541		25000424	Act Pipe & Supply, Inc	Utilities Couplings	732
1	401-3650-434.6541		25001300	Core & Main LP	Top Bolt Couplings	815
1	401-3655-434.5475		25002769	Coburn Supply	Meter Parts	5,600
1	401-3655-434.6543		25002865	Pumps of Houston Inc	Water Pump Repair at SWS #2	38,307
1	401-7001-433.6551		25003204	PM Construction & Rehab, LLC	2025 Sanitary Sewer Rehab Project	703,236
1	401-3656-433.8800		26000646	Northern Tool and Equipment	25KW Portable Generator	30,549
1	401-7001-434.8600		26000801	Sparq1200, LLC	Blackhawk Facility Monument Sign	259
1	420-0000-30200		Prior Year Encumbrances - 2016 W/S Bond Construction			(60,044)
1	420-7001-434.8582		23001163-R2	Garver, LLC	New Ground Storage Tank at SWP#1 & Pump Improvements	5,619
1	420-7001-434.8582		23001164-R2	Garver, LLC	24" Waterline - Clear Creek Crossing	14,036
1	420-7001-434.8582		24001193-R1	HDR Engineering, Inc.	Blackhawk Boulevard Phase II-C Engineering	40,388
1	421-0000-30200		Prior Year Encumbrances - 2018 W/S Bond Construction			(71,000)
1	421-7001-433.8582		25000591	Kimley-Horn and Associations	Lift Station #2 Rehabilitation	71,000
1	423-0000-30200		Prior Year Encumbrances - 2025 W/S Bond Construction			(1,459,514)
1	423-7001-434-8582		25002316	Garver, LLC	24" Water Line Phase II Engineering	1,024,442
1	423-7001-434-8582		25002318	FiveEngineering LLC	Lift Station #8 Improvements	239,541
1	423-7001-434-8582		25002319	FiveEngineering LLC	Lift Station #27 Improvements	195,531

City of Friendswood
January 5, 2026
2025-2026 Budget Amendment III - Exhibit B

BA Number	Account Number	Project Number	Vendor	Description	Amount
2	001-0000-30300		Prior Year Unencumbered Capital - General Fund		(339,599)
2	001-2207-422.8800		Ambulance		23,821
2	001-3610-431.8400		Boom Slope Mower Broom Attachment		12,766
2	001-7001-431.7800		FY24 Decision Package Traffic Impact Analysis		66,743
2	001-7001-431.8512		Street Maintenance		236,269
2	401-0000-30300		Prior Year Unencumbered Capital - Water & Sewer Fund		(664,928)
2	401-7001-433-8581		Wastewater Master Plan Water Modeling		302,000
2	401-0401-415.8800		Finance/Human Resources/Utility Billing Office Furniture		12,800
2	401-3656-433.8800		Winter Storm Grant - Generator Matching Portion		142,985
2	401-7001-433.6551		Collection Line Maintenance		207,143
3	001-0000-38600	PDRADREV	Appropriate donation received from Rotary Club of Friendswood for the PD RAD program		(1,000)
3	001-2120-421.5410		Appropriate donation received from Rotary Club of Friendswood for the PD RAD program		1,000
4	001-0000-38310	P332	Appropriate TML-IRP insurance proceeds for P332		(8,430)
4	001-2130-421.6300	P332	Appropriate TML-IRP insurance proceeds for P332		8,430
5	001-0000-38600		Appropriate donations received from KFB Fall Haul event to the KFB landscaping account		(681)
5	001-6424-458.6210		Appropriate donations received from KFB Fall Haul event to the KFB landscaping account		681
6	161-0000-30100		Appropriate undesignated fund balance for Stevenson Park Pool canopy replacement*		(50,103)
6	161-6428-452.8800	PK0030	Appropriate undesignated fund balance for Stevenson Park Pool canopy replacement*		50,103

* Deferred Maintenance

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 11/25/2025

Prepared by: Raquel Martinez, City Secretary

Subject: 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.

Originating Department: Police Department

Degree of importance: Important

SUMMARY / ORIGINATING CAUSE

City staff request approval for the temporary closure of the following segments of State right-of-way for the 2024 Youth Sports Parade to be held on Saturday, February 28, 2026, from 9:00 a.m. to 9:45 a.m.: (1) FM 518 (S. Friendswood Drive) between E. Shadowbend and FM 2351, and; (2) FM 2351 (W. Edgewood Drive) between FM 518 and Sunset Drive.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Resolution - Temporary Closure of State ROW for 2026 Youth Sports Day Parade
2. Exhibit A - TxDOT Parade Closure Agreement - Youth Sports Day Parade - 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, 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 2026 YOUTH SPORTS DAY PARADE; AND PROVIDING AN EFFECTIVE DATE.

****

WHEREAS, the State owns and operates a system of highways for public use and benefit, including FM 518 and FM 2351 in Galveston County, Texas; and

WHEREAS, the City Council of the City of Friendswood, Texas, has requested the temporary closure of (i) FM 518 (S. Friendswood Drive) between S. Shadowbend and FM 2351 and (ii) FM 2351 (W. Edgewood Drive) between FM 518 and Sunset Drive for the purpose of the Youth Sports Day Parade; and

WHEREAS, the State of Texas, acting by and through the Texas Department of Transportation, and the City of Friendswood seek to enter into an agreement for the temporary closure of FM 518 and FM 2351 for the public purpose of the Youth Sports Day Parade; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF TEXAS:

Section 1. That the City Council of the City of Friendswood, Texas, finds that the 2026 Youth Sports Day Parade serves a public purpose.

Section 2. That the City Council authorizes the City of Friendswood, acting by and through its City Manager, to enter into the Agreement for the Temporary Closure of State Right-of-Way with the State of Texas, for the 2026 Youth Sports Day Parade. Such agreement is attached hereto as Exhibit "A" and incorporated herein for all purposes.

Section 3. That this resolution shall be effective immediately upon its passage and approval.

INTRODUCED, READ and PASSED by the affirmative vote of the City Council of the City of Friendswood this the 5th day of January, 2026.

_____
JOHN ELLISOR, Mayor Pro Tem

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

H:\City Council\Resolutions\2026\01-05-2026\Resolution - Temporary Closure of State ROW for 2026 Youth Sports Day Parade.docx

Agreement No._____

STATE OF TEXAS §

COUNTY OF TRAVIS §

AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State," and the City of Friendswood, a municipal corporation, acting by and through its duly authorized officers, hereinafter called the "local government."

W I T N E S S E T H

WHEREAS, the State owns and operates a system of highways for public use and benefit, including FM 518 and FM 2351, in Galveston, County; and

WHEREAS, the local government has requested the temporary closure of FM 518 (S. Friendswood Drive) between S. Shadowbend and FM 2351 & FM 2351 (W. Edgewood Drive) between FM 518 and Sunset Drive for the purpose of Youth Sports Day Parade, from 9:00 a.m., Saturday, February 28, 2026 to 9:45 a.m., Saturday, February 28, 2026 as described in the attached "Exhibit A," hereinafter identified as the "Event;" and

WHEREAS, the Event will be located within the local government's incorporated area; and

WHEREAS, the State, in recognition of the public purpose of the Event, wishes to cooperate with the City so long as the safety and convenience of the traveling public is ensured and that the closure of the State's right of way will be performed within the State's requirements; and

WHEREAS, on the 5th day of January, 2026, the Friendswood City Council passed Resolution / Ordinance No._____, attached hereto and identified as "Exhibit B," establishing that the Event serves a public purpose and authorizing the local government to enter into this agreement with the State; and

WHEREAS, 43 TAC, Section 22.12 establishes the rules and procedures for the temporary closure of a segment of the State highway system; and

WHEREAS, this agreement has been developed in accordance with the rules and procedures of 43 TAC, Section 22.12;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

A G R E E M E N T

Article 1. CONTRACT PERIOD

This agreement becomes effective upon final execution by the State and shall terminate upon completion of the Event or unless terminated or modified as hereinafter provided.

Article 2. EVENT DESCRIPTION

The physical description of the limits of the Event, including county names and highway numbers, the number of lanes the highway has and the number of lanes to be used, the proposed schedule of start and stop times and dates at each location, a brief description of the proposed activities involved, approximate number of people attending the Event, the number and types of animals and equipment, planned physical modifications of any man-made or natural features in or adjacent to the right of way involved shall be attached hereto along with a location map and identified as “Exhibit C.”

Article 3. OPERATIONS OF THE EVENT

A. The local government shall assume all costs for the operations associated with the Event, to include but not limited to, plan development, materials, labor, public notification, providing protective barriers and barricades, protection of highway traffic and highway facilities, and all traffic control and temporary signing.

B. The local government shall submit to the State for review and approval the construction plans, if construction or modifications to the State’s right of way is required, the traffic control and signing plans, traffic enforcement plans, and all other plans deemed necessary by the State. The State may require that any traffic control plans of sufficient complexity be signed, sealed and dated by a registered professional engineer. The traffic control plan shall be in accordance with the latest edition of the Texas Manual on Uniform Traffic Control Devices. All temporary traffic control devices used on state highway right of way must be included in the State’s Compliant Work Zone Traffic Control Devices List. The State reserves the right to inspect the implementation of the traffic control plan and if it is found to be inadequate, the local government will bring the traffic control into compliance with the originally submitted plan, upon written notice from the State noting the required changes, prior to the event. The State may request changes to the traffic control plan in order to ensure public safety due to changing or unforeseen circumstances regarding the closure.

C. The local government will ensure that the appropriate law enforcement agency has reviewed the traffic control for the closures and that the agency has deemed them to be adequate. If the law enforcement agency is unsure as to the adequacy of the traffic control, it will contact the State for consultation no less than 10 workdays prior to the closure.

D. The local government will complete all revisions to the traffic control plan as requested by the State within the required timeframe or that the agreement will be terminated upon written notice from the State to the local government. The local government hereby agrees that any failure to cooperate with the State may constitute reckless endangerment of the public and that the Texas Department of Public Safety may be notified of the situation as soon as possible for the appropriate action, and failing to follow the traffic control plan or State instructions may result in a denial of future use of the right of way for three years.

E. The local government will not initiate closure prior to 24 hours before the scheduled Event and all barriers and barricades will be removed and the highway reopened to traffic within 24 hours after the completion of the Event.

F. The local government will provide adequate enforcement personnel to prevent vehicles from stopping and parking along the main lanes of highway right of way and otherwise prevent interference with the main lane traffic by both vehicles and pedestrians. The local government will prepare a traffic enforcement plan, to be approved by the State in writing at least 48 hours prior to the scheduled Event. Additionally, the local government shall provide to the State a letter of certification from the law enforcement agency that will be providing traffic control for the Event, certifying that they agree with the enforcement plan and will be able to meet its requirements.

G. The local government hereby assures the State that there will be appropriate passage

allowance for emergency vehicle travel and adequate access for abutting property owners during construction and closure of the highway facility. These allowances and accesses will be included in the local government's traffic control plan.

H. The local government will avoid or minimize damage, and will, at its own expense, restore or repair damage occurring outside the State's right of way and restore or repair the State's right of way, including, but not limited to, roadway and drainage structures, signs, overhead signs, pavement markings, traffic signals, power poles and pavement, etc. to a condition equal to that existing before the closure, and, to the extent practicable, restore the natural and cultural environment in accordance with federal and state law, including landscape and historical features.

Article 4. OWNERSHIP OF DOCUMENTS

Upon completion or termination of this agreement, all documents prepared by the local government will remain the property of the local government. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

Article 5. TERMINATION

A. This agreement may be terminated by any of the following conditions:

(1) By mutual written agreement and consent of both parties.
(2) By the State upon determination that use of the State's right of way is not feasible or is not in the best interest of the State and the traveling public.
(3) By either party, upon the failure of the other party to fulfill the obligations as set forth herein.
(4) By satisfactory completion of all services and obligations as set forth herein.

B. The termination of this agreement shall extinguish all rights, duties, obligations, and liabilities of the State and local government under this agreement. If the potential termination of this agreement is due to the failure of the local government to fulfill its contractual obligations as set forth herein, the State will notify the local government that possible breach of contract has occurred. The local government must remedy the breach as outlined by the State within ten (10) days from receipt of the State's notification. In the event the local government does not remedy the breach to the satisfaction of the State, the local government shall be liable to the State for the costs of remedying the breach and any additional costs occasioned by the State.

Article 6. DISPUTES

Should disputes arise as to the parties' responsibilities or additional work under this agreement, the State's decision shall be final and binding.

Article 7. RESPONSIBILITIES OF THE PARTIES

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

Article 8. INSURANCE

A. Prior to beginning any work upon the State's right of way, the local government and/or its contractors shall furnish to the State a completed "Certificate of Insurance" (TxDOT Form 1560, latest edition) and shall maintain the insurance in full force and effect during the period

that the local government and/or its contractors are encroaching upon the State right of way.
B. In the event the local government is a self-insured entity, the local government shall provide the State proof of its self-insurance. The local government agrees to pay any and all claims and damages that may occur during the period of this closing of the highway in accordance with the terms of this agreement.

Article 9. AMENDMENTS
Any changes in the time frame, character, agreement provisions or obligations of the parties hereto shall be enacted by written amendment executed by both the local government and the State.

Article 10. COMPLIANCE WITH LAWS
The local government shall comply with all applicable federal, state and local environmental laws, regulations, ordinances and any conditions or restrictions required by the State to protect the natural environment and cultural resources of the State's right of way.

Article 11. LEGAL CONSTRUCTION
In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Article 12. NOTICES
All notices to either party by the other required under this agreement shall be delivered personally or sent by certified U.S. mail, postage prepaid, addressed to such party at the following respective addresses:

Local Government:	**State:**
City of Friendswood Morad Kabiri, City Manager 910 S. Friendswood Drive Friendswood, TX 77546	Texas Department of Transportation Glenn Allbritton, P.E. District Engineer Houston District

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party hereto may change the above address by sending written notice of such change to the other in the manner provided herein.

Article 13. SOLE AGREEMENT
This agreement constitutes the sole and only agreement between the parties hereto and supersedes any prior understandings or written or oral agreements respecting the within subject matter.

Each party is signing this agreement on the date stated beside that party's signature.

THE CITY OF FRIENDSWOOD
Executed on behalf of the local government by:

By_____ Date_____
City Official

Typed or Printed Name and Title Morad Kabiri

City Manager

THE STATE OF TEXAS
Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By_____ Date_____
District Engineer

Exhibit A

Temporary closure of the Following segments of State Right of Way for the Youth Sports Day Parade to be held on Saturday, February 28, 2026.

FM 518 (S. Friendswood Drive) between S. Shadowbend and FM 2351 & FM 2351 (W. Edgewood Drive) between FM 518 and Sunset Drive from 9:00 a.m. to 9:45 a.m.

Exhibit B

Exhibit C

City of Friendswood

Traffic Control Plan
"Friendswood Youth Sports Day Parade"

Saturday, February 28, 2026

Farm to Market Traffic Stopping Points

NOTE: As the parade approaches FM 2351, traffic will be stopped along FM 2351 to allow the parade to travel to Stadium Drive.

FM 518 (South Friendswood Drive)

Intersection of FM 2351 and FM 518

Traffic will not be allowed to travel southbound on FM 518 or westbound on FM 2351. Traffic will be allowed to go east on FM 2351. Traffic traveling westbound FM 2351 can take Sunset Drive to FM 528 and back to FM 518. Traffic on eastbound FM 2351 can take Blackhawk Blvd. to FM 528 and back to FM 518. As the parade approaches the intersection, traffic will be stopped in all directions to let the parade pass. After the parade clears the intersection, traffic on FM 518 will be released to follow and westbound traffic be routed onto FM 518.

Traffic will be stopped from traveling northbound on FM 518. Traffic will be allowed to travel down E. Shadowbend to Morningside to Heritage Drive to Pecan Drive to FM 2351. The reverse route will allow traffic from FM 2351 southbound back to E. Shadowbend and FM 518.

Intersection of FM 2351 at Sunset Drive

When the parade begins, eastbound traffic will be routed down Sunset Drive to West Shadowbend Avenue to FM 518.

When the end of the parade turns onto Stadium Drive, traffic will be released at the intersection of FM 2351 and Sunset Drive.

Barricade and traffic cones will be used at intersections on FM 2351 and FM518 and secondary streets to help control traffic along the parade route.

Side streets and parking lots' entrance/exits between above traffic stopping points will be monitored by officers' assigned intersections, bicycle officers and officers assigned to vehicles.

Northbound Traffic on FM 518 at E. Shadowbend

Northbound traffic on FM 518 will be directed down E. Shadowbend. Traffic can turn north onto Morningside to FM 2351. Traffic can turn back northbound onto FM 518.

FM 518 traffic will be stopped ten (10) minutes prior to parade start time. (9:00 am)

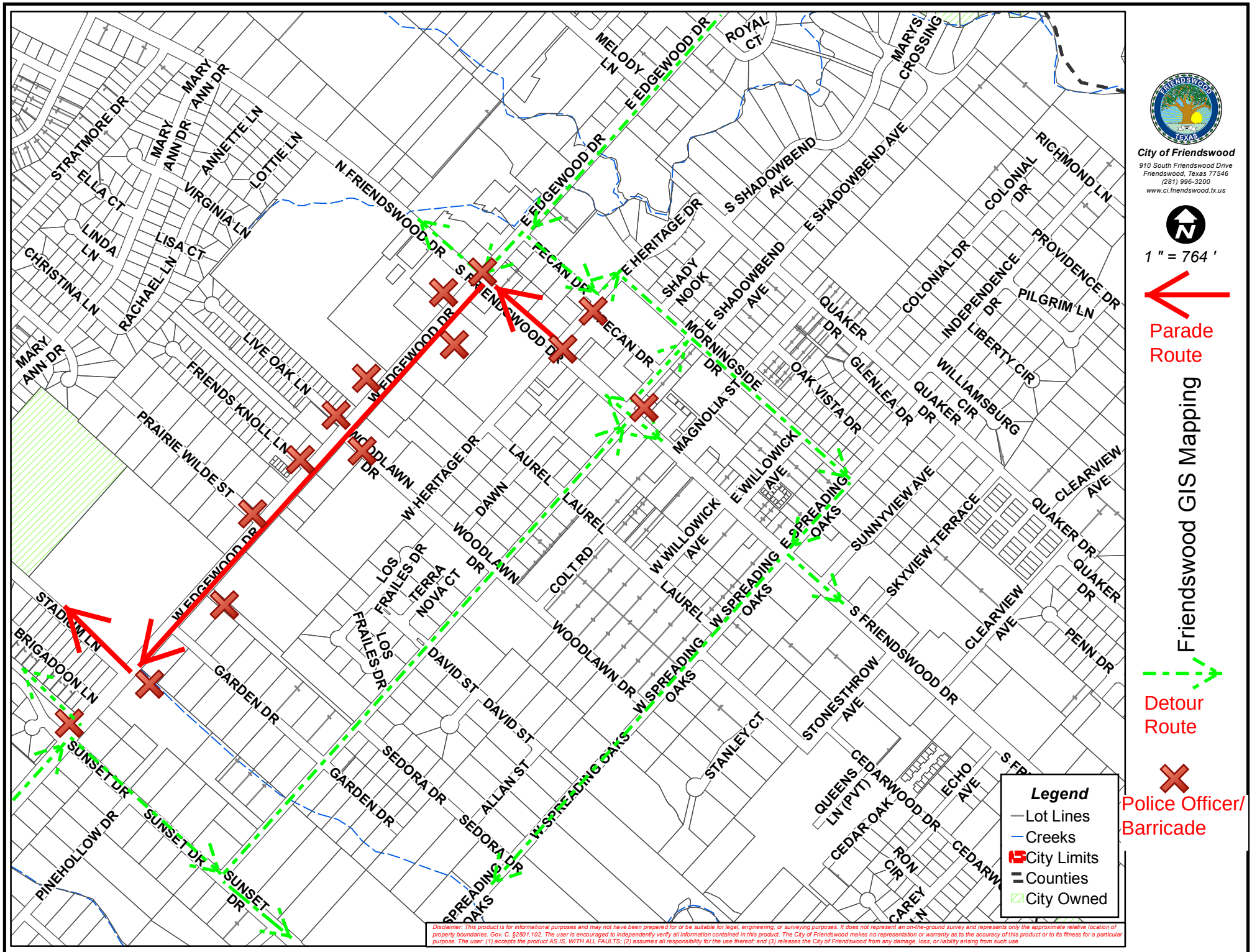
Note: FM 518 northbound lane will be kept clear of traffic for emergency traffic only.

Information Posting (Minimum 10 days in advance of event)

City of Friendswood Electronic Bill Board, Stevenson Park on FM 518
Civic Engage email notification
Other news media/Facebook/X

Contact Persons

Capt. James Price, Parade Master	281-993-3441
24 Hour Dispatch	281-996-3300


City of Friendswood
910 South Friendswood Drive
Friendswood, Texas 77546
(281) 996-3200
www.ci.friendswood.tx.us
1 " = 764 '
Parade Route
Friendswood GIS Mapping
Detour Route
Police Officer/ Barricade
Legend
Lot Lines
Creeks
City Limits
Counties
City Owned
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Friendswood makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Friendswood from any damage, loss, or liability arising from such use.

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/16/2025

Prepared by: Karen Horner, City Attorney

Subject: 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.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

The Houston-Galveston Area Council's Transportation Policy Council has authorized Surface Transportation Block Grant funds for the Friendswood Parkway / Pearland Parkway Project, which includes engineering design and environmental services for the segment of Friendswood Parkway from FM 528 to FM 2351. Pursuant to the proposed Advance Funding Agreement, the City will be responsible for all non-reimbursable costs and any cost overruns associated with the Project. This resolution reaffirms the City's support of the project and authorizes the City Manager to execute an Advance Funding Agreement with TxDOT. The estimated cost of the Project is $1,254,857, and the City's local match will be covered entirely by Transportation Development Credits. No local cash contribution is required.

The City Council approved Resolution No. R2025-27 on August 5, 2025, pertaining to this project; however, the Texas Department of Transportation desires a new resolution reflecting a revised project name, namely changing the name from "Friendswood Parkway Parkway E Phase Project" to "Friendswood Parkway / Pearland Parkway Project." Additionally, this proposed resolution repeals the previous resolution.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Resolution - STBG Project - Friendswood Parkway Project

A RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING AN ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR A SURFACE TRANSPORTATION BLOCK GRANT PROJECT, NAMELY THE FRIENDSWOOD PARKWAY/PEARLAND PARKWAY PROJECT; REPEALING RESOLUTION NO. R2025-27; AND PROVIDING FOR THE EFFECTIVE DATE.

****

WHEREAS, the Houston-Galveston Area Council's Transportation Policy Council has authorized the City of Friendswood to receive Surface Transportation Block Grant ("STBG") funds for the following project:

Project Name	Project Description
Friendswood Parkway/Pearland Parkway Project	Engineering/Environmental (Development Phase Only) for a new 4-lane facility on new location

(the "Project"); and

WHEREAS, the STBG funds require a local match, and the City of Friendswood commits to provide the match, which match is comprised of solely Transportation Development Credits ("TDCs"); and

WHEREAS, the City of Friendswood is responsible for all non-reimbursable costs and 100% of overruns, if any; and

WHEREAS, the City Council of the City of Friendswood desires to reaffirm its support of the Project and approve and authorize the execution of an Advance Funding Agreement ("AFA") with the Texas Department of Transportation ("TxDOT") for the Project; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, STATE OF TEXAS:

Section 1. The facts and matters set forth in the preamble of this resolution are hereby found to be true and correct.

Section 2. The City Council of the City of Friendswood hereby approves an AFA with TxDOT for the Project and authorizes the City Manager to execute and the City Secretary to attest to an AFA with TxDOT for the Project with the local match being comprised solely of TDCs.

Section 3. That Resolution No. R2025-27 is hereby expressly repealed.

Section 4. This resolution shall be effective immediately upon its passage and approval.

INTRODUCED, READ, AND PASSED by the affirmative vote of the City Council of the City of Friendswood on this the 5th day of January, 2026.

JOHN ELLISOR, Mayor Pro Tem

ATTEST:

RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

KAREN L. HORNER, City Attorney

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 10/10/2025

Prepared by: Leticia Brysch, Assistant City Manager

Subject: Consider authorizing an Election Services Contract with Galveston County, Texas, for the City's General Election to be held on May 2, 2026.

Originating Department: City Secretary

Degree of importance: Critical.

SUMMARY / ORIGINATING CAUSE

This item authorizes an Election Services Contract with Galveston County, Texas, (the "County") for the entirety of the City's General Election to be held on May 2, 2026, e.g. both Galveston County and Harris County Friendswood voters, for the purpose of electing Councilmembers for Position Nos. 2 and 5. The terms of the contract will be similar to those of past contracts and will include the following:

The County will be responsible for:

- voting equipment and supplies for early voting (EV) by personal appearance and mail; and for Election Day (ED);
- polling places for EV and ED, election personnel and set-up of the polling places for EV and ED;
- the appointment of the Early Voting Ballot Board and the employment of staff to program and operate the automatic tabulating equipment;
- the establishment and organization of the Central Counting Station; and
- the Compensation for the election workers, which will be reimbursed, in part, by the City.

The City will be responsible for:

- furnishing the County with a list of race and titles in all the legally required languages;
- furnishing the County with a list of candidate names;
- preparing, posting and publishing any and all notices required by state law;
- preparing election notices, orders and other election documents; and
- canvassing election results.

Based on last year's election costs, the City is estimating the cost of this election services contract to be in an amount not to exceed $70,000 and will be paid out of the Municipal Clerk's contracting services line item.

Approval of this item by the City Council will authorize not only the execution of a contract with Galveston County, but also expenditures of up to $70,000 for the contracted election services.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Local elections in compliance with state law.

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Entity Contract 2026

Contract for Election Services

Local Entity Countywide Vote Center Elections

This Contract is made and entered into this____ day of _____, 20___ by and between Hon. Dwight D. Sullivan, County Clerk and County Election Officer for Galveston County (herein known as "Galveston County") and _____ on behalf of _____ ("Entity").

This Contract is being entered into pursuant to Texas Election Code, Chapter 31, Subchapter D for the purpose of ensuring that Galveston County and the Entity understand the tasks each is to perform in connection with the following election and any subsequent runoff election, to-wit:

Purpose of Election: Election of persons to the following offices:

1. Councilmember, Position 2 and
2. Councilmember, Position 5.

May 2, 2026	**TBD**
Election Date	Runoff Election Date

Early Voting will be held on **April 20-24, 2026** from 8 a.m. to 5 p.m., Monday, **April 27–Tuesday, April 28, 2026** from 7 a.m. to 7 p.m. On Election Day, the polls will be open from 7 a.m. to 7 p.m.

1. **Duties and Services of Galveston County.** Galveston County shall be responsible for performing the following duties and furnishing the following services and equipment in connection with the election and any subsequent runoff election.

1.1. Program, or arrange to have programmed, the ballot.

1.2. Arrange to have published the legal notices of the first test of the electronic tabulating equipment as provided in Texas Election Code §127.096 and conduct all required tests of the electronic tabulating equipment under Texas Election Code §§127.096-127.098 and §§129.021-129.023. The first test shall be conducted at least five days prior to the election where possible and within the time limits established under Texas Election Code §127.093. In addition, it will be performed during normal business hours and open to the public.

1.3. Provide all election services, as required by law, for all portions of Galveston County.

1.4. Provide technical and equipment support for the electronic poll pads, voting machines and equipment being provided to the Entity. In the event there is an equipment failure Galveston County shall try to remedy the problem over the phone. If unable to do so, will dispatch to locations within Galveston County the appropriate technical support personnel and equipment to correct the failure.

1.5. On behalf of the Entity, obtain Official Voter Registration lists from the Voter Registrar to be used during Early Voting and on Election Day.
[See Section 2.3 below]

1.6. Provide Ballot by Mail services for the Entity.

1.7. Hire Judges, Alternate Judges, and clerks to serve as election workers at the various polling locations. Workers will be paid in accordance with Section 5 of this contract and will be required to complete election training (at the discretion of the Elections Division) as a prerequisite for serving. Workers will be paid for attending training.

1.8. Select the countywide vote center polling locations in coordination and assistance with the Entity and with the approval of Galveston County Commissioners' Court. Entity will be required to provide voting locations as may be needed within their jurisdiction. Polling locations must be in compliance with Chapter 43 of the Texas Election Code.

1.9. Provide the Entity ****and where possible the candidates running for office,*** a sample ballot for them to proof and approve or provide corrections.
[See Sections 2.6 and 2.7 for related information]

****The Entity will be responsible for providing Galveston County with the email and contact information for each candidate who will be on the ballot.***

1.10 As required by §67.017(b) and the Secretary of State's Office, Galveston County will provide all reports needed to the Entity so they can submit precinct-by-precinct reports no later than the 30th day after Election Day.

For additional Duties of Galveston County see Section **5 Fee Schedule of Galveston County** below.

2. Duties and Services of the Entity. The Entity will be responsible for performing the duties and services set forth in this section and will consummate this contract **on or** before **February 6, 2026**. Contracts submitted after this date will require a $500 fee, which ***will be non-refundable regardless of whether the Entity cancels its election.***

2.1. Prepare and submit any required submissions to the U.S. Department of Justice under the Federal Voting Rights Act of 1965 for its election and runoff election.

2.2. Publish notices of the election in accordance with Section 4.003(a) of the Texas Election Code.

2.3. Provide Galveston County with the Entity's requirements for Official Voter Registration lists for early voting and Election Day.

2.4. In accordance with Texas Election Code §4.008 as amended, deliver written notice of the election to Galveston County.

2.5. It is understood that the Entity may need to modify its election order after **February 17, 2026**, to reflect the actual early voting and Election Day polling locations once

the final determination has been made as to which entities will actually be holding an election.

If the Entity wishes to select additional polling locations within its footprint, it will submit a list and the contact information for each facility to Galveston County by **February 6, 2026**. Regardless of who selects the polling locations the Entity shall comply with Texas Election Code §43.062, and shall, if possible, post notice at the entrance to the previous polling place stating that the location has changed and providing the location of the new polling place.

[See Section 1.8 for additional information on the selection of countywide polling places]

2.6. Provide to Galveston County the language for any ballot propositions, the names of election contests, the names of candidates, as they are to appear on the ballot, a copy of a sample ballot, ballot draw information and a completed "Requirements to Program the Ballot" form. These materials will be provided in an electronic form to Galveston County by **no later than February 18, 2026**. All language on the ballot must be provided in both English and Spanish in a MS Word format. Any other languages required by law, must also be provided in a MS Word format as well (e.g., Harris County, Chinese and Vietnamese). In addition, the Entity will collect and provide to Galveston County the names, addresses, phone numbers and email addresses of all the candidates who are to appear on its ballot. This information will be used to send candidates copies of the ballot proofs for their review. ***[See Section 1.9]***

2.7. Return to Galveston County, by **March 11, 2026 5 p.m.**, confirmation that the sample ballots Galveston County has prepared and provided to the Entity are satisfactory or provide changes that need to be made. Galveston County intends to conduct the L&A test on the Entity's ballot no later than **March 17, 2026 at 9a.m.**

The Entity shall have a representative present during the testing who will sign an affidavit signifying the ballot proofs are accurate and acceptable to the Entity. If unable to attend, a representative may send a signed electronic response approving the ballot. ***[See Section 1.9 for related information on ballot proofing]***

2.8. Galveston County will be conducting elections for numerous Entities on the same day. The parties understand that each election has its own challenges and requirements and that failure to provide the information outlined in Section 2 of this contract by the dates specified will place an undue burden on Galveston County that may hinder the ability to provide the services to the Entity in a timely and accurate manner. ***Should the Entity miss the deadlines, and/or fail to notify the County of any special circumstances (e.g., adding portions of another county to their election, additional languages required, or unopposed candidates on the ballot) there may be additional charges incurred, up to $1,000.00 and additional labor and material costs, to be determined by the Chief Deputy of Elections. Should Galveston County be unable to provide the services in a timely and accurate manner the Entity due to the Entity's failure to comply with the timelines established herein, to the extent allowed under the Constitution and Laws of the State of Texas, shall release Galveston County and employees from any election errors and corresponding liability and/or damages that may result, including, but not limited to, the costs incurred related to an election contest and/or the need to conduct a subsequent election.***

2.9. Unless otherwise stipulated, Galveston County will transport or have the Presiding Election Judges transport on its behalf, the voting machines and equipment to and from the Entity's early voting and Election Day voting locations.

2.10. Monitor, with the assistance of Galveston County, the overall conduct of its election in Entity's jurisdiction including the observation of the tabulating of the results.

2.11. Entity to pay a **$125** fee per early voting and Election Day polling locations within its jurisdiction for additional support staff to provide the Entity and its Judges election support services throughout the term of this contract.

3. Cancellation of Contract: Except for contracts consummated after **February 6, 2026**, the Entity may cancel this contract without incurring any expenses by notifying Galveston County of its intention to cancel by no later than two (2) business days after its candidates' filing deadline of **February 17, 2026*.*** The Entity will be obligated to pay Galveston County a **$500** fee if cancelled after this grace period.

4. Special Provision: Bilingual Poll Worker Requirements. Galveston County is permanently committed to:

a) Provide in Spanish "any registration or voting notices, forms, instructions, assistance, or other materials or information relating to the electoral process, including ballots," that they provide in English as required by Section 4(f)(4) of the Voting Rights Act, 43 U.S.C. 1973b(f)(4); and

b) Ensure that poll workers provide and receive adequate training regarding (1) the use of providing provisional ballots under Section 302(a) of HAVA; and (2) the display of all HAVA-required signs under Section 302(b) of HAVA.

5. Fee Schedule of Galveston County: Galveston County agrees to perform these services at the following rates:

a) Provide to the Election Judges all necessary election supplies, which are to be returned to Galveston County after the polls close on Election Night.
***Cost*: $100 per kit**

b) Arrange for staff to receive the supplies and equipment being returned by the Election Judges on Election Night.
***Cost*: Overtime for staff and part time workers hired to provide this service will be evenly split between the entities contracting with Galveston County.**

c) Provide all necessary voting machines and equipment for use at early voting and Election Day locations.
***Cost*: $465 per Verity Duo, $506 per Verity Controller, $577 per Verity Duo with access, $610 per Verity Scanner and $150 per Verity Duo Go.**

d) Transport the voting machines and equipment to and from the voting locations.
***Cost*: $200 delivery per location**

e) Program the ballot and conduct the Logic and Accuracy Testing of the counting equipment.

<u>Cost determined by the number of contests on the ballot</u>: $1500 for up to 5, $2530 for up to 10, $3,300 for up to 20, $4,180 for up to 40 and $5280 for up to 75, and $6720 for up to 100 contests.

f) Provide a central counting station, supplies, equipment and the tabulating and supervisory personnel needed to tabulate. Prepare the unofficial tabulation results and unofficial/official canvass report.
<u>Cost</u>: $1000 for use of the equipment plus overtime for county employees doing the tabulation if applicable.

g) Assist the Entity in the general overall supervision of the election and any subsequent runoff election.
<u>Cost</u>: Included in the 10% election fee

h) Conduct early voting and Election Day Voting training.
<u>Cost</u>: $75 per person per class

i) Two or more electronic **poll pads** will be deployed (at the discretion of the Elections Division) to each polling location.
<u>Cost</u> $100 per poll pad

j) Galveston County will partner with the Entities to determine the polling locations within their jurisdictions.

k) Hire judges, alternate judges, and clerks that are trained by Galveston County and are registered voters from within one of the jurisdictions holding an election.
<u>Cost</u>: Total amount reimbursable by the Entity.

l) Elections Mobile App: Entities contracting elections with Galveston County will have their election information included on the Elections Mobile App.
<u>Cost</u>: up to $500.

m) The cost for all printed ballots (ballots by mail, sample ballots and test ballots) is **$.50** per sheet.

n) Ballots by Mail: Galveston County will provide ballot by mail processing services to the Entity. ***The cost for this service is $4.00 per ballot ($4.50, if a multi-page ballot)***.

o) The Entity may have an observer present during the tabulation of the votes. The name and contact information of the observer must be provided to and approved by the Presiding Judge of the Central Count Station on the form prescribed by the Texas Secretary of State upon arrival at the location.

6. Compensation, Billing, and Payment. In accordance with Section 31.100(d) of the Texas Election Code, the Entity will pay Galveston County the greater of Seventy-Five ($75.00) Dollars or ten percent (10%) of the total amount of this contract for general supervision of the election. Pursuant to Texas Election Code §31.098, Galveston County may contract with third persons for election services and supplies agreed to herein and the Entity hereby agrees to pay for these third-party costs in compliance with Chapter 2251 of the Texas Government Code.

Galveston County will invoice the Entity for services rendered under this contract. The Entity will make payment to Galveston County in accordance with the terms and provisions of what is commonly referred to as the Texas Prompt Payment Act.

7. **Voting *System.*** The Hart Intercivic Verity Duo equipment as approved by the Texas Secretary of State will be the voting system used in providing services under this contract.

8. **Authorized *Representatives.*** Galveston County's authorized representative for all purposes of this contract is its Chief Deputy Clerk for Elections.

The Entity's authorized representative for all purposes of this contract is:

Raquel Martinez, City Secretary	281-996-3277
Name	Phone #

9. **General *Provisions.*** As specified in Texas Election Code §31.096 this contract may not change:

   a) The authority with whom applications of candidates for a place on a ballot are filed;

   b) The authority with whom documents are filed under Texas Election Code §251.001 et. seq.; or

   c) The political subdivision's requirement to maintain office hours under Section 31.122.

   As set forth in Texas Election Code §31.099, not later than the 10th day after the date this contract is executed Galveston County shall file a copy of this contract with the County Treasurer and the County Auditor.

10. **WAIVER *OF DAMAGES.*** The parties acknowledge that the Hart Intercivic Verity Duo System and the programming of paper ballots is highly technical and that it is conceivable that despite the efforts of Galveston County it might fail during an election or might contain errors. The Entity agrees that should the electronic voting system fail, it will not make any claim against Galveston County or any of their full or part-time employees, independent contractors or agents for damages of any kind, including but not limited to any and all costs relating to an election contest and/or costs and damages incurred for having to conduct a second election caused as a result of such failure or error.

    The Entity acknowledges that holding multiple simultaneous elections presents logistical problems and other problems over and above a single election. Galveston County and its employees and agents will attempt to help ensure that these simultaneous elections are conducted without error or mishap, but on occasion, errors or mishaps do occur. Accordingly, the Entity agrees that should an error or mishap occur that it will not make any claim against Galveston County, or their full or part-time employees, independent contractors or agents for damages of any kind including but not limited to any and all costs relating to an election contest and/or costs and damages incurred by the Entity for having to conduct a second election, as a result of such error or mishap.

    If legal action is filed against the Entity involving its election and if Galveston County is named as a party to this legal action and the complaint is based solely on allegations made against the Entity, the Entity, to the extent allowed by law, shall be solely responsible for all costs and defense of that suit. In addition, to the extent allowed by law, the Entity shall be required to provide adequate legal counsel for Galveston County. Any settlement

by Galveston County shall be at its sole cost and expense and the Entity shall have no responsibility therefor.

For purposes of implementing this contract, Galveston County and the Entity designate the following individuals to submit and/or receive information or notices to Galveston County or the Entity:

Galveston County:
Dwight D. Sullivan, County Clerk
Attention: Wendi Fragoso, Chief Deputy of Elections
Galveston County Records and Election Center
10000 Emmett F. Lowry Expressway, Suite 1152
Texas City, TX 77591

P.O. Box 17253
Galveston, Texas 77552-7253
409-770-5108
Email: Wendi.Fragoso@co.galveston.tx.us

Entity:

City of Friendswood
Attn: Raquel Martinez, City Secretary
910 S Friendswood Dr.
Friendswood, TX 77546
281-996-3277
rmartinez@friendswood.com

This contract will be submitted to the Galveston County Commissioners' Court to be placed on the Consent Agenda as a Receive and File Item.

11. Galveston County Title VI Assurance Clause. Galveston County is committed to ensuring that no person, on the ground of race, color, national origin, religion, sex, age, disability or Veteran status, shall be subjected to discrimination, excluded from participation, or denied the benefits of, its programs and activities.

In accordance with this policy Galveston County requires its service providers and contractors to agree that during the performance of this contract the service provider or contractor for itself, its assignees and successors will abide by the following:

Compliance with Non-Discrimination Laws and Regulations. During the performance of this contract, contractor, for itself, its assignees and successors in interest (hereinafter referred to as "contractor") agrees as follows:

1) **Compliance with Regulations.** The contractor shall comply with the Regulations relative to nondiscrimination in Federally-assisted programs of the Department of Transportation (hereinafter, DOT) Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are incorporated herein by reference and made a part of this contract.

2) **Nondiscrimination**. The contractor, with regard to the work performed by it during the contract, shall not discriminate on the basis of race, color, national origin, religion, sex, age, disability or Veteran status in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

3) **Solicitations for Subcontractors, Including Procurement of Materials and Equipment**. In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, religion, sex, age, disability or Veteran status.

4) **Information and Reports**. The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information and its facilities as may be determined by Galveston County or the Texas Department of Transportation to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information the contractor shall so certify to Galveston County or the Texas Department of Transportation as appropriate, and shall set forth what efforts it has made to obtain the information.

5) **Sanctions for Noncompliance**. In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, Galveston County shall impose such contract sanctions as it or the Texas Department of Transportation may determine to be appropriate, including, but not limited to:

    a) withholding of payments to the contractor under the contract until the contractor complies, and/or

    b) cancellation, termination, or suspension of the contract, in whole or in part.

6) **Incorporation of Provisions.** The contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as Galveston County or the Texas Department of Transportation may direct as a means of enforcing such provisions including sanctions for non-compliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request Galveston County to enter into such litigation to protect the interests of Galveston County, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

Executed this _____ day of _____, 20___.

Galveston County:

_____
Dwight D. Sullivan
County Clerk

Entity: City of Friendswood

Name: _____ _____
(Please Print) (Signature)

( ) City Manager ( ) Mayor
( ) Superintendent ( ) President
( ) City Secretary ( ) Other
( ) Chair County Executive Committee

Received and Filed:
Galveston County

_____
Hon. Mark Henry
County Judge
Attest:

_____
Dwight D. Sullivan
County Clerk

Date: _____

Date Copy of Agreement Furnished
to County Treasurer: _____

Date Copy of Agreement Furnished
to County Auditor: _____

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/10/2025

Prepared by: Raquel Martinez, City Secretary

Subject: 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).

Originating Department: City Secretary

Degree of importance: Significant.

SUMMARY / ORIGINATING CAUSE

This item allows the Council to approve the purchase of a 2026 F-450 Chassis 4x2 Crew Cab 203" WB DRW XL (W4G) from Chastang Ford in the amount of $93,387 for the Public Works Department (the "Department") through the Texas Local Government Purchasing Cooperative (BuyBoard).

In the approval of the City's FY2024-2025 operating budget, the Department received the approval of its decision package related to the purchase of a Utility Service Truck. The cost associated with this item is within the budget's approved amount, and as the City is purchasing this item through the BuyBoard, it satisfies the State's legal requirements for competitive bidding.

The City of Friendswood is a member of the Texas Local Government Purchasing Cooperative (BuyBoard), which was created to increase the purchasing power of governmental entities and simplify their purchasing of needed equipment and services.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The approval of the purchase and implementation of the vehicle in question will immediately, and significantly, improve the continued effective operation of the City of Friendswood's Public Works Department.

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. FRIENMDSWOOD 26 W4G 120325 Quote

Prepared by: Ed Miller
12/03/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
W4G	Base Vehicle Price (W4G)	$59,320.00
Packages		
650A	Order Code 650A *Includes:* *- Engine: 7.3L 2V DEVCT NA PFI V8 Gas* *- Transmission: TorqShift 10-Speed Automatic* *Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and trail and transmission power take-off provision.* *- Tires: 225/70Rx19.5G BSW A/P* *- Wheels: 19.5" x 6" Argent Painted Steel* *Hub covers/center ornaments not included.* *- HD Vinyl 40/20/40 Split Bench Seat* *Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar.* *- Radio: AM/FM Stereo w/MP3 Player* *Includes 6 speakers.* *- SYNC 4 Communication & Entertainment System* *Includes enhanced voice recognition, 911 Assist, 8" center display, AppLink and 1 smart-charging USB port.* *- Ford Connectivity Package (1-Year Included)* *Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.*	N/C
Powertrain		
99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas	Included
44G	Transmission: TorqShift 10-Speed Automatic *Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and trail and transmission power take-off provision.*	Included
X8L	Limited Slip w/4.88 Axle Ratio	$395.00
68L	GVWR: 16,000 lb Payload Package	N/C
Wheels & Tires		
TGJ	Tires: 225/70Rx19.5G BSW A/P	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

As Configured Vehicle (cont'd)

Code	Description	MSRP
64Z	Wheels: 19.5" x 6" Argent Painted Steel *Hub covers/center ornaments not included.*	Included
512	Spare Tire & Wheel Required in Rhode Island. *Excludes carrier.* *Includes:* *- 6-Ton Hydraulic Jack*	$350.00
Seats & Seat Trim		
A	HD Vinyl 40/20/40 Split Bench Seat *Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar.*	Included
Other Options		
PAINT	Monotone Paint Application	STD
203WB	203" Wheelbase	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player *Includes 6 speakers.* *Includes:* *- SYNC 4 Communication & Entertainment System* *Includes enhanced voice recognition, 911 Assist, 8" center display, AppLink and 1 smart-charging USB port.* *- Ford Connectivity Package (1-Year Included)* *Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.*	Included
96V	XL Chrome Package *Includes:* *- Chrome Front Bumper* *- Bright Grille* *- Privacy Glass w/Power Sliding Rear Glass* *- Rear Window Defroster* *- Remote Start* *- Halogen Fog Lamps*	$425.00
43K	Pro Power Onboard - 2kW	$985.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

As Configured Vehicle (cont'd)

Code	Description	MSRP
	Includes dual alternators 12V 250 Amp + 24V 150 Amp. Placement and connection of the aux outlet is the responsibility of the final stage manufacturer.	
61J	6-Ton Hydraulic Jack	Included
86M	Dual 68 AH/65 AGM Battery	$210.00
18A	Vehicle Integration System 2.0	$400.00
	FIN code required to program the module.	
	Includes programmable vehicle integration system. Recommended for trucks that will utilize upfit aftermarket equipment.	
18B	Platform Running Boards	$445.00
153	Front License Plate Bracket	N/C
	Standard in states requiring 2 license plates and optional to all others.	
872	Rear View Camera & Prep Kit	$515.00
	Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.	
52B	Trailer Brake Controller	$300.00

Fleet Options

WARANT	Fleet Customer Powertrain Limited Warranty	N/C
	Requires valid FIN code.	
	Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.	

Emissions

425	50-State Emissions System	STD

Exterior Color

Z1_01	Oxford White	N/C

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

As Configured Vehicle (cont'd)

Code	Description	MSRP
Interior Color		
AS_03	Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat	N/C
Upfit Options		
6108D54J-C	Install a Knapheide 6132D54J Utility Body *8" Drop Treadplate Bumper* *3 Compartments per Side; 20" Deep* *Standard Shelving and Dividers, 54" Wide Floor* *Lights and Reflectors, Mud Flaps* *Reinforced Receiver Hitch w/ 7 way plug*	$24,398.00
UPFIT INT	150 days FLOOR PLAN INTEREST DURING UPFIT	$2,350.00
BuyBoard	Buy Board Fee CONTRACT 724-23 *CONTRACT 724-23*	$400.00
ALIGN1	alignment	$299.00

SUBTOTAL	$90,792.00
Destination Charge	$2,595.00
TOTAL	$93,387.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared by: Ed Miller
12/03/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Pricing Summary - Single Vehicle

	MSRP
Vehicle Pricing	
Base Vehicle Price	$59,320.00
Options	$4,025.00
Colors	$0.00
Upfitting	$27,447.00
Fleet Discount	$0.00
Fuel Charge	$0.00
Destination Charge	$2,595.00
Subtotal	$93,387.00

Pre-Tax Adjustments

Code	Description	MSRP
01 flt	DISCOUNT AND CONCESSION	-$3,811.00
Total		$89,576.00

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs

Dimensions

- Conventional Capacity: 17,500 lbs.
- Fifth-wheel towing capacity: 21,200 lbs.
- Front brake diameter: 15.4"
- Vehicle body length: 289.2"
- Vehicle body height: 82.6"
- Vehicle turning radius: 28.6'
- Rear track: 74.0"
- Rear tire outside width: 93.9"
- Frame section modulus: 12.7 cu.in.
- Frame rail width: 34.2"
- Front bumper to back of cab: 158.1"
- GCWR: 30,000 lbs.
- Gooseneck towing capacity: 21,400 lbs.
- Rear brake diameter: 15.8"
- Vehicle body width: 80.0"
- Wheelbase: 203.0"
- Front track: 74.8"
- Cab to axle: 84.0"
- Axle to end of frame: 47.2"
- Frame yield strength (psi): 50000.0
- Front bumper to front axle: 38.3"
- Interior rear cargo volume with seats folded: 52.1 cu.ft.
- Max interior rear cargo volume: 52.1 cu.ft.
- Headroom first-row: 40.8"
- Leg room first-row: 43.9"
- Shoulder room first-row: 66.7"
- Hip room first-row: 62.5"
- Total passenger volume: 131.7 cu.ft.
- Headroom second-row: 40.4"
- Leg room second-row: 43.6"
- Shoulder room second-row: 65.9"
- Hip room second-row: 64.7"

Powertrain

- Spark ignition system
- 7.3L V-8 DEVCT variable valve control, engine with 335HP
- Engine cylinders: V-8
- Injection Type: sequential MPI
- Horsepower: 335 HP@3750 RPM
- Torque: 468 lb.-ft.@3750 RPM
- Radiator
- Auxiliary power take-off
- 10-speed automatic
- Rear-wheel drive
- Recommended fuel: regular unleaded
- Driveline managed traction control
* **Mechanical limited slip differential**

Fuel Economy and Emissions

- Gasoline secondary fuel type
- Federal emissions

Suspension and Handling

- Firm ride suspension
- Heavy-duty front shock absorbers
- Heavy-duty rear shock absorbers

Driveability

- 4-wheel disc brakes
- Front and rear ventilated disc brakes

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs (cont'd)

- 4-wheel antilock (ABS) brakes
- Brake assist system
- Mono-beam rigid axle front suspension
- Front coil springs
- Rear anti-roll bar
- Hydraulic power-assist steering system
- 2-wheel steering system
- Four channel ABS brakes
- Hill Start Assist
- Front anti-roll bar
- DANA M300 rigid axle rear suspension
- Leaf spring rear suspension
- Re-circulating ball steering

Body Exterior

- Trailer wiring harness
- 4 doors
- Black fender flares
- Black door handles
- * **Chrome front bumper**
- * **Body-coloured front bumper rub strip**
- Convex spotter in driver and passenger side door mirrors
- Turn signal indicator in door mirrors
- Conventional left rear passenger door
- LT225/70RS19.5 AS BSW front and rear tires
- * **Running boards**
- Monotone paint
- Black side window trim
- Black windshield trim
- 2 front tow hooks
- * **Black grille with chrome accents**
- Manual extendable trailer mirrors
- Black door mirrors
- Conventional right rear passenger door
- 19.5 x 6-inch front and dual rear argent steel wheels

Convenience

- Power door locks with 2 stage unlocking
- All-in-one remote fob and ignition key
- Cruise control with steering wheel mounted controls
- Day/Night rearview mirror
- * **Rear window defroster**
- Front beverage holders
- 8 beverage holders
- Instrument panel covered bin
- Retained accessory power
- Upfitter switches
- PRND in IP
- Keyfob activated door locks
- Auto-locking doors
- * **Keyfob remote vehicle start**
- Power first-row windows
- * **Power rear windshield**
- Locking glove box
- Rear beverage holders
- Dashboard storage
- Trip computer
- Over the air updates

Comfort

- Manual climate control
- Rear under seat climate control ducts
- Full headliner coverage
- Cabin air filter
- Cloth headliner material
- Full vinyl floor covering

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs (cont'd)

- Full floor coverage
- Carpet rear seatback upholstery
- Manual tilting steering wheel
- Vinyl rear seat upholstery
- Urethane steering wheel
- Manual telescopic steering wheel

Seats and Trim

- Seating capacity: 6
- Driver seat with 4-way directional controls
- Height adjustable front seat head restraints
- Split-bench front seat
- Front seat armrest storage
- Manual driver seat fore/aft control
- Manual passenger seat fore/aft control
- Height adjustable rear seat head restraints
- Manual driver seat lumbar
- 40-20-40 split-bench front seat
- Front passenger seat with 4-way directional controls
- Manual front seat head restraint control
- Front seat center armrest
- Manual reclining driver seat
- Manual reclining passenger seat
- Fixed rear seats
- Split-bench rear seat
- Vinyl front seat upholstery

Entertainment Features

- 2 total number of 1st row displays
- Primary touchscreen display
- AM/FM
- AM radio
- Seek scan
- Standard grade speakers
- Steering wheel mounted audio controls
- Speed sensitive volume
- 8 inch primary display
- AM/FM stereo radio
- In-vehicle audio
- FM radio
- SYNC 4 external memory control
- Speakers number: 6
- SYNC 4 voice activated audio controls
- Fixed audio antenna

Lighting, Visibility and Instrumentation

- Digital/analog instrumentation display
- Trip odometer
- Compass
- Driver information center
- Oil pressure gauge
- Transmission fluid temperature gauge
- Gauge cluster display size (inches): 4.20
- Reflector headlights
- Autolamp auto on/off headlight control
- Delay-off headlights
- Variable intermittent front windshield wipers
- Front reading lights
- Variable instrument panel light
- Configurable instrumentation gauges
- Digital clock
- Exterior temperature display
- Tachometer
- Engine/electric motor temperature gauge
- Engine hour meter
- Light tinted windows
- Halogen headlights
- Multiple enclosed headlights
- DRL preference setting
- Illuminated entry
- Rear reading lights
- Daytime running lights

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs (cont'd)

- Cab clearance lights
- * **Front fog lights**
- Remote activated perimeter approach lighting
- Fade interior courtesy lights

Technology and Telematics

- SYNC 4 911 Assist emergency SOS system via mobile device
- Smart device wireless mirroring
- 5G Modem - Ford Connectivity Package mobile hotspot internet access
- SYNC 4 handsfree wireless device connectivity
- Ford App mobile app access
- 2 USB ports

Safety and Security

- Driver front impact airbag
- Safety Canopy System curtain first and second-row overhead airbags
- Seat mounted side impact front passenger airbag
- Front height adjustable seatbelts
- Ford Security Package (1-year included with activation) security system
- Lane Departure Warning
- * **Rear mounted camera**
- Seat mounted side impact driver airbag
- Passenger front impact airbag
- 6 airbags
- SecuriLock immobilizer
- Remote panic alarm
- Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation
- Manual rear child safety door locks

Dimensions

General Weights

Curb weight	7,178 lbs.	Rear curb weight	3,143 lbs.
* **GVWR**	**16,000 lbs.**	* **Payload**	**8,750 lbs.**

Trailering Weights

Fifth-wheel towing capacity	21,200 lbs.	Gooseneck towing capacity	21,400 lbs.
Conventional capacity	17,500 lbs.	GCWR	30,000 lbs.

Front Weights

Front curb weight	4,035 lbs.	GAWR front	5,600 lbs.
Axle capacity front	7,000 lbs.	Spring rating front	5,600 lbs.
Tire/wheel capacity front	7,500 lbs.		

Rear Weights

GAWR rear	12,880 lbs.	Axle capacity rear	12,880 lbs.
Spring rating rear	12,880 lbs.	Tire/wheel capacity rear	15,000 lbs.

Off Road

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs (cont'd)

Min ground clearance 8.6"

Exterior Measurements

Vehicle body length	289.2"	Vehicle body width	80.0"
Vehicle body height	82.6"	Wheelbase	203.0"
Front brake diameter	15.4"	Rear brake diameter	15.8"
Rear frame height loaded	29.5"	Rear frame height unloaded	34.7"
Front track	74.8"	Rear track	74.0"
Vehicle turning radius	28.6'	Cab to axle	84.0"
Rear tire outside width	93.9"	Axle to end of frame	47.2"
Frame section modulus	12.7 cu.in.	Frame yield strength (psi)	50000.0
Frame rail width	34.2"	Front bumper to front axle	38.3"
Front bumper to back of cab	158.1"		

Interior Measurements

Max interior rear cargo volume	52.1 cu.ft.	Interior rear cargo volume with seats folded	52.1 cu.ft.

Interior Volume

Total passenger volume 131.7 cu.ft.

Headroom

Headroom first-row	40.8"	Headroom second-row	40.4"

Legroom

Leg room first-row	43.9"	Leg room second-row	43.6"

Shoulder Room

Shoulder room first-row	66.7"	Shoulder room second-row	65.9"

Hip Room

Hip room first-row	62.5"	Hip room second-row	64.7"

Powertrain

Engine

Engine	7.3L V-8 DEVCT variable valve control, engine with 335HP	Valves per cylinder	2
Engine cylinders	V-8	Injection type	sequential MPI
Engine location	Front mounted engine	Ignition	Spark ignition system
Engine mounting direction	Longitudinal mounted engine	Engine block material	Iron engine block
Cylinder head material	Aluminum cylinder head		

Engine Specs

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs (cont'd)

Displacement	7.3L	cc	445 cu.in.
Bore	4.21"	Stroke	3.98"
Compression ratio	10.5	SAEJ1349	AUG2004 compliant

Engine Power

Horsepower	335 HP@3750 RPM	Torque	468 lb.-ft.@3750 RPM

Alternator

* **Alternator amps**	**250A**	* **Alternator type**	**Dual alternator**
* **Alternator rating**	**150A**		

Battery

Battery amps	68Ah	* **Battery type**	**Dual lead acid battery**
Battery rating	750CCA	Battery run down protection	Battery run down protection

Engine Extras

Radiator	Radiator	Auxiliary power take-off	Auxiliary power take-off

Transmission

Transmission	10-speed automatic	Transmission electronic control	Transmission electronic control
Overdrive transmission	Overdrive transmission	Lock-up transmission	Lock-up transmission
First gear ratio	4.615	Second gear ratio	2.919
Third gear ratio	2.132	Fourth gear ratio	1.773
Fifth gear ratio	1.519	Sixth gear ratio	1.277
Reverse gear ratio	4.695	Seventh gear ratio	1
Eighth gear ratio	0.851	Ninth gear ratio	0.687
Tenth gear ratio	0.632	Stall ratio	1.97
Selectable mode transmission	Selectable mode transmission	Sequential shift control	SelectShift Sequential shift control
Transmission oil cooler	Transmission oil cooler	PTO transmission provision	PTO transmission provision

Drive Type

Drive type	Rear-wheel drive

Drivetrain

Axle ratio	4.88

Exhaust

Tailpipe	Stainless steel single exhaust

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs (cont'd)

Fuel

Fuel type ..... regular unleaded

Fuel Tank

Fuel tank capacity ..... 40.00 gal.

Drive Feature

* **Limited slip differential** ..... **Mechanical limited slip differential**

Traction control ..... Driveline managed traction control

Fuel Economy and Emissions

Fuel Economy

Secondary fuel type ..... Gasoline secondary fuel type

Emissions

Emissions ..... Federal emissions

Suspension and Handling

Suspension

Suspension ..... Firm ride suspension

Front shock absorbers ..... Heavy-duty front shock absorbers

Rear shock absorbers ..... Heavy-duty rear shock absorbers

Driveability

Brakes

Brake type ..... 4-wheel disc brakes

Ventilated brakes ..... Front and rear ventilated disc brakes

ABS brakes ..... Four channel ABS brakes

ABS brakes ..... 4-wheel antilock (ABS) brakes

Brake Assistance

Hill start assist ..... Hill Start Assist

Brake assist system ..... Brake assist system

Front Suspension

Front anti-roll ..... Front anti-roll bar

Suspension ride type front Mono-beam rigid axle front suspension

Front Spring

Regular front springs ..... Regular front springs

Springs front ..... Front coil springs

Rear Spring

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs (cont'd)

Springs rear ..... Rear leaf springs
Rear springs ..... Heavy-duty rear springs

Rear Suspension

Rear anti-roll ..... Rear anti-roll bar
Suspension type rear ..... Leaf spring rear suspension
Suspension ride type rear ..... DANA M300 rigid axle rear suspension

Steering

Steering ..... Hydraulic power-assist steering system
Steering type ..... Re-circulating ball steering
Steering type number of wheels ..... 2-wheel steering system

Exterior

Front Wheels

Front wheels diameter ..... 19.5"
Front wheels width ..... 6"

Rear Wheels

Rear wheels diameter ..... 19.5"
Rear wheels width ..... 6"

Front And Rear Wheels

Appearance ..... argent
Material ..... steel

Front Tires

Aspect 70
Diameter ..... 19.5"
Sidewalls ..... BSW
Speed ..... S
Tread ..... AS
Type ..... LT
Width 225mm
Front wheel - RPM 647

Rear Tires

Aspect 70
Diameter ..... 19.5"
Sidewalls ..... BSW
Speed ..... S
Tread ..... AS
Type ..... LT
Width 225mm
Rear wheel - RPM 647

Body Exterior

Trailering

Towing wiring harness ..... Trailer wiring harness
* **Towing brake controller** ..... **Trailer brake controller**
Towing trailer sway ..... Trailer sway control

Exterior Features

Number of doors ..... 4 doors
* **Running boards** ..... **Running boards**

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs (cont'd)

Front splash guards ..... Front splash guards

* **License plate front bracket** ..... **Front license plate bracket**

Body

Body panels ..... Aluminum body panels with side impact beams

Mirrors

Convex spotter ..... Convex spotter in driver and passenger side door mirrors

Turn signal in door mirrors ..... Turn signal indicator in door mirrors

Spare Tire

* **Spare tire** ..... **Full-size spare tire with steel wheel**

* **Spare tire location** ..... **Spare tire mounted on the frame or chassis**

Tires

Front tires LT load rating ..... G

Rear tires LT load rating ..... G

Wheels

Dual rear wheels ..... Dual rear wheels

Convenience

Door Locks

Door locks ..... Power door locks with 2 stage unlocking

Keyfob door locks ..... Keyfob activated door locks

All-in-one key ..... All-in-one remote fob and ignition key

Auto door locks ..... Auto-locking doors

Cruise Control

Cruise control ..... Cruise control with steering wheel mounted controls

Key Fob Controls

* **Fob remote vehicle controls** ..... **Keyfob remote vehicle start**

Rear View Mirror

Day/Night rearview mirror ..... Day/Night rearview mirror

Exterior Mirrors

Door mirrors ..... Power door mirrors

Folding door mirrors ..... Manual folding door mirrors

Heated door mirrors ..... Heated driver and passenger side door mirrors

Front Side Windows

First-row windows ..... Power first-row windows

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs (cont'd)

Overhead Console

Overhead console	Full overhead console	Overhead console storage	Overhead console storage

Passenger Visor

Visor passenger mirror	Passenger visor mirror

Power Outlets

12V power outlets	2 12V power outlets

Rear Windshield

* **Rear window defroster**	**Rear window defroster**	* **Rear windshield**	**Power rear windshield**

Storage

Number of beverage holders	8 beverage holders	Beverage holders	Front beverage holders
Beverage holders rear	Rear beverage holders	Glove box	Locking glove box
Instrument panel storage	Instrument panel covered bin	Dashboard storage	Dashboard storage

Windows Feature

One-touch up window	Driver and passenger one-touch up windows	One-touch down window	Driver and passenger one-touch down windows

Windows Rear Side

Second-row windows	Power second-row windows

Miscellaneous

Trip computer	Trip computer	PRND in IP	PRND in IP
Upfitter switches	Upfitter switches	Accessory power	Retained accessory power
Over the air updates	Over the air updates		

Comfort

Climate Control

Climate control	Manual climate control	Cabin air filter	Cabin air filter
Rear under seat ducts	Rear under seat climate control ducts		

Headliner

Headliner material	Cloth headliner material	Headliner coverage	Full headliner coverage

Floor Trim

Floor covering	Full vinyl floor covering	Floor coverage	Full floor coverage

Second-Row Seat Trim

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs (cont'd)

Rear seat upholstery ..... Vinyl rear seat upholstery
Rear seatback upholstery ..... Carpet rear seatback upholstery

Steering Wheel

Steering wheel material ..... Urethane steering wheel
Steering wheel telescopic .. Manual telescopic steering wheel
Steering wheel tilt ..... Manual tilting steering wheel

Seats and Trim

Seat Capacity

Seating capacity 6

Front Seats

Front seat type ..... Split-bench front seat
Driver seat direction Driver seat with 4-way directional controls
Driver seat fore/aft control .. Manual driver seat fore/aft control
Passenger seat direction Front passenger seat with 4-way directional controls
Split front seats ..... 40-20-40 split-bench front seat
Reclining passenger seat Manual reclining passenger seat
Passenger seat fore/aft control .... Manual passenger seat fore/aft control
Front head restraints ..... Height adjustable front seat head restraints
Front head restraint control .... Manual front seat head restraint control
Armrests front center ..... Front seat center armrest
Armrests front storage ..... Front seat armrest storage
Reclining driver seat ..... Manual reclining driver seat

Rear Seats

Bench seats ..... Split-bench rear seat
Rear seats fixed or removable ..... Fixed rear seats
Folding second-row seats .... 60-40 folding rear seats
Rear seat direction ..... Front facing rear seat
Rear seat folding position .. Fold-up rear seat cushion
Rear head restraints Height adjustable rear seat head restraints
Rear head restraint control .... Manual rear seat head restraint control
Number of rear head restraints ..... 3 rear seat head restraints

Lumbar Seats

Driver lumbar ..... Manual driver seat lumbar

Front Seat Trim

Front seat upholstery ..... Vinyl front seat upholstery
Front seatback upholstery ..... Vinyl front seatback upholstery

Interior Accents

Interior accents ..... Chrome interior accents

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs (cont'd)

Gearshifter Material

Gearshifter material ... Urethane gear shifter material

Entertainment Features

Displays

Primary touchscreen display ... Primary touchscreen display

Number of first-row displays ... 2 total number of 1st row displays

Primary display size ... 8 inch primary display

Radio Features

External memory ... SYNC 4 external memory control

Seek scan ... Seek scan

Speakers

Speakers ... Standard grade speakers

Speakers number ... 6

Audio Features

Steering mounted audio control ... Steering wheel mounted audio controls

Speed sensitive volume ... Speed sensitive volume

Voice activated audio ... SYNC 4 voice activated audio controls

Lighting, Visibility and Instrumentation

Instrumentation

Trip odometer ... Trip odometer

Instrumentation display ... Digital/analog instrumentation display

Configurable instrumentation gauges ... Configurable instrumentation gauges

Instrumentation Displays

Temperature display ... Exterior temperature display

Driver information center ... Driver information center

Clock ... Digital clock

Compass ... Compass

Instrumentation Gauges

Tachometer ... Tachometer

Oil pressure gauge ... Oil pressure gauge

Transmission temperature gauge ... Transmission fluid temperature gauge

Engine/electric motor temperature gauge ... Engine/electric motor temperature gauge

Gauge cluster display size (inches) ... 4.20

Engine hour meter ... Engine hour meter

Instrumentation Warnings

Engine temperature warning ... Engine temperature warning

Oil pressure warning ... Oil pressure warning

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs (cont'd)

Low fuel warning ..... Low fuel warning
Battery charge warning ..... Battery charge warning
Key in vehicle warning ..... Key in vehicle warning
Service interval warning ..... Service interval indicator
Low brake fluid warning ..... Low brake fluid warning
Headlights on reminder ..... Headlights on reminder
Door ajar warning ..... Door ajar warning
Low tire pressure warning ..... Tire specific low air pressure warning

Glass

Tinted windows ..... Light tinted windows

Headlights

Headlights ..... Halogen headlights
Auto headlights ..... Autolamp auto on/off headlight control
Delay off headlights ..... Delay-off headlights
Headlight type ..... Reflector headlights
Multiple headlights ..... Multiple enclosed headlights
DRL preference setting ..... DRL preference setting

Front Windshield

Wipers ..... Variable intermittent front windshield wipers

Interior Lighting

Illuminated entry ..... Illuminated entry
Front reading lights ..... Front reading lights
Variable panel light ..... Variable instrument panel light
Rear reading lights ..... Rear reading lights

Lights

Running lights ..... Daytime running lights
* **Fog lights** ..... **Front fog lights**
Perimeter approach lighting ..... Remote activated perimeter approach lighting
Interior courtesy lights ..... Fade interior courtesy lights
Clearance lights ..... Cab clearance lights

Technology and Telematics

Connectivity

Handsfree ..... SYNC 4 handsfree wireless device connectivity
Emergency SOS ..... SYNC 4 911 Assist emergency SOS system via mobile device
Smart device integration ..... Smart device wireless mirroring

Internet Access

Internet access ..... 5G Modem - Ford Connectivity Package mobile hotspot internet access

USB Ports

USB ports ..... 2 USB ports

Safety and Security

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Selected Equip & Specs (cont'd)

Airbags

Front impact airbag driver ... Driver front impact airbag
Front impact airbag passenger ... Passenger front impact airbag
Front side impact airbag passenger ... Seat mounted side impact front passenger airbag
Number of airbags ... 6 airbags
Front side impact airbag driver ... Seat mounted side impact driver airbag
Overhead airbags ... Safety Canopy System curtain first and second-row overhead airbags

Seatbelts

Height adjustable seatbelts ... Front height adjustable seatbelts

Security System

Immobilizer ... SecuriLock immobilizer
Security system ... Ford Security Package (1-year included with activation) security system
Remote panic alarm ... Remote panic alarm

Active Driving Assistance

Lane departure ... Lane Departure Warning
Forward collision warning ... Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation

Cameras

* **Rear camera** ... **Rear mounted camera**

Occupant Safety

Child door locks ... Manual rear child safety door locks

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

2026 F-450 Chassis 4x2 SD Crew Cab 203" WB DRW XL (W4G)

Price Level: 630 | Quote ID: frien26w4g

Warranty

Standard Warranty

Basic Warranty

Basic warranty	36 months/36,000 miles

Powertrain Warranty

Powertrain warranty	60 months/60,000 miles

Corrosion Perforation

Corrosion perforation warranty	60 months/unlimited

Roadside Assistance Warranty

Roadside warranty	60 months/60,000 miles

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.
Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/10/2025

Prepared by: Raquel Martinez, City Secretary

Subject: 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.

Originating Department: Public Works

Degree of importance: Significant.

SUMMARY / ORIGINATING CAUSE

This item approves the purchase of a 2026 Ford F-350 2WD SD Crew Cab service truck for the Public Works Department (the "Department") from Silsbee Ford through The Interlocal Purchasing System (TIPS) Contract No. 240901, in the amount of $65,312. This purchase is in line with the City's replacement vehicle policy and fund.

The cost associated with this item is within the FY2025-26 budgeted amount in the Vehicle Replacement Plan; and as the City is purchasing this item through the TIPS, it satisfies the State's legal requirements for competitive bidding.

The City of Friendswood is a member of The Interlocal Purchasing System (TIPS), which was created to increase the purchasing power of governmental entities and simplify their purchasing of needed equipment and services.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

The approval of the purchase and implementation of the vehicle in question will immediately, and significantly, improve the continued effective operation of the City of Friendswood’s Public Works Department.

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. FRIENDSWOOD W3A F350 CREW CAB XL 2WD 2026 Quote

PRODUCT PRICING SUMMARY

TIPS 240901 Transportation Vehicles

VENDOR- Silsbee Ford, 1211 Hwy 96 N., Silsbee TX 77656

End User: CITY OF FRIENDSWOOD
Prepared by: SETH GAMBLIN
Contact:
Phone: 512.436.1313
Email:
Email: SGAMBLIN.SILSBEEFLEET@GMAIL.COM
Product Description: FORD F350 CREW CAB
Date: December 2, 2025

A. Bid Item: **A. Base Price:** **$ 50,135.00**

B. Factory Options

Code	Description	Bid Price	Code	Description	Bid Price
W3A	**2026 F350 2WD SD CREW CAB**	$ -	610A	ORDER CODE	
99T	Engine: 6.7L 4V 1 V8 Turbo Diesel	$ 10,495.00		**176WB 8FT BOX**	$ 400.00
44F	10 SPEED TRANS	$ -		**3.31 Axle Ratio**	
TBM	Tires: LT245/75Rx17E BSW A/T	$ 165.00	18A	Vehicle Integration System 2.0	$ 400.00
18B	RUNNING BOARDS	$ 445.00	67H	Heavy-Service Front Suspension Package	$ 125.00
52B	TRAILER BRAKE CONTROLLER	$ 300.00	96V	XL Chrome Package	$ 425.00
43K	Pro Power Onboard - 2kW	$ 985.00	91G	Amber-Wht 360 Deg LED Warn Strobes	$ 660.00
66S	UPFITTER SWITCHES	$ 165.00	19J	Matte Black Aluminum Crossbed Toolbox	$ 1,055.00

Total of B. Published Options: **$ 15,620.00**

Published Option Discount (5%) **$ (781.00)**

C. Unpublished Options **$=** 0.2 **%**

Description	Bid Price	Options	Bid Price
52S- Interior Work Surface	**$ 140.00**	EXTERIOR COLOR-WHITE	$ -
		INTERIOR- AS Dark Slate w/HD Vinyl 40/20/40 Split B	
		600A-ORDER CODE XL	
		Wheels: 17" Argent Painted Steel	
		ORDER BANK OPEN	

Total of C. Unpublished Options: **$ 140.00**

D. Floor Plan Interest (for in-stock and/or equipped vehicles):

E. Lot Insurance (for in-stock and/or equipped vehicles): **$ -**

F. Contract Price Adjustment:

G. Additional Delivery Charge: 99 **$ 198.00**

H. Subtotal: **$ 65,312.00**

I. Quantity Ordered 1 **x H =** **$ 65,312.00**

J. Trade in: **$ -**

K.

L. Total Purchase Price **$ 65,312.00**

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/17/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Consider accepting the Blackhawk Boulevard Phase II Repackage B Project and authorizing the commencement of the contractor's one-year maintenance period.

Originating Department: Engineering

Degree of importance: Siginificant

SUMMARY / ORIGINATING CAUSE

This item accepts the Blackhawk Boulevard Phase II Repackage B Project (the "Project") and authorizes the commencement of Westbrook Contractors, LLC (the "Contractor") one-year maintenance period.

City staff inspected the Project and found it to be built in compliance with the contract specifications and City requirements. As such, the City accepts the project and allows for the commencement of the Contractor's maintenance period. During this time, the City will hold the Contractor's one-year maintenance bond until such time as any and all project deficiencies are remedied per staff directions. Upon the completion of this period, the City will take full ownership of the project and the remaining bond will be released to the Contractor.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Westbrook Maintenance Bond Blkhwk 2-B
2. Notice of Completion - Blackhawk Blvd. 2-B

NOTICE OF FINAL COMPLETION

PROJECT NAME: Blackhawk Boulevard Reconstruction Phase II Repackage B
PROJECT NUMBER: STRT2023.003ENG

1.1 DATE OF FINAL COMPLETION

On December 2, 2025 the Engineering Department received notification that the Contractor, Westbrook Contractors LLC, wished to declare the Work on the above referenced project being complete and all the Work being acceptable to the City.

A site visit was carried out on December 17, 2025 by the City to ascertain the compliance of the Work with the Contract for Substantial Completion. During that site visit, a punch list of incomplete or non-conforming work was identified and agreed to by the City and the Contractor.

1.2 PUNCH LIST

Contractor certified in Contractor's Certification of Final Completion that all Punch List items were completed or corrected.

The Assistant Director of Engineering - Projects scheduled a review of punch list items on December 17, 2025 and the project is now considered to be complete since those items on the punch list have been corrected or otherwise brought into compliance with the Contract and that such correction has been demonstrated to the City.

Failure by the City to identify incomplete work items or requirements of the Contract prior to issuance of this Certificate shall not relieve the Contractor of the responsibility to comply with all provisions of the Contract.

1.3 ONE-YEAR MAINTENANCE PERIOD

With the issuance of this Notice, the project is considered and accepted as Final and that the Contractor's warranty period of one (1) year began on the date of City *Council's* acceptance, or as stated in the contract if different, and shall remain in effect until January 5, 2027. The Contractor shall provide the City with a One-Year Maintenance Bond in the amount of $201,737.00 to secure this warranty. All corrective activities conducted by the Contractor, his forces, subcontractors, and suppliers under the One-Year Maintenance period, shall comply with the City's operational schedule and shall in no way interfere with, impinge, or prevent the City's use of the project or benefit from its service. Any corrective actions that may require the temporary shutdown of any part or component of the project shall be reported in writing, scheduled, and approved by the City's operational staff at least twenty-four (24) hours prior to conducting that work.

At the end of the One-Year Maintenance Period, it is incumbent on the Contractor to contact the City to schedule a One-Year Maintenance walk-through. At that time, a list of deficient items shall be given to the Contractor who shall remedy the items in an expeditious manner. The One-Year Maintenance Bond shall be written so as to remain in effect until completion of all items and a Certificate of One-Year Maintenance Acceptance is issued to the Contractor and to the bonding company.

Contractor shall contact the City's Engineering Projects staff at 281-993-3411 to schedule any corrective or warranty work on the project. The Engineering Department retains administrative control of the project and all questions regarding approval of corrective work or payment for that work shall be directed to 281-993-3411.

1.4 ACCEPTANCE OF THE WORK

Based on inspection and to the best of our knowledge, information and belief, the Work has been completed in accordance with the terms and conditions of the Contract and we recommend acceptance of the Work by City Council.

Notwithstanding the City's acceptance of the Work, nothing herein shall serve to waive or otherwise extinguish any outstanding claims on the City's part for recovery of Liquidated Damages pursuant to Article IV of the Contract, all such claims being hereby reserved.

1.5 RECOMMENDATION BY STAFF

Michael Medwedeff, CFM — 12/22/2025
Assistant Director of Engineering - Projects — Date
City of Friendswood

Jildardo Arias, PE, CFM, ENV SP — 12/22/25
Director of Engineering, City Engineer — Date
City of Friendswood

1.6 ACCEPTANCE OF PROJECT

Notice was given to the City Council of the recommendation by City Staff to accept Blackhawk Boulevard Reconstruction Phase II Repackage B as final and complete. The City Council on January 5, 2026, voted to accept the Work; the Project is hereby deemed final and complete; and authorizes the Mayor to sign this Notice of Final Completion as acceptance of the above listed Project.

Mike Foreman — DATE
Mayor
City of Friendswood

ATTEST:

Raquel Martinez — DATE
City Secretary
City of Friendswood

END OF DOCUMENT

00615-2

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/15/2025

Prepared by: Karen Horner, City Attorney

Subject: 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.

Originating Department: City Attorney

Degree of importance:

SUMMARY / ORIGINATING CAUSE

To ensure all City American Rescue Plan Act (ARPA) funds are fully expended, this agenda item authorizes the transfer of $50,000 in contingency funds from the New Ground Storage Tank at Surface Water Plant #1 Project (Servox, Inc.) to the Clear Creek Crossing Waterline Installation Project (R Construction). This action results in no net fiscal impact on the City, as funds are being reallocated within existing ARPA project budgets. Grant eligibility and compliance requirements have been reviewed and verified, and the proposed transfer is consistent with ARPA funding guidelines.

The transferred contingency funds will be used to address unforeseen construction conditions and to complete required pavement and utility repairs necessary for the successful completion of the Clear Creek Crossing Waterline Installation Project.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. R Construction LLC Certificate of Insurance Exp 05-01-2026
2. Servox LLC Certificate of Insurance Exp 02-06-2026
3. R Construction Form 1295 Certificate 101472395
4. R Construction Government Code Verifications Form
5. Change Order No. 7 - Contingency Transfer R Construction
6. Change Order No. 5 - Contingency Transfer Servox
7. Servox Form 1295 - New Ground Storage Tank at Surface Water Plant #1
8. Servox Government Code Verification - 2025

CHANGE ORDER

CHANGE ORDER No.: 07

PROJECT NAME: Clear Creek Crossing Water Line Installation

PROJECT NUMBER: WS2023.001CONST

TO: R Construction Company, Inc.
PO Box 189
Buffalo, Texas 75831

Proposed Change:	Add	Deduct
Transfer Contingency Funds from the New Ground Storage	$50,000.00	$
Tank at Surface Water Plant #1 Project (Servox LLC) to address	$	$
Unforeseen construction conditions and to complete required	$	$
Pavement and utility repairs	$	$
	$	$
Request For Time Change		

Original Contract Amount:	$4,367,509.00	Original Contract Time:	190 Day
Net Previous Change Orders:	$573,206.69	Net Previous Time Changes:	41 Day
Total Contract Amount:	$4,940,715.69	Total Time Amount:	231 Day
This Change Order Amount Adds:	$50,000.00	This Change Order Time Adds:	_____
This Change Order Amount Deducts:	$0.00	This Change Order Time Deducts:	_____
New Contract Amount:	$4,990,715.69	New Contract Time:	231 Day

We, the undersigned, enter to agreement on the change of Contract Price and/or change in Contract Time.

_____ _____
R Construction Company, Inc. Date

_____ _____
Morad Kabiri Date
City Manager
City of Friendswood

END OF DOCUMENT

CHANGE ORDER

CHANGE ORDER No.: 05

PROJECT NAME: New Ground Storage Tank at Surface Water Plant #1

PROJECT NUMBER: WTR2023.006CONST

TO: Servox LLC
21302 Provincial Blvd. Suite A
Katy, Texas 77450

Proposed Change:	Add	Deduct
Transfer Contingency Funds to the Clear Creek Crossing	$	$50,000.00
Water Line Installation Project (R Construction)	$	$
	$	$
	$	$
	$	$
Request For Time Change		

Original Contract Amount:	$4,401,136.53	Original Contract Time:	415 Day
Net Previous Change Orders:	$619,713.32	Net Previous Time Changes:	_____
Total Contract Amount:	$5,020,848.85	Total Time Amount:	415 Day
This Change Order Amount Adds:	$0.00	This Change Order Time Adds:	_____
This Change Order Amount Deducts:	$50,000.00	This Change Order Time Deducts:	_____
New Contract Amount:	$4,970,848.85	New Contract Time:	415 Day

We, the undersigned, enter to agreement on the change of Contract Price and/or change in Contract Time.

Francisco Naranjo.
Servox LLC

12/23/25
Date

Morad Kabiri
City Manager
City of Friendswood

Date

END OF DOCUMENT

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/23/2025

Prepared by: Karen Horner, City Attorney

Subject: 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.

Originating Department: City Secretary

Degree of importance:

SUMMARY / ORIGINATING CAUSE

In January, 2025, the City Council authorized a professional services agreement in the amount of $327,772.34 with WSB LLC for the Annalea Neighborhood Infrastructure Project to address persistent flooding, improve water infrastructure, and enhance mobility for residents in the Annalea Subdivision. The project is funded, in part, by the Community Development Block Grant – Mitigation (CDBG-MIT) Program, administered by the Texas General Land Office (GLO), under Contract No. 24-065-030-E485.

To date, the following amendments have been made:

Amendment No.	Date	Description	Amount
1	07/25/2025	Additional Geotechnical Services	$8,160.00
2	08/21/2025	Additional Subsurface Utility Engineering	$3,820.00

This proposed Third Amendment is necessary due to various pipelines affecting the storm sewer portion of the project, as the City's requests for variances or pipeline relocation have been denied by the pipeline companies. The additional services include:

1. updated typical pavement cross section for proposed conditions;
2. 30% drawings containing alignment, survey, utility, and right-of-way information;
3. drainage analysis of existing storm sewer system, identify potential problem areas and potential solutions;
4. 30% plan set consisting of existing features shown in plan and profile, and proposed improvements in plan only with minor annotations;
5. a construction cost estimate based on 30% plan set; and
6. coordination with the City's grant administrator.

The cost of these additional services shall not exceed $28,861.80.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. WSB Annalea Improvements Amendment 3 _ Signed and attested
2. Certificate of Insurance Exp 03-01-2026
3. Certificate of Insurance Profess Liability EXP 10-01-2026
4. Government Code Verifications Form - WSB
5. Form 1295 Certificate 101472332 - WSB signed

THIRD AMENDMENT
TO THE PROFESSIONAL SERVICES AGREEMENT

THE STATE OF TEXAS §
§
COUNTY OF GALVESTON §

This Third Amendment ("Third Amendment") to the Professional Services Agreement between the City of Friendswood and WSB LLC, a Minnesota limited liability company, is made by and between the same parties on the date hereinafter last specified for engineering services associated with the reconstruction of approximately 965 feet of pavement on Virginia Lane (both north and south of Mary Ann Drive) and 385 feet of pavement on Ella Court together with associated sidewalk, drainage and utility improvements (the "Project").

W I T N E S S E T H:

WHEREAS, the City of Friendswood ("City") and WSB LLC, a Minnesota limited liability company (the "Professional") entered into a Professional Services Agreement for the Project, dated January 7, 2025, for engineering services related to the Project for TWO HUNDRED FIFTY THOUSAND SIX HUNDRED FIFTY-ONE AND 04/100 DOLLARS ($250,651.04), inclusive of reimbursable expenses (the "Agreement"); and

WHEREAS, on or about July 25, 2025, the City and the Professional amended the Agreement for the Professional to provide or cause to be provided additional geotechnical services for the Project for an additional amount not to exceed EIGHT THOUSAND ONE HUNDRED SIXTY AND NO/100 DOLLARS ($8,160.00) (the "First Amendment"); and

WHEREAS, on or about August 21, 2025, the City and the Professional amended the Agreement for the Professional to perform additional subsurface utility engineering ("SUE") related to five (5) pipelines that cross Viriginia Lane, just southeast of Mary Ann Drive for an additional THREE THOUSAND EIGHT HUNDRED TWENTY AND NO/100 DOLLARS ($3,820.00) (the "Second Amendment"); and

WHEREAS, the City and the Professional desire to amend the Agreement again for the Professional to perform additional design services for a new storm sewer design concept, which will include a new hydraulic model, a new storm sewer design that will work with the existing pipelines crossing Virginia Lane, updated plan and profiles, a new cost estimate, and coordination with the City's grant administrator regarding any environmental issues related to the Project for an additional amount not to exceed TWENTY-EIGHT THOUSAND EIGHT HUNDRED SIXTY-ONE AND 80/100 DOLLARS ($28,861.80);

NOW THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, the Parties hereto do hereby mutually agree as follows:

1. Definitions. Unless a different meaning clearly appears from the context, words and phrases as used in this Third Amendment shall have the same meanings as in the Agreement, the First Amendment, and the Second Amendment .

2. Amendments.

   a. Section 5 "Compensation and Method of Payment," Subsection a "Compensation" of the Agreement is hereby amended to read as follows:

5. Compensation and Method of Payment.

a. Compensation.
It is agreed that total fees for Basic Services for the work as described in Exhibit "A" hereto shall be the lump sum amount of TWO HUNDRED FORTY-NINE THOUSAND ONE HUNDRED FIFTY-ONE AND 04/100 DOLLARS ($249,151.04) plus ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS in reimbursable expenses plus an amount not to exceed EIGHT THOUSAND ONE HUNDRED SIXTY AND NO/100 DOLLARS for Authorized Additional Geotechnical Services as detailed in the First Amendment plus a lump sum amount of THREE THOUSAND EIGHT HUNDRED TWENTY AND NO/100 DOLLARS ($3,820.00) for SUE as detailed in the Second Amendment plus an amount not to exceed TWENTY-EIGHT THOUSAND EIGHT HUNDRED SIXTY-ONE AND 80/100 DOLLARS ($28,861.80) for a new storm sewer design concept that does not conflict with existing pipelines as detailed in this Third Amendment. The total compensation is more particularly detailed in Exhibit "D," which is attached hereto and incorporated herein for all intents and purposes.

b. Exhibit A "Scope of Work," Section 2 "Additional Services" of the Agreement is hereby amended to add subsection e "Authorized Additional Storm Sewer Design," which subsection shall read as follows:

EXHIBIT "A"
SCOPE OF WORK

2. ADDITIONAL SERVICES

. . .

e. Authorized Additional Storm Sewer Design.
The Professional will perform engineering services related to a new storm sewer design concept, which will include, but not be limited to, (1) an updated typical pavement cross section for proposed conditions, (2) 30% drawings containing alignment, survey, utility, and right-of-way information, (3) a drainage analysis of existing storm sewer system, identify potential problem areas and potential solutions, (4) a 30% plan set consisting of existing features shown in plan and profile, and proposed improvements in plan only with minor annotations, (5) a reasonable construction cost estimate based on 30% plan set, and (6) coordination with the City's grant administrator regarding any environmental issues related to the Project.

The Professional shall perform the following services::

(1) Project Management and Coordination
(a) Project Management
1) Prepare monthly progress reports.
2) Prepare invoices based off of grant milestones.
(b) Coordination

1) Coordinate and attend meetings for design coordination and/or project progress update, with the City of Friendswood.
2) Coordinate and attend meetings with the Galveston County Consolidated Drainage District and/or Halff (Master Drainage Plan consultant)
3) Coordinate with the City's grant administrator including attending biweekly meetings, at the request of the City's grant administrator.
4) Assist the City's grant administrator with Project Schedule to be submitted to the City.

(c) Data Collection

No additional data collection will be required for this design concept change.

(2) Drainage Design and Drainage Memo

(a) Drainage Design

1) Review model of existing conditions.
2) Prepare model of proposed conditions, which may take more than one (1) iteration.

(3) Plan Production and Design

(a) Plan Production associated with the City's grant administrator submittals

Assist the City's grant administrator with any documents, exhibits, sketches, or writeups associated with any environmental submittals (reports, assessments, or studies) for agency review.

(b) Plan Production

1) Prepare 30% drawings on 22"x34" sheets which can be scaled down to 11"x17" at the request of the City project manager.
2) Make submittals in electronic PDF format.
3) Provide DWG version of the CADD drawings or copy of drainage model, if requested.

(c) Plan Set will include at a minimum the following sheets:

1) Cover Sheet
2) Sheet Index
3) General Notes
4) Horizontal Alignment Data
5) Demolition Plans
6) Storm Water Pollution Prevention Plans
7) Typical Sections
8) Plan and Profiles
9) Traffic Control
10) Standard Details

c. Exhibit D "Compensation," Paragraph entitled "Additional Services" of the Agreement is hereby amended to read as follows:

EXHIBIT "D"
COMPENSATION

Additional Services

The Professional will perform additional services at a price agreed upon by the Parties in writing prior to the performance of such services. The City shall not be responsible or liable for any additional services performed by the Professional unless such additional services have been approved in writing by the City prior to the performance of the same.

Additional Services	Amount
Environmental Investigation and Permitting	**Lump Sum Amount**
Waters of the United States (WOTUS) Delineation and Jurisdictional Determination (JD)	$11,061.10
Threatened and Endangered (T&E) Species Habitat Assessment	$10,562.90
Phase I Environmental site Assessment (ESA)	$7,123.20
Cultural Resource Desk-top Analysis	$4,282.40
Clean Water Act Permitting	$10,541.70
Subtotal Environmental Investigation and Permitting	**$43,571.30**
Detention Pond Improvements	**Lump Sum Amount**
Alternate Design for Detention Pond Improvements	$35,000.00
Subtotal Alternate Design for Detention Pond Improvements	**$35,000.00**
Authorized Additional Geotechnical Services	**Not-to-Exceed Amount**
Geotechnical Laboratory Testing, based upon the following schedule: **Test** — **Cost per Each** Corrosivity Test — $350.00	$4,900.00
Analyses & Report Preparation, based upon the following schedule: **Title** — **Hourly Rate** Senior Engineer (P.E.) — $218.00 Project Manager (P.E.) — $176.00 Graduate Engineer — $122.00 Draftsman/Word Processor — $75.00	$3,260.00
Subtotal Authorized Additional Geotechnical Services	**$8,160.00**
Authorized Additional SUE	**Lump Sum Amount**
SUE QL-A Services — **Cost** Hydroexcavation and Backfill — $3,030.00 Field Data Collection — $790.00	$3,820.00
Subtotal Authorized Additional SUE	**$3,820.00**
Authorized Additional Storm Sewer Design	**Not-to-Exceed Amount**
Project Management and Coordination	**$7,152.20**
Drainage Design and Drainage Memo	**$10,765.70**
Plan Production and Design	**$10,943.90**

Based upon the following schedule: **Title** / **Hourly Rate** **Engineering** Senior Project Manager — $265.00 Deputy Project Manager — $176.00 Project Manager/Sr. Project Engineer — $250.00 Project Engineer — $176.00 CADD Technician — $126.00 **Water Resources** WR Project Manager — $210.00 WR Senior Graduate Engineer — $140.00 WR Graduate Engineer — $132.00 **Other** Grant Coordinator/QAQC Manager — $265.00 Clerical/Admin — $105.00	
Subtotal Authorized Additional Storm Sewer Design	**$28,861.80**

3. Entire Agreement. The provisions of this Third Amendment, the Second Amendment, the First Amendment, and the Agreement should be read together and construed as one agreement; provided that in the event of any conflict or inconsistency between the provisions of this Third Amendment and the provisions of the Second Amendment, the First Amendment and/or the Agreement, the provisions of this Third Amendment shall control.

4. Interpretation. This Third Amendment has been jointly negotiated by the parties hereunder and shall not be construed against a party hereunder because that party may have assumed primary responsibility for the drafting of this Third Amendment.

5. Captions. Captions contained in the Agreement, the First Amendment, the Second Amendment, and the Third Amendment are for reference only and, therefore, have no effect in construing the documents. The captions are not restrictive of the subject matter of any section.

6. No Waiver. By this Third Amendment, City does not consent to litigation or suit, and City hereby expressly revokes any consent to litigation that it may have granted by the terms of this Third Amendment, the Second Amendment, the First Amendment, the Agreement or any other contract or agreement or addenda, any charter, or applicable state law. Nothing contained in this Third Amendment or in the Second Amendment, the First Amendment, or the Agreement shall be construed in any way to limit or to waive the City's governmental immunity.

[Signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment in multiple copies, each of which shall be deemed to be an original, but all of which shall constitute but one and the same amendment, this ____ day of _____, 2026, the date of execution by the City Manager.

City:
CITY OF FRIENDSWOOD

_____
MORAD KABIRI, City Manager

DATE: _____

ATTEST:

_____
RAQUEL MARTINEZ, City Secretary

APPROVED AS TO FORM:

_____
KAREN L. HORNER, City Attorney

Professional:
WSB LLC

BY: _____
(Signature)
JAMES KENNEDY
(Printed Name)
VICE PRESIDENT
(Title)

DATE: 12-23-25

ATTEST:

Robert S. Doty
(OFFICER OR SECRETARY)

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/15/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Consider accepting the Hardball Baseball Academy Infrastructure Project and authorizing the commencement of the contractor's one-year maintenance period.

Originating Department: Engineering

Degree of importance: Siginificant

SUMMARY / ORIGINATING CAUSE

This item accepts the Hardball Baseball Academy Infrastructure Project (the "Project") and authorizes the commencement of S.L.I. Design, Inc. (the "Contractor") one-year maintenance period. The public infrastructure includes the installation of water lines, sanitary sewer, and sidewalks.

City staff inspected the Project and found it to be built in compliance with the contract specifications and City requirements. As such, the City accepts the project and allows for the commencement of the Contractor's maintenance period. During this time, the City will hold the Contractor's one-year maintenance bond until such time as any and all project deficiencies are remedied per staff directions. Upon the completion of this period, the City will take full ownership of the project and the remaining bond will be released to the Contractor.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Hardball Academy - Maintenance Bond

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/23/2025

Prepared by: Linda Newsted, Deputy City Secretary

Subject: Consider accepting the Friendswood Hospital Infrastructure Project and authorizing the commencement of the contractor's one-year maintenance period.

Originating Department: Engineering

Degree of importance: Siginificant

SUMMARY / ORIGINATING CAUSE

This item accepts the Friendswood Hospital Infrastructure Project (the "Project") and initiates the one-year maintenance period. VTS Holding LLC (the "Owner") will tender a cash bond for and on behalf of BNO Construction, LLC (the "Contractor") in lieu of the Contractor providing the required maintenance bond in the amount of $50,000. The public infrastructure includes the installation of water lines and sidewalks. The cash bond allows the City to draw on the bond if maintenance work is required and not performed by the Contractor. The City is to provide a monthly accounting in any month during which funds are deducted. At the end of the maintenance period, the City shall refund the balance of the cash bond. The Owner has waived any right to receive interest on the bond deposited with the City. The maintenance bond period will be from January 5, 2026, through January 5, 2027. The public infrastructure includes the installation of water lines.

City staff has inspected the Project and found it to be built in compliance with the contract specifications and City requirements. As such, the City accepts the project and allows for the commencement of the one-year maintenance period.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. Friendswood Hospital - Cash Bond
2. VTS Holdings - Form 1295

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/22/2025

Prepared by: Linda Newsted, Deputy City Secretary

Subject: 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.

Originating Department: City Secretary

Degree of importance:

SUMMARY / ORIGINATING CAUSE

Staff recommends awarding Bid No. 2025-08 for the one-time purchase of an Atlas Copco QA250 or approved equal 200kW trailer-mounted generator with a diesel engine to United Rentals (North America), Inc. Bids were received on September 11, 2025, and United Rentals (North America), Inc. was identified as the lowest qualified and compliant bidder, with a bid amount of $136,621 for a Cummins C200D2RE portable generator. After careful evaluation, the proposed generator was determined to meet the specifications as an approved equal.

This purchase is funded through the Texas Division of Emergency Management (TDEM) sub-grant under the Hazard Mitigation Grant Program (HMGP), FEMA DR-4586 – Texas Severe Winter Storms, for the City of Friendswood Portable Generator Project. The generator will enhance the City's ability to provide backup and emergency power during power outage events and aligns with the project scope previously approved by City Council as part of the HMGP grant acceptance (Resolution No. R2023-24).

Of the total purchase amount, $113,130 will be reimbursed through grant funds, representing the federal cost share. The remaining $23,491 will be funded through City water and sewer funds as the local cost share. Award of this bid is consistent with grant requirements and supports the City's ongoing efforts to improve emergency preparedness and operational resilience for critical facilities.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. ITB 2025-08 Portable Generator
2. Bid #2025-08 Supplier Information - United Rentals
3. Bid 2025-08 Technical Specification and Pricing - United Rentals
4. Government Code Verification - United Rentals
5. Form 1295 - United Rentals

CITY OF FRIENDSWOOD
INVITATION TO BID

BID #2025-08
Due Date: 9/11/2025 @ 2:00 pm CST

One-time Purchase of an Atlas Copco QA250 or Approved Equal 200kW Trailer-Mounted Generator with a Diesel Engine

The City of Friendswood is now accepting sealed bids for the consideration of a **One-time Purchase of an Atlas Copco QA250 or Approved Equal 200kW Trailer-Mounted Generator with a Diesel Engine.**

City of Friendswood
City Secretary's Office
910 S. Friendswood Drive
Friendswood, TX 77546
Monday – Friday: 8:00 am to 12:00 pm and 1:00 pm to 5:00 pm

Bidding forms, specifications and all necessary information may be obtained from the following website: https://www.ci.friendswood.tx.us/bids or www.civcastusa.com.

All sealed bids shall be clearly marked ITB #***2025-08, One-time Purchase of an Atlas Copco QA250 or Approved Equal 200kW Trailer-Mounted Generator with a Diesel Engine, s***hall be addressed to the City Secretary's Office, 910 S. Friendswood Drive, Friendswood, Texas 77546-4856. Submittals shall be accepted until ***2:00 P.M***. on ***September 11, 2025,*** at which time there will be a public bid opening. Bids will be accepted at the address listed above or electronically via www.civcastusa.com.

The bids will be opened and publicly read immediately after the closing hour.

The City of Friendswood reserves the right to reject any and all bids, to waive irregularities, and to accept the bid deemed the most advantageous to the City.

All inquiries about this bid or specifications must be made to Jeff Spears, Purchasing Coordinator @ jspears@friendswood.com.

CITY OF FRIENDSWOOD
INVITATION TO BID

BID #2025-08
One-time Purchase of an Atlas Copco QA250 or Approved Equal 200kW Trailer-Mounted Generator with a Diesel Engine

BID OPENING DATE: September 11, 2025 @ 2:00 PM. LATE BIDS WILL NOT BE CONSIDERED.

BIDDER MUST COMPLETE AND SIGN BELOW.

_____
Name of Firm/Company

_____
Agent's Name (Please Print) Agent's Title

_____
Mailing Address City State Zip

_____
Telephone Number Cell Phone Number

_____
Email Address

_____
Authorized Signature Date

CONTRACTOR **AGREES** TO COMPLY WITH ALL CONDITIONS BELOW, ATTACHED SPECIFICATIONS, AND NOTES. CONTRACTOR HAS **READ** AND **AGREES** TO COMPLY WITH ALL TERMS AND CONDITIONS OF INVITATION TO BID. PURCHASES MADE FOR CITY USE ARE EXEMPT FROM THE STATE SALES TAX AND FEDERAL EXCISE TAX. **DO NOT** INCLUDE TAXES IN YOUR BID. CONTRACTOR **GUARANTEES** PRODUCT OFFERED SHALL **MEET** OR **EXCEED** MINIMUM SPECIFICATION IDENTIFIED IN THIS INVITATION TO BID.

"By the signature hereon affixed, the bidder hereby certifies that neither the bidder nor the firm, corporation, partnership, or institution represented by the bidder, or anyone acting for such firm, corporation, or institution has violated the antitrust laws of the State, codified in Section 15.01, et seq., Texas Business and Commerce Code, or the Federal antitrust laws, nor communicated directly or indirectly the bid made to any competitor or any other person engaged in such line of business."

TERMS AND CONDITIONS OF INVITATION TO BIDS (ITB)

1. **DEFINITION OF TERMS**

A. Bid documents means the entire packet of documents provided to bidders, including the Terms and Conditions, Specifications, Special and Supplementary Conditions, Bid Form and any addendum.

B. Bidder means a person or firm submitting a bid, proposal, or quote to provide equipment, material, and/or services necessary in the performance of these specifications and competing for award of a contract.

C. Bid or Proposal means an offer to perform the requirements specified herein.

D. Furnish or Provide means to supply, equip, and deliver the specified equipment, material and/or services to the Purchaser.

E. City, Purchaser, or Owner shall refer to the City of Friendswood, 910 S. Friendswood Dr., Friendswood, Texas 77546.

F. Contract means the contract awarded pursuant to this solicitation.

G. Contractor means the bidder to which a contract award has been made by the City.

H. Purchase Order means the document issued by the City that creates a legal binding contract between the City and the Contractor and authorizes the Contractor to ship goods pursuant to the contract.

2. **SUBMISSION OF BIDS**

A. The Bidder shall provide itemized price quotations and delivery schedules for the specified items/services outlined in this bid. All sealed bids shall be clearly marked ITB #***2025-08, One-time Purchase of an Atlas Copco QA250 or Approved Equal 200kW Trailer-Mounted Generator with a Diesel Engine, s***hall be addressed to the City Secretary's Office, 910 S. Friendswood Drive, Friendswood, Texas 77546-4856. Submittals shall be accepted until ***2:00 P.M***. on ***September 11, 2025,*** at which time there will be a public bid opening. Bids will be accepted at the address listed above or electronically via www.civcastusa.com. Bids will be evaluated and awarded at a later date. Bids submitted at the address listed above shall be submitted in a sealed envelope (8 1/2" x 11" minimum) on forms provided herein, along with other information necessary to evaluate the bid. Sealed envelopes shall be clearly marked with bid number, time, and date of opening.

B. Bids will be submitted on the forms provided in these bid documents. If not submitted on the forms provided, the bid may be rejected. Facsimile bids will not be accepted.

C. Bids which are received after the date and time set for the bid opening will not be considered.

D. Each Bidder agrees that its price will remain firm and subject to acceptance by the City for a period of ninety (90) calendar days from the bid opening date.

E. Bid submissions will be retained for three years from the date of submission according to 2 CFR 200.334.

3. ANTI-LOBBYING PROVISION

A. Bidders are prohibited from directly or indirectly communicating with City Council members regarding the Bidder's qualifications or any other matter related to the eventual award of a contract for the services requested under this Invitation for Bids. Bidders are prohibited from contacting City staff members regarding their qualifications or the award of a contract, unless in response to an inquiry from a staff member. Any violation will result in immediate disqualification of the Bidder from the selection process.

B. Upon issuance of the Invitation for Bids, all bidder communications and requests for clarification or objections shall be directed in writing to the Purchasing Coordinator for response, determination and dissemination to all bidders. Any communication by bidders or their representatives toward other city officers or employees regarding this Invitation for Bids or the award of a contract are prohibited and will constitute grounds for disqualification of a proponent. A lobbyist or a proponent or any of their agents may not do any act or refrain from any act for the express purpose and intent of placing any City official under personal obligation to the lobbyist or proponent.

4. WITHDRAWAL OF BIDS

A Bidder may withdraw a bid only by a written request received by the Purchasing Coordinator prior to the time set for bid opening. Bids may not be withdrawn after the time set for bid opening.

5. GENERAL CONDITIONS

Bidders will submit their bids upon the following express conditions:

A. Bidders shall thoroughly examine all drawings, specifications, plans, schedules, instructions, and all other contract documents pertaining to this bid.

B. Bidders shall make all investigations necessary to thoroughly inform themselves regarding plant and facilities for delivery of materials or equipment as required by the bid conditions. No plea of ignorance by the Bidder of conditions that exist or that may hereafter exist as a result of failure or omission on the part of the Bidder to make the necessary examinations and investigations will be accepted as a basis for varying the requirements of the City or the compensation to the vendor.

C. All materials, equipment, and supplies which are new, non-standard to the City of Friendswood, and/or items which are to be listed as an alternate or exception must be pre-approved PRIOR to placing them on a bid proposal. In order to fairly evaluate all bids, sufficient time requirements for possible field testing or demonstrations should be allowed.

D. Bidders are advised that City contracts are subject to all legal requirements under local, state and federal statutes, ordinances, and regulations. Any bid, after being opened, becomes subject to the Public Information Act, Government Code Chapter 552; therefore bidders must clearly indicate any portion of the submitted bid that the bidder claims is not subject to public inspection under the Public Information Act.

E. No officer or employee of the City shall have a financial interest, direct or indirect, in any contract with the City, or shall benefit financially, directly or indirectly, in the sale to the City of any materials, supplies or services, except on behalf of the City as an officer or employee.

F. The City of Friendswood is committed to maintaining fair and open competition as required by local, state, and federal laws and statutes. Every effort is made to maintain the highest level of ethical conduct in every aspect of the procurement process. Sharp business practices or high-pressure tactics will not be tolerated. Qualification and selection of vendors is based on those vendors who share the same high standards of ethical conduct.

6. **DESCRIPTION OF GOODS**

A. Any catalog or manufacturer's reference in this bid is merely descriptive, and not restrictive, unless otherwise noted, and is used only to indicate type and quality of material. Any such references are made a part of these contract documents as if incorporated verbatim herein.

B. The term "Or Approved Equal", if used, is intended to allow substitution of a brand which has all the essential performance, features, reliability, and other salient characteristics as the brand name and model stated in the item description. "Or approved equal" is intended to establish a level of quality and function and is not to be interpreted as a preference for a particular brand. Other brands meeting these minimum requirements will be accepted. Bid submitted on an "OR

C. APPROVED EQUAL" item must clearly identify the proposed product, the quantity of the product, model, and type, as applicable.

7. **PREPARATION OF BID**

Bidders will prepare bids in accordance with the following:

A. Specifications are written to encourage competition. The specifications herein shall be the basis of comparison between bidders. There is no intent to discriminate against any supplier or Vendor but rather, to set a definite standard of performance. Bidders are required to quote services and/or equipment that will meet or exceed the minimum or maximum specifications herein.

B. All information required by the bid documents will be furnished. The bidder will print or type its name, in ink, and manually sign the bid sheet. The bid sheet, with original signatures, must be submitted.

C. The City of Friendswood is not liable for any costs incurred with replying to this ITB.

D. All prices shall be quoted as required in the specifications. Unit prices will be shown when called for on the bid sheet, and where there is a conflict between the unit price and the total price, the unit price will govern.

E. In case of ambiguity or lack of clarity in stating prices in the bid, Purchaser reserves the right to adopt the price written in words or reject the bid. Any ambiguity in the bid as a result of omission, error, unintelligible or illegible wording shall be construed in the favor of the City.

F. Alternate bids will not be considered unless expressly authorized by the bid documents.

G. The prices quoted in the bid shall be firm and not subject to escalation except where otherwise clearly indicated by the Bidder. If the prices are subject to escalation, Bidder shall provide the basis for the escalation.

H. Any omission in the specifications of any minor requirement necessary to make each unit complete and functional shall not relieve the Supplier of responsibility to furnish any material or equipment necessary.

I. The City reserves the right to request clarification to assist in evaluating the bidder's response when the bid response is unclear with respect to product pricing, packaging or other factors. The information provided is not intended to change the bid response in any fashion and such information must be provided within two days from request.

J. Bidders shall not include federal taxes nor State of Texas limited sales, excise and use taxes in bid prices since the City of Friendswood is exempt from payment of such taxes under section 151.309 of the Texas Tax Code.

K. By submitting a bid, each bidder certifies that it is a duly qualified, capable, and bondable business entity, that it is not in or contemplating bankruptcy or receivership and that it is not currently delinquent with respect to payment of taxes assessed by any political subdivision. (See paragraph 11A(11)).

L. By submitting a bid, each bidder certifies that it does not currently owe any money to the City.

M. If a bid bond is required, the submitted bond must be an original submitted in the form required by the City in the Bid Documents.

8. CLARIFICATION TO BID DOCUMENTS

If any bidder is in doubt as to the true meaning of the specifications, other bid documents, or any part thereof, they may submit a written request for clarification to the Purchasing Coordinator.

9. EXCEPTIONS

If Bidder takes exceptions to any provisions of the specifications, the exceptions must be specifically and clearly identified by section in Bidder's bid, and Bidder's proposed alternative must also be provided in the bid. Bidders cannot take a 'blanket exception' to the entire bid document.

10. ADDENDA

Any clarification or interpretation of the bid, if made, will be made only by written addendum issued through the Purchasing Department. A copy of such Addendum will be mailed or delivered to each person receiving bids. Addenda to the bid documents may be issued in response to a request for clarification or objection, or for any other reason the City considers advisable. Once issued, an addendum becomes a part of the bid documents. The City will not be responsible for any other explanation or interpretation of the bid made or given prior to the award of the contract.

11. REJECTION OF BIDS

The City of Friendswood reserves the right to accept or reject any or all bids, and to waive any informalities and technicalities. The City of Friendswood shall consider all factors it believes to be relevant in selecting the offer that provides the best value for the City including, but not limited to, the offered price. Causes for bidder disqualification and rejection of bids may include, but shall not be limited to:

A. Bidder's current inability to satisfactorily perform the work or service, or the bidder's previous failure to properly and timely perform its obligations under a contract with the City. Purchaser may make such investigation as is deemed necessary to determine the ability of the Bidder to provide the equipment, material, and/or services as required by this specification and to determine the adequacy of the proposed equipment, material, and/or services. The Bidder shall furnish, upon request, all such data and information requested for this purpose. The information provided is not intended to change the bid response in any fashion and such information must be provided within two days from request.

B. Bidder's current violation of any City ordinance.

C. Bidder's misstatement or concealment of any material fact in the bid.

D. The bid's nonconformance to law or the requirements of the bid.

E. Failure to use the bid/proposal form furnished by the City of Friendswood.

F. Failure to properly complete the proposal.

G. Lack of signature by an authorized representative on the proposal form.

H. Alteration of bid form.

I. Evidence of collusion among proposers.

J. Omission of proposal guarantee (if required).

K. In the event that a bidder is, or subsequently becomes, delinquent in the payment of his, her or its City taxes, including state and local sales taxes, or any other City financial obligation, such fact shall constitute grounds for rejection of the bid, or if awarded the bid, for cancellation of the contract.

12. AWARD OF CONTRACT

A. Factors to be considered in the evaluation of the bids are price, quality, reputation and experience of Bidder, past relationship with City, long term cost, safety record, operating history of equipment, conformance to specifications, delivery, and other factors as deemed appropriate by the Purchaser.

B. The contract will be awarded to the lowest responsible Bidder or to the Bidder who provides goods and/or services at the best value for the City, based on the base bid plus any selected alternatives provided the amount does not exceed the funds then estimated by the City as available to finance the contract. If the contract is bid with alternatives, the City reserves the right to select any combination of alternatives and will compare all bids using the selected alternatives. If the amount of the bids exceeds the funds available to finance the contract, the City may (a) reject all bids or (b) may award the contract based on the base bid with such deductions as produces a net total which is available within the available funds. Notwithstanding the foregoing, the City reserves the right to reject any and all bids. In addition, a cost and price analysis will be performed in accordance with 2 CFR 200.324.

C. The City reserves the right to award a contract(s) on the basis of the low bid for each item or the total low bid.

13. CONTRACT

A. This Invitation To Bid (ITB), combined with the Vendor's response (bid) submitted to and accepted by the City, constitutes a contract between the City of Friendswood and the selected vendor at the time the Friendswood City Council awards the contract to such vendor.

B. No further documentation is required, although the contracting parties may supplement the contract with further documentation. By submitting a bid, the vendor agrees to comply with the Terms and Conditions and other requirements set forth in this ITB and to be further bound to the representations and information the vendor provides in his response to this ITB.

C. Acceptance of bidder's offer may be in the form of a "notice of award", a P.O. (purchase order) or a "contract".

14. RESERVATIONS

THE CITY EXPRESSLY RESERVES THE RIGHT TO ACCEPT, REJECT OR CANCEL ANY AND ALL BIDS and:

A. Waive any defect, irregularity, or informality in any bid or bidding procedure.

B. Extend the bid closing time and date. Notification will be made by addendum.

C. Reissue a bid invitation or proposal.

D. Procure any item by other allowable means.

E. Increase or decrease the quantity specified, unless the bidder specifies otherwise.

F. Waive minor deviations from the specifications when a bid meets the intent of the specifications and consider such bid if it is determined the bid's total cost is lower, the purpose for the bid is improved or not impaired, the bid amounts to the best value for the City, and/or the waiver otherwise results in a measurable benefit on behalf of the City.

G. Consider and accept an alternate bid as provided herein when most advantageous to the City.

H. Extend any contract when most advantageous to the City.

I. Award any bid to multiple parties if it is in the best interest of the City.

J. Purchase off of existing contracts available to the City through "Cooperative Purchasing Agreements" if available.

15. WARRANTIES

A. WARRANTY FOR PRODUCT: The Contractor warrants to the City that all goods delivered will conform to the specifications, drawings, or other descriptions furnished or incorporated by reference, will be of merchantable quality, good workmanship, free from defects, and fit for all purposes specified in this contract. The Contractor shall not Limit or exclude any implied warranties, and any attempt to do so shall render this contract voidable at the option of the City. The Contractor will provide copies of applicable warranties or guarantees to the Purchasing Manager. The City may return goods not meeting applicable warranties to the Contractor at the Contractor's expense.

B. WARRANTY FOR PRICE: The City will pay the price for goods specified by the Contractor's bid. The Contractor warrants its price to be no higher than the Contractor's current prices or charges on orders by others for products or services of the kind and specification covered by this bid contract for similar quantities under similar or like conditions and methods of purchase. In the event Contractor breaches this warranty, the prices or charges shall be reduced to Contractor's current prices or charges on orders by others, or in the alternative, City may cancel this contract without liability to Contractor for breach or Contractor's actual expense.

C. SAFETY WARRANTY: Contractor warrants that the goods sold to the City conform to the standards promulgated by the U.S. Department of Labor under the Occupational Safety and Health Act (OSHA) as amended. In the event the goods do not so conform, the Contractor must correct or replace the goods at the Contractor's expense. If the Contractor fails to do so within a reasonable time, the City, at its discretion, may cause the correction to be made at the Contractor's expense, or may return the goods at the Contractor's expense and terminate this contract.

D. RECOVERED MATERIALS WARRANTY: Contractor warrants that the goods procured comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976 as amended, 42 U.S.C. 6962. The requirements of Section 6002 include procuring only items designated in the guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines. (2 CFR 200.323)

16. PROTESTS

A. The City Council is the final authority on issues relating to this contract. The Purchasing Coordinator is the City's representative in the award and administration of this contract, and will issue and receive all documents, notices, and correspondence.

B. Any protest to the City's consideration of any bid must be submitted in writing and delivered to the City of Friendswood, ATTN: Purchasing Coordinator.

C. The protest may be delivered in person to the department offices located at 910 S. Friendswood Dr., Friendswood, Texas, or by certified mail, return receipt requested, to the following address: City of Friendswood, Purchasing Department, ATTN: Purchasing Coordinator, 910 S. Friendswood Dr., Friendswood, Texas 77546.

D. The written protest must include the following information before it may be considered by the City:

1. Name, mailing address, and business phone number of the protesting party.
2. Identification of the bid or proposal being protested.
3. A precise and concise statement of the reason/reasons for the protest which should provide enough factual information to enable the City to determine the basis of the protest.
4. Any documentation or other evidence supporting the protest.

E. The Purchasing Department, in conjunction with the department responsible for the bid or proposal solicitation, will attempt to resolve the protest, including, at the City's option, meeting with the protesting party. If the protest is successfully resolved by mutual agreement, written verification of the resolution of each ground addressed in the protest will be provided to the City Manager. If the Purchasing Department is unable to resolve the protest, the protesting party may request the protest be reviewed and resolved by the City Manager.

F. A request for the City Manager's review must be in writing and received by the Purchasing Department within three (3) business days from the date the Purchasing Department informs the protesting party the protest cannot be resolved. The request for review must be delivered in person to the Purchasing Department at the address stated above or by certified mail, return receipt requested, to the mailing address stated above. If the protesting party fails or refuses to request a review by the City Manager within the three (3) days, the protest is deemed finalized and no further review by the City is required. Applicable documentation and other information applying to the protest may be submitted by the protesting party to the Purchasing Department before review by the City Manager. If the protesting party requests a review by the City Manager, such documentation will be forwarded to the City Manager for consideration. The City Manager may likewise notify the protesting party or any City department to provide additional information.

G. The decision reached by the City Manager will be final, but the protesting party may still appear before the City Council during the hearing of citizens' session.

17. SHIPMENT & DELIVERY

A. Bidder is to quote its lowest and best price F.O.B. Destination on each item to shipping location in Friendswood, Texas unless otherwise specified in the ITB. Pricing shall include packaging, transportation, unloading, and any trade and cash discounts, which may be taken if earned.

B. The bidder certifies all materials, parts, and equipment supplied or represented in response to this ITB shall be new and unused unless noted elsewhere in this ITB.

C. The title and risk of loss of the goods will not pass to the City until receipt and acceptance takes place at the FOB point. The City department receiving deliveries or issuing purchase orders under this contract will inspect and accept any and all deliveries made and may reject those items which are damaged or which do not conform to the specifications. The Contractor is responsible for the proper labeling, packing, and delivery to final destination, including replacement of rejected deliveries at no additional cost.

D. Delivery dates pertaining to this specification must be clearly stated in the bid form where required and include weekends and holidays. The bidder will clearly state in the bid the time required for delivery upon receipt of contract or purchase order. Failure to specify delivery date or state unrealistically short or long delivery dates may cause the bid to be disqualified. Proposed delivery time must be specific and such phrases "as required", "as soon as possible", or "prompt" may result in disqualification of the bid. "TIME OF THE ESSENCE FOR DELIVERY" section of specifications shall govern the delivery date(s), if such section is included within the specifications.

E. Vendor must keep the City advised as to the status of the delivery. When delivery delay can be foreseen, the Vendor shall give prior notice to the City.

F. Default in promised delivery, without acceptable reasons, or failure to meet specifications without remedy shall cause the City to purchase the goods elsewhere, and charge any increase in cost and handling to the defaulting vendor. This does not limit any other remedies to the City for damage entitled under the Uniform Commercial Code.

18. PAYMENTS

A. Payment of invoices by the City shall be made in full thirty (30) days after receipt and acceptance of all equipment or performance of services covered by each purchase order. Bidder shall state his bid in accordance with the standard payment terms and conditions of the City of Friendswood in Net 30 days. All bids must be stated in terms of dollars and cents, the bidder's lowest, best, and final price.

B. Invoices submitted or otherwise used pursuant to the bid awarded under this ITB shall be presented to the City in the following form and content:
1. Each invoice must reference the City of Friendswood contract, agreement, or P.O. number.
2. Only one contract, agreement, or project shall be billed on a particular invoice.
3. Each invoice must have a billing or invoice number and an invoice total.

C. The invoice requirements stated herein shall not be read to disallow or exclude other information that may be otherwise required or requested by the City. Such information required herein must be submitted only on an invoice and not in any other non-invoice form or document.

19. DISCOUNTS

Prompt payment discounts will not be considered in determining low bids and making awards.

20. ASSIGNMENT

No right or interest in the contract shall be assigned, nor delegation of any obligation made by Vendor without the written permission of the City. Any attempted assignment or delegation by Vendor shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.

21. WAIVER

No claim or right arising out of a breach of this contract can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved party.

22. FORCE MAJEURE
In the event that the performance by either party of any of its obligations under this contract is interrupted or delayed by events outside of their control such as acts of God, war, riot, or civil commotion, then the party is excused from such performance for the period of time reasonably necessary to remedy the effects of the events.

23. GRATUITIES
The City may, by written notice to the Vendor, cancel this contract without liability to the City if it is determined by the City that gratuities have been offered to any officer or employee of the City with a view toward securing a contract, securing favorable treatment with respect to the awarding, amending, or the making of any determinations in respect to the performance of such a contract. In the event City, as set forth in this paragraph, cancels this contract the City shall be entitled to recover from the Vendor all additional costs incurred by City as a result of the cancellation.

24. TERMINATION

A. DEFAULT: Failure by either party to perform any of its provisions will constitute a default and breach of contract, in which case, the other party may require corrective action within 10 days from the date the defaulting party receives written notice citing the nature of the breach. Failure of the defaulting party to take corrective action or to provide a satisfactory written reply excusing such failure within the prescribed 10 days will authorize the other party to terminate this agreement by written notice.

B. CONVENIENCE: The City reserves the right to terminate this contract upon 30 days written notice for any reason deemed by the City Council to serve the public interest. Termination for convenience will not be made when termination is authorized under any other provisions of this contract. In the event of such termination the City will pay the Contractor those costs directly attributable to supplies obtained in compliance with the contract prior to termination. Provided, however, that no costs will be paid to the Contractor which are recoverable in the normal course of doing business. The City is not liable for loss of any profits anticipated to be made hereunder.

C. FUNDING: The City retains the right to terminate this contract at the expiration of each of the City's budget periods. This contract is conditioned on a best efforts attempt by City to obtain and appropriate funds for payment of any debt due by City herein.

25. ENTIRETY OF AGREEMENT/AMENDMENTS
This represents the entire agreement between the parties relating to the subject matter of this contract. Any prior agreements, promises, negotiations, or representations between the parties are not binding unless included in this contract. All amendments to this contract must be in writing and executed by both parties.

26. SEVERABILITY
In case any one or more of the provisions contained in this contract is held to be invalid or unenforceable in any respect by a court of proper jurisdiction, the invalidity, illegality or unenforceability will not affect any other provision of this contract, and this contract will be construed as if the invalid or unenforceable provision was not contained herein.

27. INSURANCE
If required, specific insurance provisions will be included in bid specifications. An original, certified copy of an insurance certificate must be submitted within ten days from request. The successful vendor will be required to maintain, at all times during performance of the contract, the insurance detailed in bid specifications. Failure to provide this document may result in disqualification of bid.

28. INDEMNITY
The Vendor will indemnify, hold harmless and defend the City and its employees, agents, officers and servants from any and all lawsuits, claims, demands and causes of action of any kind arising from the

negligent or intentional acts errors or omissions of the Vendor, its officers, employees or agents. This will include, but not be limited to, the amounts of judgments, penalties, interest, court costs, reasonable legal fees, and all other expenses incurred by the City arising in favor of any party, including the amounts of any damages or awards resulting from claims demands and causes of action for personal injuries, death or damages to property alleged or actual infringement of patents, copyrights, and trademarks and without limitation by enumeration, all other claims, demands, or causes of action of every character occurring, resulting, or arising from any negligent or intentional wrongful act, error or omission of the Vendor or its agents or employees. This obligation by the Vendor will not be limited by reason of the specification of any particular insurance coverage required under this Agreement.

29. CONFIDENTIALITY

The City of Friendswood is governed by the Public Information Act ("The Act"), Chapter 552 of the Texas Government Code. All information submitted by prospective bidders during the bidding process is subject to release under The Act. On each page where proprietary information appears, information considered confidential must be labeled. Failure to so label the proprietary or confidential information shall be considered as a waiver of any confidentiality rights or interests. Disclosure of requested information will be determined in accordance with the Texas Public Information Act. You are not encouraged to submit such data and information unless it is absolutely required to understand and evaluate your response. If such data and information is submitted, you agree that the City shall not be liable for disclosure of such data and information and hereby release the City from any liability. In the event a request for public information is filed with the City which involves information labeled as confidential, you will be notified by the City of the request so that you will have an opportunity to contact the Attorney General as to why such information should not be released.

30. CONFLICT OF INTEREST

Chapter 176 of the Texas Local Government Code requires that any person, who enters or seeks to enter in to a contract for the sale or purchase of property, goods or services with a local government entity and who has an employment or other business relationship with a local government officer of family member of the officer, as described by Texas Local Government Code Section 176.006, shall file a completed conflict of interest questionnaire with the City within seven (7) business days after the later of:

1. The date the person begins discussions or negotiations to enter in to a contract, including submission of a bid or proposal, or

2. The date the person becomes aware of facts that require the statement to be filed.

Additional information and the form to be used to file this notice can be found at:

www.ethics.state.tx.us/whatsnew/conflict_forms.htm

31. NOTICES

All notices called for or required by this agreement will be addressed to the Purchasing Coordinator, City of Friendswood, 910 S. Friendswood Dr., Friendswood, TX 77546, or such other party or address as either party designates in writing, by certified mail, postage pre-paid, or by hand delivery, and will be effective five days after mailing.

32. CERTIFICATE OF INTERESTED PARTIES

In 2015, the Texas Legislature adopted House Bill 1295. The Texas Government Code §2252.908, and the rules issued by the Texas Ethics Commission found in Title 1, Sections 46.1, 46.3 and 46.5 of the Texas Administrative Code, require a business entity to submit a completed Form 1295 to the City before the City may enter into a contract with that business

entity. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016.

Form 1295 must be completed online. In Box 3 of the form, provide the solicitation number shown on the cover page of this solicitation. The form is available from the Texas Ethics Commission by accessing the following web address:

https://www.ethics.state.tx.us/filinginfo/1295/index.php#efa_collapse1

The City strongly encourages respondents to view the *Instructional Video for Business Entities* and review the FAQ's prior to proceeding with the filing.

Note: A Certification will require the provider to enter a contract/solicitation number in Box 3. That number for this solicitation is 2025-08.

33. SYSTEM FOR AWARD MANAGEMENT INFORMATION

Debarment and Suspension (Executive orders 12549 and 12689) – A contract award must not be made to parties listed on the government wide exclusions list in the System for Award Management (SAM.gov). Include verification that your company as well as the company's principal is not listed (is not debarred) through the System for Award Management (www.SAM.gov). Enclose a printout of the search results that includes the record date.

System For Award Management Information

34. <u>EVALUATION CRITERIA</u>

The following criteria will be used by City staff to evaluate the bids in order to determine the best value for the City:

- 50% PRICE – Cost and price analysis will be performed, including evaluation of total cost of ownership, lifecycle costs, and delivery charges.

- 25% QUALITY OF ITEM – Items will be evaluated for compliance with specifications, warranty terms, and performance metrics.

- 15% REPUTATION OF VENDOR – Evaluation will consider relevant example of projects, references, and testimonials.

- 10% EXPERIENCE OF VENDOR – Years in service will be scored as follows:
  - 10 + years = 10 points
  - 5 – 9 years = 7 points
  - Less than 5 years = 3 points

35. SUBMISSION REQUIREMENTS

- System for Award Management. Contractor shall not be debarred or suspended from either the Excluded Parties List System (EPLS) in the System for Award Management (SAM) or the State of Texas Comptroller Debarred Vendor List. Include verification that your company as well as the company's principal is not listed (is not debarred) through the System for Award Management (www.SAM.gov) . Enclose a print out of the search results that includes the record date.
- Certificate of Insurance. A copy of your current certificate of insurance.
- A statement of conflicts (if any) the contractor may have regarding this bid. Form CIQ and a separate Statement of Conflicts of Interest is enclosed in Exhibit B. Texas Local Government Code chapter 176 requires that any vendor or person who enters or seeks to enter into a contract with a local government entity disclose in the Questionnaire Form CIQ the vendor or person's employment, affiliation, business relationship, family relationship or provision of gifts that might cause a conflict of interest with a local government entity. Questionnaire form CIQ is included in the ITB and must be submitted with the response.
- Certification Regarding Lobbying, enclosed in Exhibit B. Certification for Contracts, Grants, Loans, and Cooperative Agreements is included in this ITB and must be submitted with the response.
- Form 1295, enclosed in Exhibit B. Effective January 1, 2016, all contracts and contract amendments, extensions, or renewals executed by the City will require the completion of Form 1295 "Certificate of Interested Parties" pursuant to Government Code § 2252.908. Form 1295 must be completed by awarded vendor at time of signed contract submission. Form 1295 is included in this ITB for your information.
- Texas Government Code Verification. This states the contractor does not and will not during the term of this contract boycott Israel, boycott certain energy companies listed on the form, or discriminated against firearm entities or associations based on the criteria listed on the form.
- Required Contract Provisions. Applicable provisions enclosed in Exhibit C must be included in all contracts executed as a result of this ITB.

TECHNICAL SPECIFICATIONS AND PRICING

New Atlas Copco QAS250 (200kW) Or Equal Generator

Bidders are to be very clear as to make, model, availability, delivery charges and all other fees and costs associated with the purchase. Alternate bids will be considered. Delivery time and/or lead times should be listed.

- John Deere, Or Equal, Diesel Engine @ 290 HP
- Tier 4f Compliant
- Rated Prime Power: 200 kW/250 kVA
- Voltage Selector Switch: 208/240/480V
- 110% Spill Containment
- Trailer-Mounted

All makes will be considered. Proposals must be accompanied with enough details including exact model, etc. for the City to make an informed decision. Delivery in excess of 30 days will be evaluated based on overall value for the City based on delivery date, pricing, and other factors which may provide the best overall value for the City.

A cost or price analysis will be performed in accordance with 2 CFR 200.324. This analysis will include potential contract modifications, in excess of the simplified acquisition threshold.
https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200/subpart-D/subject-group-ECFR45ddd4419ad436d/section-200.324

All bids must include estimated delivery.

Base Price	
Configured Package with Add-Ons	
Additional Fees	
Delivery Charge	
Grand Total	

BIDDER'S CERTIFICATION

The 1985 Texas Legislature passed HB620 relating to bids by nonresident contractors (now codified at Sections 2252.001 through 2252.004, Texas Government Code). The pertinent portion of the Act has been extracted and is as follows:

(3) "Nonresident bidder" refers to a person who is not a resident.

(4) "Resident bidder" refers to a person whose principal place of business is in this state, including a contractor whose ultimate parent company or majority owner has its principal place of business in this state.

A governmental entity may not award a governmental contract to a nonresident bidder unless the nonresident underbids the lowest bid submitted by a responsible resident bidder by an amount that is not less than the amount by which a resident bidder would be required to underbid the a nonresident bidder to obtain a comparable contract in the state in which the nonresident's principal place of business is located.

I certify that _____ is a resident bidder of Texas as defined in Section 2252.001(4), Texas Government Code.
(Company Name)

Signature _____

Print Name _____

I certify that _____ is a Nonresident bidder as defined in Section 2252.001(3), Texas Government
(Company Name)
and our principal place of business is _____.
(City and State)

Signature _____

Print Name _____

SUPPLIER INFORMATION FORM

COMPANY'S FULL BUSINESS NAME:	
PHYSICAL ADDRESS:	
PHONE #:	
FAX #:	
CONTACT PERSON:	
PHONE #:	
REMITTANCE ADDRESS:	
PHONE #:	
FAX #:	
CONTACT PERSON:	
PHONE #:	
PAYMENT TERMS DISCOUNT:	
COMPANY TAX ID#:	

Exhibit B: Required IFB Forms

Insert System for Award Management (SAM) record search for company name and company principal.

System For Award Management Information

System For Award Management Registration (SAM)

SAM Registration Is Required To Win Contracts and Receive Grants

A SAM registration is required for any business, organization, or agency that is eligible to, or plans to, receive payments from the federal government. In order to qualify for federal contracts or grants, a fully accurate, and compliant System For Award Management registration is required. More importantly if you have already completed a government contract or have been awarded a grant, an up-to-date SAM registration is required in order for you to receive payment.

Registration Specialists Are Standing By To Assist

SAM | CCR | ORCA | CAGE

Get Your SAM Registration Expedited

(844) 513-9067

Proposer Shall Return Completed Form with Proposal

Insert Certificate of Insurance

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY
Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

_____
Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

_____ _____
Signature of vendor doing business with the governmental entity Date

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 11/30/2015

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

Statement of Conflicts of Interest

This form must be completed and submitted with the response. Please provide details regarding any conflicts of interest the service provider or key employees may have in relation to this project. If no conflicts exist, please state 'No Conflicts' below.

Potential Conflicts of Interest:

(Please describe any potential conflicts of interest or state 'No Conflicts'):

_____

Signature of Authorized Official

_____

Printed Name and Title of Authorized Official

_____

Date

Certification Regarding Lobbying

(To be submitted with each bid or offer exceeding $100,000)

The undersigned certifies, to the best of his or her knowledge and belief, that:

(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(c) The undersigned shall require that the language paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995).

The Contractor, _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.

_____
Signature of Contractor's Authorized Official

_____
Printed Name and Title of Contractor's Authorized Official

_____
Date

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a follow-up report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitations for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Included prefixes, e.g., "RFP-DE-90-001."

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10(a). Enter Last Name, First Name, and Middle Initial (MI).

11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503

Approved by OMB
0348-0046

Disclosure of Lobbying Activities

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure)

Type of Federal Action: a. contract ____ b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	**Status of Federal Action:** a. bid/offer/application _____ b. initial award c. post-award	**Report Type:** a. initial filing _____ b. material change

Name and Address of Reporting Entity: ____ Prime _____ Subawardee Tier_____, if Known: **Congressional District, if known:**	**If Reporting Entity in No. 4 is Subawardee,** Enter Name and Address of Prime: **Congressional District, if known:**
Federal Department/Agency:	**7. Federal Program Name/Description:** CFDA Number, *if applicable*: _____
Federal Action Number, *if known:*	**9. Award Amount,** *if known:* **$**
10. a. Name and Address of Lobbying Registrant *(if individual, last name, first name, MI):*	**b. Individuals Performing Services** *(including address if different from No. 10a)* *(last name, first name, MI):*
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.	**Signature:** _____ **Print Name:** _____ **Title:** _____ **Telephone No.:** _____ **Date:** _____
Federal Use Only	**Authorized for Local Reproduction** **Standard Form - LLL (Rev. 7-97)**

(To be completed by awarded vendor)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY

1 **Name of business entity filing form, and the city, state and country of the business entity's place of business.**

2 **Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

3 **Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary

5 **Check only if there is NO Interested Party.** ☐

6 **UNSWORN DECLARATION**

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

ADD ADDITIONAL PAGES AS NECESSARY

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 12/22/2017

Must file online at www.ethics.state.tx.us/File

City of Friendswood

TEXAS GOVERNMENT CODE VERIFICATIONS

(for Companies with 10 or more full-time employees entering into a contract with a value of $100,000 or more)

Pursuant to the Texas Government Code, I, _____, the undersigned representative of _____ (Company Name), do hereby verify the following for and on behalf of the above-referenced company (the "Company"):

a. the Company does not boycott Israel and will not boycott Israel during the term of the contract to be entered into with the City of Friendswood;

b. the Company does not boycott energy companies and will not boycott energy companies during the term of the contract to be entered into with the City of Friendswood; and

c. the Company does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of the contract against a firearm entity or firearm trade association.

In making this verification, I understand that the following definitions apply:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

2. "Boycott energy company" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company:
   a. engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or
   b. does business with a company described by Paragraph (a).

3. "Discriminate against a firearm entity or firearm trade association" means, with respect to the entity or association, to:
   a. refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;
   b. refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or
   c. terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association;

   but does not include:
   a. the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and
   b. a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:
      (1) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or
      (2) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

EXECUTED this the _____ day of _____, 20_____.

_____
Company Name

_____
Signature

_____
Printed Name/Title

STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, _____, the undersigned notary public, on this day personally appeared _____, the _____ (Title) of _____ (Company Name), known to me to be the person whose name is subscribed to the foregoing instrument, who after by me being duly sworn, did swear and affirm that the above is true and correct.

Given under my hand and seal of office this _____ day of _____, 20_____.

_____
Notary Public in and for the State of Texas

SB 252

CHAPTER 2252 CERTIFICATION

I,_____, the undersigned representative of _____ (Company or business name) being an adult over the age of eighteen (18) years of age, pursuant to Texas Government Code, Chapter 2252, Section 2252.152 and Section 2252.153, certify that the company named above is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153. I further certify that should the above-named company enter into a contract that is on said listing of companies on the website of the Comptroller of the State of Texas which do business with Iran, Sudan or any Foreign Terrorist Organization, I will immediately notify the City of Friendswood's Engineering Department.

_____

Name of Company Representative (Print)

_____

Signature of Company Representative

_____

Date

Exhibit C: REQUIRED CONTRACT PROVISIONS

2 CFR 200.326 Contract provisions. The non-Federal entity's contracts must contain the applicable provisions described in Appendix II to Part 200—Contract Provisions for non-Federal Entity Contracts Under Federal Awards. The non-Federal entity's contracts must contain the applicable provisions described in Appendix II to Part 200—Contract Provisions for non-Federal Entity Contracts Under Federal Awards.

All Contracts

THRESHOLD	PROVISION	CITATION
>$150,000 (Simplified Acquisition Threshold)	Contracts for more than the simplified acquisition threshold currently set at $150,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.	2 CFR 200 APPENDIX II (A)
>$10,000	All contracts in excess of $10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be effected and the basis for settlement.	2 CFR 200 APPENDIX II (B)
None	Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.	2 CFR 200 APPENDIX II (F)
None	Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.	2 CFR 200 APPENDIX II (H)
None	Records of non-Federal entities. FEMA, Inspectors General, the Comptroller General of the United States, the Texas Division of Emergency Management (TDEM), Texas Water Development Board (TWDB), and the pass-through entity, or any of their authorized representatives, must have the right of access to any documents, papers, or other records of the non-Federal entity which are pertinent to the Federal award, in order to make audits, examinations, excerpts, and transcripts. The right also includes timely and reasonable access to the non-Federal entity's personnel for the purpose of interview and discussion related to such documents.	2 CFR 200.336
None	Financial records, supporting documents, statistical records, and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. The only exceptions are the following:	2 CFR 200.333

	(a) If any litigation, claim, or audit is started before the expiration of the 3-year period, the records must be retained until all litigation, claims, or audit findings involving the records have been resolved and final action taken. (b) When the non-Federal entity is notified in writing by the Federal awarding agency, cognizant agency for audit, oversight agency for audit, cognizant agency for indirect costs, or pass-through entity to extend the retention period. (c) Records for real property and equipment acquired with Federal funds must be retained for 3 years after final disposition. (d) When records are transferred to or maintained by the Federal awarding agency or pass-through entity, the 3-year retention requirement is not applicable to the non-Federal entity. (e) Records for program income transactions after the period of performance. In some cases, recipients must report program income after the period of performance. Where there is such a requirement, the retention period for the records pertaining to the earning of the program income starts from the end of the non-Federal entity's fiscal year in which the program income is earned. (f) Indirect cost rate proposals and cost allocations plans. This paragraph applies to the following types of documents and their supporting records: indirect cost rate computations or proposals, cost allocation plans, and any similar accounting computations of the rate at which a particular group of costs is chargeable (such as computer usage chargeback rates or composite fringe benefit rates). (1) If submitted for negotiation. If the proposal, plan, or other computation is required to be submitted to the Federal Government (or to the pass-through entity) to form the basis for negotiation of the rate, then the 3-year retention period for its supporting records starts from the date of such submission. (2) If not submitted for negotiation. If the proposal, plan, or other computation is not required to be submitted to the Federal Government (or to the pass-through entity) for negotiation purposes, then the 3-year retention period for the proposal, plan, or computation and its supporting records starts from the end of the fiscal year (or other accounting period) covered by the proposal, plan, or other computation.	
None	Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms. (a) The non-Federal entity must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible. (b) Affirmative steps must include: (1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists; (2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources; (3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises; (4) Establishing delivery schedules, where the requirement permits, which	2 CFR 200.321

	encourage participation by small and minority businesses, and women's business enterprises; (5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and (6) Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (1) through (5) of this section.	
None	Firm shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.	DHS Standard Terms and Conditions
Option Contract Language for contracts awarded prior to Grant Award	The contract award is contingent upon the receipt of HMGP/BRIC/FMA funds. If no such funds are awarded, the contract shall terminate.	Optional

EO Clause for Construction Contracts > $10K including administration & engineering contracts associated with construction contracts

THRESHOLD	PROVISION	CITATION
>$10,000	Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60–1.3 must include the equal opportunity clause provided under 41 CFR 60–1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964–1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." 41 CFR 60-1.4 Equal opportunity clause. (b) Federally assisted construction contracts. (1) Except as otherwise provided, each administering agency shall require the inclusion of the following language as a condition of any grant, contract, loan, insurance, or guarantee involving federally assisted construction which is not exempt from the requirements of the equal opportunity clause: The applicant hereby agrees that it will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained from the Federal Government or borrowed on the credit of the Federal Government pursuant to a grant, contract, loan, insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee, the following equal opportunity clause: During the performance of this contract, the contractor agrees as follows: (1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause. (2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin. (3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation	41 CFR §60-1.4(b) and 2 CFR 200 APPENDIX II (C)

	information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information. (4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment. (5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor. (6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders. (7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law. (8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States. The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, that if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract. The applicant agrees that it will assist and cooperate actively with the	

	administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance. The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings. (c) Subcontracts. Each nonexempt prime contractor or subcontractor shall include the equal opportunity clause in each of its nonexempt subcontracts. (d) Inclusion of the equal opportunity clause by reference. The equal opportunity clause may be included by reference in all Government contracts and subcontracts, including Government bills of lading, transportation requests, contracts for deposit of Government funds, and contracts for issuing and paying U.S. savings bonds and notes, and such other contracts and subcontracts as the Director of OFCCP may designate. (e) Incorporation by operation of the order. By operation of the order, the equal opportunity clause shall be considered to be a part of every contract and subcontract required by the order and the regulations in this part to include such a clause whether or not it is physically incorporated in such contracts and whether or not the contract between the agency and the contractor is written. (f) Adaptation of language. Such necessary changes in language may be made in the equal opportunity clause as shall be appropriate to identify properly the parties and their undertakings. [80 FR 54975, Sept. 11, 2015]	

THRESHOLD	PROVISION	CITATION
>$2,000	*Compliance with the Davis-Bacon Act (40 U.S.C. 3141 et seq.) as supplemented by Department of Labor regulations (29 CFR part 5) and with the Copeland "Anti-Kickback" Act (18 U.S.C. 874; 40 U.S.C. 3145) as supplemented in Department of Labor regulations (29 CFR part 3):* Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.	2 CFR 200 APPENDIX II (D) *Note: PA and HMGP do not require these clauses
>$100,000	Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.	2 CFR 200 APPENDIX II (E)
>$150,000	Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).	2 CFR 200 APPENDIX II (G)
>$100,000	Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or	2 CFR 200 APPENDIX II (I) and 24 CFR §570.303

	employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.	
	A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines. [78 FR 78608, Dec. 26, 2013, as amended at 79 FR 75885, Dec. 19, 2014]	2 CFR 200 APPENDIX II (J)
	Mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.	42 U.S.C. 6201

CITY OF FRIENDSWOOD
INVITATION TO BID

BID #2025-08
One-time Purchase of an Atlas Copco QA250 or Approved Equal 200kW Trailer-Mounted Generator with a Diesel Engine

BID OPENING DATE: September 11, 2025 @ 2:00 PM. LATE BIDS WILL NOT BE CONSIDERED.

BIDDER MUST COMPLETE AND SIGN BELOW.

United Rentals (North America), Inc.
Name of Firm/Company

Mike Lewis — Branch Manager
Agent's Name (Please Print) — Agent's Title

P.O. Box 840514 — Dallas — Texas — 75284-9514
Mailing Address — City — State — Zip

877.874.4468
Telephone Number — Cell Phone Number

govrents@ur.com
Email Address

[signature] — 9/10/25
Authorized Signature — Date

CONTRACTOR **AGREES** TO COMPLY WITH ALL CONDITIONS BELOW, ATTACHED SPECIFICATIONS, AND NOTES. CONTRACTOR HAS **READ** AND **AGREES** TO COMPLY WITH ALL TERMS AND CONDITIONS OF INVITATION TO BID. PURCHASES MADE FOR CITY USE ARE EXEMPT FROM THE STATE SALES TAX AND FEDERAL EXCISE TAX. **DO NOT** INCLUDE TAXES IN YOUR BID. CONTRACTOR **GUARANTEES** PRODUCT OFFERED SHALL **MEET** OR **EXCEED** MINIMUM SPECIFICATION IDENTIFIED IN THIS INVITATION TO BID.

"By the signature hereon affixed, the bidder hereby certifies that neither the bidder nor the firm, corporation, partnership, or institution represented by the bidder, or anyone acting for such firm, corporation, or institution has violated the antitrust laws of the State, codified in Section 15.01, et seq., Texas Business and Commerce Code, or the Federal antitrust laws, nor communicated directly or indirectly the bid made to any competitor or any other person engaged in such line of business."

TECHNICAL SPECIFICATIONS AND PRICING

New Atlas Copco QAS250 (200kW) Or Equal Generator

Bidders are to be very clear as to make, model, availability, delivery charges and all other fees and costs associated with the purchase. Alternate bids will be considered. Delivery time and/or lead times should be listed.

- John Deere, Or Equal, Diesel Engine @ 290 HP
- Tier 4f Compliant
- Rated Prime Power: 200 kW/250 kVA
- Voltage Selector Switch: 208/240/480V
- 110% Spill Containment
- Trailer-Mounted

All makes will be considered. Proposals must be accompanied with enough details including exact model, etc. for the City to make an informed decision. Delivery in excess of 30 days will be evaluated based on overall value for the City based on delivery date, pricing, and other factors which may provide the best overall value for the City.

A cost or price analysis will be performed in accordance with 2 CFR 200.324. This analysis will include potential contract modifications, in excess of the simplified acquisition threshold.
https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200/subpart-D/subject-group-ECFR45ddd4419ad436d/section-200.324

All bids must include estimated delivery.

Base Price	$136,121.00
Configured Package with Add-Ons	
Additional Fees	
Delivery Charge	$500.00
Grand Total	$136,621.00

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/04/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Consider approving the disposal of four (4) Police Department vehicles through EBlock Houston.

Originating Department: Police Department

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item approves the disposal of four (4) Police Department vehicles, specifically, P404 (2017 Ford Explorer), P407 (2018 Ford Explorer), P427 (2021 Ford Explorer), and P428 (2021 Ford Explorer), through EBlock Houston, formerly Houston Auto Auction. The department has decommissioned these vehicles and proposes their disposal through services provided by EBlock Houston.

Costs associated with keeping these vehicles suitable for service are high, thus, making the most cost-effective solution that of auction. These units have been replaced through the Vehicle Replacement Fund. The vehicles will be decommissioned per the standards set by Local Government Code, Section 272.006 "Sale or Transfer of Law Enforcement Vehicle," which includes the removal of any equipment or insignia that could mislead a reasonable person to believe that the vehicle is a law enforcement motor vehicle.

Auction proceeds from the vehicle sale will be recorded in the City's Vehicle Replacement Fund to help offset the cost of future vehicle purchase(s).

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

Proceeds from the sale of all of these vehicles will be deposited into the Vehicle Replacement Fund (VRF).

RECOMMENDATIONS

Staff recommeds approval.

ATTACHMENTS

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/01/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Consider approving the ad valorem tax report for November 2025.

Originating Department: Finance

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item allows the Council to receive the ad valorem tax report for November 2025.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

ATTACHMENTS

1. GalCo Tax Nov25

Cheryl E. Johnson, PCC, CTOP
Assessor and Collector of Taxes
County of Galveston
722 Moody Avenue, Galveston Texas 77550
Toll Free (877) 766-2284 Fax:(409) 766-2479
Email: galcotax@galvestoncountytx.gov

December 3, 2025

The Governmental Entities of the Galveston County Tax Assessor/Collector's Office:

I, Cheryl E. Johnson, Tax Assessor and Collector of the County of Galveston do solemnly swear that this statement of collections made by me and the disposition thereof during the month of November, 2025 is true and correct.

Under my hand and seal this 3rd day of December, 2025.

Cheryl E. Johnson

Cheryl E. Johnson, PCC
Galveston County Tax Assessor/Collector

cc: Sergio Cruz, County Auditor
Linebarger, Goggan, Blair, & Simpson
Perdue, Brandon, Fielder, Collins, & Mott
Assessment & Collection Partners:

City of Bayou Vista
City of Clear Lake Shores (delinquent)
City of Dickinson
City of Friendswood
City of Galveston
City of Hitchcock
City of Jamaica Beach
City of Kemah
City La Marque
City of League City
City of Santa Fe
City of Texas City
City of Tiki Island
Dickinson Independent School District
Galveston Independent School District
High Island Independent School District
Hitchcock Independent School District
College of the Mainland
Galveston Community College
GC Drainage District No. 1
GC Drainage District No. 2
GC Emergency Services Dist. No. 1
GC Emergency Services Dist. No. 2
GC Consolidated Drainage District
GC Fresh Water Supply Dist. No. 6
Bacliff MUD
Bayview MUD
Galveston County MUD No. 12
Galveston County MUD No. 13
Galveston County MUD No. 44
San Leon MUD
Tara Glen MUD
GC Navigation District No. 1
WCID No. 1

WCID No. 12
WCID No. 19
Bay Colony West MUD
Galveston County MUD No. 2
Galveston County MUD No. 3
South Shore Harbour MUD No. 2
South Shore Harbour MUD No. 3
South Shore Harbour MUD No. 6
South Shore Harbour MUD No. 7
Westwood Management District

Galveston County MUD No. 35
Galveston County MUD No. 81
Galveston County MUD No. 82

Non Entity Partners (as appropriate):

Clear Creek Independent School District
Friendswood Independent School District
Santa Fe Independent School District
Texas City Independent School District
Flamingo Isles MUD
Galveston Co Management Dist #1
Galveston County MUD No. 1
Galveston County MUD No. 6
Galveston County MUD No. 14
Galveston County MUD No. 15
Galveston County MUD No. 29
Galveston County MUD No. 30
Galveston County MUD No. 31
Galveston County MUD No. 32
Galveston County MUD No. 39
Galveston County MUD No. 43
Galveston County MUD No. 45
Galveston County MUD No. 46
Galveston County MUD No. 52
Galveston County MUD No. 54
Galveston County MUD No. 56
Galveston County MUD No. 66
Galveston County MUD No. 68
WCID No. 8
West Ranch Management Dist. #1

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2025	M & O	.399749	1,576,286.19	.00	.00	.00	1,576,286.19	.00	.00	.00	1,576,286.19
	I & S	.114423	451,191.54	.00	.00	.00	451,191.54	.00	.00	.00	451,191.54
	TOTAL	.514172	2,027,477.73	.00	.00	.00	2,027,477.73	.00	.00	.00	2,027,477.73
2024	M & O	.404140	7,059.88-	.00	651.19	.00	6,408.69-	961.33	.00	.00	5,447.36-
	I & S	.110032	1,922.20-	.00	177.33	.00	1,744.87-	.00	.00	.00	1,744.87-
	TOTAL	.514172	8,982.08-	.00	828.52	.00	8,153.56-	961.33	.00	.00	7,192.23-
2023	M & O	.379450	3,706.10-	.00	281.79	.00	3,424.31-	214.94	.00	.00	3,209.37-
	I & S	.121278	1,184.52-	.00	90.08	.00	1,094.44-	.00	.00	.00	1,094.44-
	TOTAL	.500728	4,890.62-	.00	371.87	.00	4,518.75-	214.94	.00	.00	4,303.81-
2022	M & O	.388560	2.88-	.00	.00	.00	2.88-	.00	.00	.00	2.88-
	I & S	.098754	.73-	.00	.00	.00	.73-	.00	.00	.00	.73-
	TOTAL	.487314	3.61-	.00	.00	.00	3.61-	.00	.00	.00	3.61-
2021	M & O	.385147	1,203.93-	.00	33.39	.00	1,170.54-	.00	.00	.00	1,170.54-
	I & S	.102167	319.37-	.00	8.86	.00	310.51-	.00	.00	.00	310.51-
	TOTAL	.487314	1,523.30-	.00	42.25	.00	1,481.05-	.00	.00	.00	1,481.05-
2017	M & O	.432349	14.02	.00	14.72	.00	28.74	7.01	.00	.00	35.75
	I & S	.095000	3.08	.00	3.24	.00	6.32	.00	.00	.00	6.32
	TOTAL	.527349	17.10	.00	17.96	.00	35.06	7.01	.00	.00	42.07
2016	M & O	.462000	16.77	.00	19.62	.00	36.39	8.60	.00	.00	44.99
	I & S	.084000	3.05	.00	3.57	.00	6.62	.00	.00	.00	6.62
	TOTAL	.546000	19.82	.00	23.19	.00	43.01	8.60	.00	.00	51.61
2015	M & O	.497200	18.05	.00	23.28	.00	41.33	9.45	.00	.00	50.78
	I & S	.071500	2.59	.00	3.35	.00	5.94	.00	.00	.00	5.94
	TOTAL	.568700	20.64	.00	26.63	.00	47.27	9.45	.00	.00	56.72
ALL	M & O		1,564,362.24	.00	1,023.99	.00	1,565,386.23	1,201.33	.00	.00	1,566,587.56
ALL	I & S		447,773.44	.00	286.43	.00	448,059.87	.00	.00	.00	448,059.87
ALL	TOTAL		2,012,135.68	.00	1,310.42	.00	2,013,446.10	1,201.33	.00	.00	2,014,647.43
DLQ	M & O		11,923.95-	.00	1,023.99	.00	10,899.96-	1,201.33	.00	.00	9,698.63-
DLQ	I & S		3,418.10-	.00	286.43	.00	3,131.67-	.00	.00	.00	3,131.67-
DLQ	TOTAL		15,342.05-	.00	1,310.42	.00	14,031.63-	1,201.33	.00	.00	12,830.30-
CURR	M & O		1,576,286.19	.00	.00	.00	1,576,286.19	.00	.00	.00	1,576,286.19
CURR	I & S		451,191.54	.00	.00	.00	451,191.54	.00	.00	.00	451,191.54
CURR	TOTAL		2,027,477.73	.00	.00	.00	2,027,477.73	.00	.00	.00	2,027,477.73

REVERSALS DETAIL SCHEDULE
FROM: 11/01/2025 THRU 11/30/2025
JURISDICTION: 337 FRIENDWD CITY

YEAR	DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY	CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT	CAT
2021	RF251117	186308	202201	1,771.82-	0.00	0.00	0.00	21S3	1,771.82	0.00	RF
2021	RF251117	186308	202201	0.00	0.00	0.00	0.00	21S3	1,771.82-	1,771.82-	RF
		2021 TOTAL		1,771.82-	0.00	0.00	0.00		0.00	1,771.82-	
2022	RF251117	186308	202301	0.00	0.00	0.00	0.00	22S2	3.61-	3.61-	RF
2022	RF251117	186308	202301	3.61-	0.00	0.00	0.00	22S2	3.61	0.00	RF
		2022 TOTAL		3.61-	0.00	0.00	0.00		0.00	3.61-	
2023	RF251124	1035010000004	202311	125.18-	0.00	0.00	0.00	23K2	125.18	0.00	RF
2023	RF251124	1035010000004	202311	0.00	0.00	0.00	0.00	23K2	125.18-	125.18-	RF
2023	RF251124	1044560000002	202401	0.00	0.00	0.00	0.00	23K2	267.18-	267.18-	RF
2023	RF251124	1044560000002	202401	267.18-	0.00	0.00	0.00	23K2	267.18	0.00	RF
2023	RF251105	168277	202311	0.00	0.00	0.00	0.00	23S2	333.06-	333.06-	RF
2023	RF251105	168277	202311	333.06-	0.00	0.00	0.00	23S2	333.06	0.00	RF
2023	RF251117	186308	202401	1,871.17-	0.00	0.00	0.00	23S2	1,871.17	0.00	RF
2023	RF251117	186308	202401	0.00	0.00	0.00	0.00	23S2	1,871.17-	1,871.17-	RF
2023	RF251126	200306	202312	0.58-	0.00	0.00	0.00	23S2	0.58	0.00	RF
2023	RF251126	200306	202312	0.00	0.00	0.00	0.00	23S2	0.58-	0.58-	RF
2023	RF251126	200307	202312	0.82-	0.00	0.00	0.00	23S2	0.82	0.00	RF
2023	RF251126	200307	202312	0.00	0.00	0.00	0.00	23S2	0.82-	0.82-	RF
2023	RF251105	202440	202312	0.00	0.00	0.00	0.00	23S2	125.19-	125.19-	RF
2023	RF251105	202440	202312	125.19-	0.00	0.00	0.00	23S2	125.19	0.00	RF
2023	RF251105	202853	202401	0.00	0.00	0.00	0.00	23S2	125.18-	125.18-	RF
2023	RF251105	202853	202401	125.18-	0.00	0.00	0.00	23S2	125.18	0.00	RF
2023	RF251105	203195	202312	0.00	0.00	0.00	0.00	23S2	125.18-	125.18-	RF
2023	RF251105	203195	202312	125.18-	0.00	0.00	0.00	23S2	125.18	0.00	RF
2023	RF251105	218976	202401	318.57-	0.00	0.00	0.00	23S2	318.57	0.00	RF
2023	RF251105	218976	202401	0.00	0.00	0.00	0.00	23S2	318.57-	318.57-	RF
2023	RF251126	219325	202401	0.00	0.00	0.00	0.00	23S2	125.18-	125.18-	RF
2023	RF251126	219325	202401	125.18-	0.00	0.00	0.00	23S2	125.18	0.00	RF
2023	RF251105	511177	202310	461.79-	0.00	0.00	0.00	23S2	461.79	0.00	RF
2023	RF251105	511177	202310	0.00	0.00	0.00	0.00	23S2	461.79-	461.79-	RF
2023	RF251105	720766	202311	0.00	0.00	0.00	0.00	23S2	237.70-	237.70-	RF
2023	RF251105	720766	202311	237.70-	0.00	0.00	0.00	23S2	237.70	0.00	RF
2023	RF251105	720766	202310	0.00	0.00	0.00	0.00	23S2	648.59-	648.59-	RF
2023	RF251105	720766	202310	648.59-	0.00	0.00	0.00	23S2	648.59	0.00	RF
2023	RF251105	736616	202401	1,224.92-	0.00	0.00	0.00	23S2	1,224.92	0.00	RF
2023	RF251105	736616	202401	0.00	0.00	0.00	0.00	23S2	1,224.92-	1,224.92-	RF
2023	902112525T	747804	202401	407.56-	0.00	0.00	0.00	23S0	0.00	407.56-	TR

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
	2023 TOTAL		6,397.85-	0.00	0.00	0.00	0.00	6,397.85-
2024 RF251124	1012770000004	202412	278.18-	0.00	0.00	0.00 HK15	278.18	0.00 RF
2024 RF251124	1012770000004	202412	0.00	0.00	0.00	0.00 HK15	278.18-	278.18-RF
2024 RF251124	1035010000004	202412	188.85-	0.00	0.00	0.00 HK15	188.85	0.00 RF
2024 RF251124	1035010000004	202412	0.00	0.00	0.00	0.00 HK15	188.85-	188.85-RF
2024 RF251124	1044560000002	202412	268.12-	0.00	0.00	0.00 HK15	268.12	0.00 RF
2024 RF251124	1044560000002	202412	0.00	0.00	0.00	0.00 HK15	268.12-	268.12-RF
2024 RF251107	1215220020010	202412	764.44-	0.00	0.00	0.00 24HC	764.44	0.00 RF
2024 RF251107	1215220020010	202412	0.00	0.00	0.00	0.00 24HC	764.44-	764.44-RF
2024 RF251105	168128	202412	14.76-	0.00	0.00	0.00 24S1	14.76	0.00 RF
2024 RF251105	168128	202412	0.00	0.00	0.00	0.00 24S1	14.76-	14.76-RF
2024 RF251105	168277	202502	357.43-	0.00	25.02-	0.00 24S1	382.45	0.00 RF
2024 RF251105	168277	202502	0.00	0.00	0.00	0.00 24S1	382.45-	382.45-RF
2024 RF251105	168863	202412	0.00	0.00	0.00	0.00 24S1	371.13-	371.13-RF
2024 RF251105	168863	202412	371.13-	0.00	0.00	0.00 24S1	371.13	0.00 RF
2024 RF251126	184371	202412	296.70-	0.00	0.00	0.00 24S1	296.70	0.00 RF
2024 RF251126	184371	202412	0.00	0.00	0.00	0.00 24S1	296.70-	296.70-RF
2024 RF251117	186308	202412	1,894.35-	0.00	0.00	0.00 24S1	1,894.35	0.00 RF
2024 RF251117	186308	202412	0.00	0.00	0.00	0.00 24S1	1,894.35-	1,894.35-RF
2024 RF251117	186308	202412	411.34-	0.00	0.00	0.00 24S1	411.34	0.00 RF
2024 RF251117	186308	202412	0.00	0.00	0.00	0.00 24S1	411.34-	411.34-RF
2024 RF251126	200306	202501	0.00	0.00	0.00	0.00 24S1	6.43-	6.43-RF
2024 RF251126	200306	202501	6.43-	0.00	0.00	0.00 24S1	6.43	0.00 RF
2024 RF251126	200307	202501	0.00	0.00	0.00	0.00 24S1	9.10-	9.10-RF
2024 RF251126	200307	202501	9.10-	0.00	0.00	0.00 24S1	9.10	0.00 RF
2024 RF251126	200940	202412	0.00	0.00	0.00	0.00 24S1	128.54-	128.54-RF
2024 RF251126	200940	202412	128.54-	0.00	0.00	0.00 24S1	128.54	0.00 RF
2024 RF251126	201650	202412	0.00	0.00	0.00	0.00 24S1	421.71-	421.71-RF
2024 RF251126	201650	202412	421.71-	0.00	0.00	0.00 24S1	421.71	0.00 RF
2024 RF251105	202440	202501	128.54-	0.00	0.00	0.00 24S1	128.54	0.00 RF
2024 RF251105	202440	202501	0.00	0.00	0.00	0.00 24S1	128.54-	128.54-RF
2024 RF251105	202853	202501	563.61-	0.00	0.00	0.00 24S1	563.61	0.00 RF
2024 RF251105	202853	202501	0.00	0.00	0.00	0.00 24S1	563.61-	563.61-RF
2024 RF251105	203195	202412	0.00	0.00	0.00	0.00 24S1	261.02-	261.02-RF
2024 RF251105	203195	202412	261.02-	0.00	0.00	0.00 24S1	261.02	0.00 RF
2024 RF251105	218976	202412	0.00	0.00	0.00	0.00 24S1	314.60-	314.60-RF
2024 RF251105	218976	202412	314.60-	0.00	0.00	0.00 24S1	314.60	0.00 RF
2024 RF251105	219177	202412	0.00	0.00	0.00	0.00 24S1	147.97-	147.97-RF
2024 RF251105	219177	202412	147.97-	0.00	0.00	0.00 24S1	147.97	0.00 RF
2024 RF251126	219325	202501	0.00	0.00	0.00	0.00 24S1	228.07-	228.07-RF
2024 RF251126	219325	202501	228.07-	0.00	0.00	0.00 24S1	228.07	0.00 RF
2024 RF251126	233290	202412	128.54-	0.00	0.00	0.00 24S1	128.54	0.00 RF

REVERSALS DETAIL SCHEDULE
FROM: 11/01/2025 THRU 11/30/2025
JURISDICTION: 337 FRIENDWD CITY

YEAR	DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY	CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT	CAT
2024	RF251126	233290	202412	0.00	0.00	0.00	0.00	24S1	128.54-	128.54-	RF
2024	RF251126	308637	202412	0.00	0.00	0.00	0.00	24S1	128.54-	128.54-	RF
2024	RF251126	308637	202412	128.54-	0.00	0.00	0.00	24S1	128.54	0.00	RF
2024	RF251105	357111	202410	544.08-	0.00	0.00	0.00	24S1	544.08	0.00	RF
2024	RF251105	357111	202410	0.00	0.00	0.00	0.00	24S1	544.08-	544.08-	RF
2024	RF251105	405868	202412	538.04-	0.00	0.00	0.00	24S1	538.04	0.00	RF
2024	RF251105	405868	202412	0.00	0.00	0.00	0.00	24S1	538.04-	538.04-	RF
2024	RF251126	407403	202412	0.00	0.00	0.00	0.00	24S1	128.55-	128.55-	RF
2024	RF251126	407403	202412	128.55-	0.00	0.00	0.00	24S1	128.55	0.00	RF
2024	RF251105	511177	202410	0.00	0.00	0.00	0.00	24S1	781.22-	781.22-	RF
2024	RF251105	511177	202410	781.22-	0.00	0.00	0.00	24S1	781.22	0.00	RF
2024	RF251126	610660	202501	0.00	0.00	0.00	0.00	24S1	938.29-	938.29-	RF
2024	RF251126	610660	202501	938.29-	0.00	0.00	0.00	24S1	938.29	0.00	RF
2024	RF251105	610665	202412	200.45-	0.00	0.00	0.00	24S1	200.45	0.00	RF
2024	RF251105	610665	202412	0.00	0.00	0.00	0.00	24S1	200.45-	200.45-	RF
2024	RF251105	720766	202410	0.00	0.00	0.00	0.00	24S1	1,456.14-	1,456.14-	RF
2024	RF251105	720766	202410	1,456.14-	0.00	0.00	0.00	24S1	1,456.14	0.00	RF
2024	RF251105	733941	202412	593.41-	0.00	0.00	0.00	24S1	593.41	0.00	RF
2024	RF251105	733941	202412	0.00	0.00	0.00	0.00	24S1	593.41-	593.41-	RF
2024	RF251105	736616	202501	2,294.92-	0.00	0.00	0.00	24S1	2,294.92	0.00	RF
2024	RF251105	736616	202501	0.00	0.00	0.00	0.00	24S1	2,294.92-	2,294.92-	RF
		2024 TOTAL		14,787.07-	0.00	25.02-	0.00		0.00	14,812.09-	
2025	RF251125	1000440000023	202511	128.54-	0.00	0.00	0.00	HK03	128.54	0.00	RF
2025	RF251125	1000440000023	202511	0.00	0.00	0.00	0.00	HK03	128.54-	128.54-	RF
2025	864112125PHC	1050110000025	202511	488.14-	0.00	0.00	0.00	25HC	0.00	488.14-	TR
2025	864111425CHC	1224680010005	202511	2,099.39-	0.00	0.00	0.00	25HC	0.00	2,099.39-	TR
2025	864112625PHC	184301	202511	988.84-	0.00	0.00	0.00	CERT	0.00	988.84-	TR
2025	864112125PHC	287747	202511	3,075.41-	0.00	0.00	0.00	CERT	0.00	3,075.41-	RI
2025	902111825T	292246	202510	902.05-	0.00	0.00	0.00	CERT	0.00	902.05-	TR
2025	864111425CHC	524712	202511	4,266.80-	0.00	0.00	0.00	CERT	0.00	4,266.80-	TR
2025	RF251105	720766	202511	1,941.14-	0.00	0.00	0.00	25S0	1,941.14	0.00	RF
2025	RF251105	720766	202511	0.00	0.00	0.00	0.00	25S0	1,941.14-	1,941.14-	RF
		2025 TOTAL		13,890.31-	0.00	0.00	0.00		0.00	13,890.31-	
		YEAR 2021									
		REFUNDS		1,771.82-	0.00	0.00	0.00		0.00	1,771.82-	
		RETURNED ITEMS		0.00	0.00	0.00	0.00		0.00	0.00	
		TRANSFERS/REVERSALS		0.00	0.00	0.00	0.00		0.00	0.00	
		TOTAL		1,771.82-	0.00	0.00	0.00		0.00	1,771.82-	

REVERSALS DETAIL SCHEDULE
FROM: 11/01/2025 THRU 11/30/2025
JURISDICTION: 337 FRIENDWD CITY

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT CAT
	YEAR 2022							
	REFUNDS		3.61-	0.00	0.00	0.00	0.00	3.61-
	RETURNED ITEMS		0.00	0.00	0.00	0.00	0.00	0.00
	TRANSFERS/REVERSALS		0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL		3.61-	0.00	0.00	0.00	0.00	3.61-
	YEAR 2023							
	REFUNDS		5,990.29-	0.00	0.00	0.00	0.00	5,990.29-
	RETURNED ITEMS		0.00	0.00	0.00	0.00	0.00	0.00
	TRANSFERS/REVERSALS		407.56-	0.00	0.00	0.00	0.00	407.56-
	TOTAL		6,397.85-	0.00	0.00	0.00	0.00	6,397.85-
	YEAR 2024							
	REFUNDS		14,787.07-	0.00	25.02-	0.00	0.00	14,812.09-
	RETURNED ITEMS		0.00	0.00	0.00	0.00	0.00	0.00
	TRANSFERS/REVERSALS		0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL		14,787.07-	0.00	25.02-	0.00	0.00	14,812.09-
	ALL YEARS							
	REFUNDS		26,692.15-	0.00	25.02-	0.00	0.00	26,717.17-
	RETURNED ITEMS		6,150.82-	0.00	0.00	0.00	0.00	6,150.82-
	TRANSFERS/REVERSALS		17,898.00-	0.00	0.00	0.00	0.00	17,898.00-
	TOTAL		50,740.97-	0.00	25.02-	0.00	0.00	50,765.99-

SUMMARY OF PAYMENTS AND REVERSALS
FROM: 11/01/2025 THRU 11/30/2025
JURISDICTION: 337 FRIENDWD CITY

YEAR DEPOSIT	ACCOUNT NUMBER	EFF YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT AMOUNT
	2015 TOTAL		20.64	0.00	26.63	9.45	0.00	56.72
	2016 TOTAL		19.82	0.00	23.19	8.60	0.00	51.61
	2017 TOTAL		17.10	0.00	17.96	7.01	0.00	42.07
	2021 TOTAL		248.52	0.00	42.25	0.00	0.00	290.77
	2023 TOTAL		1,507.23	0.00	371.87	214.94	0.00	2,094.04
	2024 TOTAL		5,804.99	0.00	853.54	961.33	0.00	7,619.86
	2025 TOTAL		2,041,368.04	0.00	0.00	0.00	0.00	2,041,368.04
	TOTAL PAYMENTS		2,048,986.34	0.00	1,335.44	1,201.33	0.00	2,051,523.11
	2021 TOTAL		1,771.82-	0.00	0.00	0.00	0.00	1,771.82-
	2022 TOTAL		3.61-	0.00	0.00	0.00	0.00	3.61-
	2023 TOTAL		6,397.85-	0.00	0.00	0.00	0.00	6,397.85-
	2024 TOTAL		14,787.07-	0.00	25.02-	0.00	0.00	14,812.09-
	2025 TOTAL		13,890.31-	0.00	0.00	0.00	0.00	13,890.31-
	TOTAL REVERSALS		36,850.66-	0.00	25.02-	0.00	0.00	36,875.68-
	TOTAL FOR UNIT		2,012,135.68	0.00	1,310.42	1,201.33	0.00	2,014,647.43

FISCAL START: 08/01/2025 END: 07/31/2026 JURISDICTION: 0337 FRIENDWD CITY

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE		TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	5,921,204,982	307,340,313	6,228,545,295	0	00.514172	29,568,162.82	3,192

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2025	28,085,783.72	1,482,379.10	1,482,379.10	2,205,471.78	2,205,471.78	27,362,691.04	7.46	0.00
2024	292,504.02	52,943.83-	52,943.83-	20,780.83	20,780.83	218,779.36	8.67	0.00
2023	90,269.76	26,169.65-	26,169.65-	19,337.66-	19,337.66-	83,437.77	30.17-	0.00
2022	46,639.80	627.71	627.71	1,676.38	1,676.38	45,591.13	3.55	0.00
2021	27,567.15	2,129.84-	2,129.84-	495.49-	495.49-	25,932.80	1.95-	0.00
2020	19,946.57	.00	0.00	477.30	477.30	19,469.27	2.39	0.00
2019	15,213.80	.00	0.00	64.03	64.03	15,149.77	.42	0.00
2018	12,293.33	.00	0.00	194.59	194.59	12,098.74	1.58	0.00
2017	11,156.64	.00	0.00	134.13	134.13	11,022.51	1.20	0.00
2016	9,727.29	.00	0.00	86.87	86.87	9,640.42	.89	0.00
2015	9,600.44	.00	0.00	90.48	90.48	9,509.96	.94	0.00
2014	6,417.74	.00	0.00	0.00	0.00	6,417.74		0.00
2013	6,272.78	.00	0.00	0.00	0.00	6,272.78		0.00
2012	5,458.39	.00	0.00	0.00	0.00	5,458.39		0.00
2011	5,550.88	.00	0.00	0.00	0.00	5,550.88		0.00
2010	3,596.44	.00	0.00	0.00	0.00	3,596.44		0.00
2009	5,154.38	.00	0.00	0.00	0.00	5,154.38		0.00
2008	4,278.43	.00	0.00	0.00	0.00	4,278.43		0.00
2007	1,318.21	.00	0.00	0.00	0.00	1,318.21		0.00
2006	2,437.90	.00	0.00	0.00	0.00	2,437.90		0.00
2005	1,170.61	.00	0.00	0.00	0.00	1,170.61		0.00
2004	1,537.12	.00	0.00	0.00	0.00	1,537.12		0.00
****	28,663,895.40	1,401,763.49	1,401,763.49	2,209,143.24	2,209,143.24	27,856,515.65		0.00
CURR	28,085,783.72	1,482,379.10	1,482,379.10	2,205,471.78	2,205,471.78	27,362,691.04		0.00
DELQ	578,111.68	80,615.61-	80,615.61-	3,671.46	3,671.46	493,824.61		0.00

TAX COLLECTION SYSTEM
SUPPLEMENTAL / ADJUSTMENT CONTROL TOTALS
FOR TAX YEAR: 2025
JURISDICTION: 0337 FRIENDWD CITY

ALL PROPERTY

INCLUDES AG ROLLBACK

	CERTIFIED ROLL	ROLL AS OF 08/01/2025	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 11/30/2025
LAND VALUE	8,027,944,608	8,027,944,608	78,106,697	2,280,452-	75,826,245	8,103,770,853
AG EXCLUSION	39,387,887	39,387,887	8,197,470	0	8,197,470	47,585,357
IMPROVEMENTS	1,061,342,920	1,061,342,920	348,631,284	13,778,295-	334,852,989	1,396,195,909
APPRAISED VALUE	8,027,944,608	8,027,944,608	426,737,981	16,058,747-	410,679,234	8,438,623,842
EXEMPTIONS	2,067,351,739	2,067,351,739	93,504,323	9,834,598	103,338,921	2,170,690,660
TAXABLE VALUE	5,921,204,982	5,921,204,982	333,233,658	25,893,345-	307,340,313	6,228,545,295
LEVY	28,085,783.72	28,085,783.72	1,609,579.68	127,200.58-	1,482,379.10	29,568,162.82
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,479	10,479	651	55	707	11,186
OVER 65	3,794	3,794	205	19	224	4,018
DISABLED	190	190	8	0	8	198
VETERAN	271	271	18	0	18	289
TOTAL EXEMPT	92	92	0	0	0	92

	CERTIFIED ROLL	ROLL AS OF 08/01/2025	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 11/30/2025
LAND VALUE	7,686,327,908	7,686,327,908	3,343	0	3,343	7,686,331,251
AG EXCLUSION	36,196,207	36,196,207	0	0	0	36,196,207
IMPROVEMENTS	1,020,792,976	1,020,792,976	13,840,608	16,620,451-	2,779,843-	1,018,013,133
APPRAISED VALUE	7,686,327,908	7,686,327,908	13,843,951	16,620,451-	2,776,500-	7,683,551,408
EXEMPTIONS	2,032,678,237	2,032,678,237	3,505,205	4,494,116	7,999,321	2,040,677,558
TAXABLE VALUE	5,617,453,464	5,617,453,464	10,338,746	21,114,567-	10,775,821-	5,606,677,643
LEVY	292,504.02	292,504.02	53,158.95	106,102.78-	52,943.83-	239,560.19
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,666	10,666	0	28	28	10,694
OVER 65	3,772	3,772	0	7	7	3,779
DISABLED	190	190	0	2	2	192
VETERAN	268	268	0	1-	1-	267
TOTAL EXEMPT	86	86	0	0	0	86

	CERTIFIED ROLL	ROLL AS OF 08/01/2025	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 11/30/2025
LAND VALUE	7,378,007,830	7,378,007,830	0	0	0	7,378,007,830
AG EXCLUSION	32,425,077	32,425,077	0	0	0	32,425,077
IMPROVEMENTS	942,980,218	942,980,218	0	3,873,874-	3,873,874-	939,106,344
APPRAISED VALUE	7,378,007,830	7,378,007,830	0	3,873,874-	3,873,874-	7,374,133,956
EXEMPTIONS	2,071,397,163	2,071,397,163	0	1,595,638	1,595,638	2,072,992,801
TAXABLE VALUE	5,274,185,590	5,274,185,590	0	5,469,512-	5,469,512-	5,268,716,078
LEVY	90,269.76	90,269.76	.00	26,169.65-	26,169.65-	64,100.11
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,427	10,427	0	14	14	10,441
OVER 65	3,603	3,603	0	2	2	3,605
DISABLED	178	178	0	2	2	180
VETERAN	259	259	0	1	1	260
TOTAL EXEMPT	88	88	0	0	0	88

TAX COLLECTION SYSTEM
SUPPLEMENTAL / ADJUSTMENT CONTROL TOTALS
FOR TAX YEAR: 2022
JURISDICTION: 0337 FRIENDWD CITY

ALL PROPERTY

INCLUDES AG ROLLBACK

	CERTIFIED ROLL	ROLL AS OF 08/01/2025	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 11/30/2025
LAND VALUE	6,593,325,295	6,593,325,295	0	0	0	6,593,325,295
AG EXCLUSION	32,486,183	32,486,183	0	0	0	32,486,183
IMPROVEMENTS	873,775,097	873,775,097	0	740-	740-	873,774,357
APPRAISED VALUE	6,593,325,295	6,593,325,295	0	740-	740-	6,593,324,555
EXEMPTIONS	1,782,152,718	1,782,152,718	0	90,174-	90,174-	1,782,062,544
TAXABLE VALUE	4,778,686,394	4,778,686,394	0	89,434	89,434	4,778,775,828
LEVY	46,639.80	46,639.80	.00	627.71	627.71	47,267.51
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,595	10,595	0	1-	1-	10,594
OVER 65	3,475	3,475	0	1-	1-	3,474
DISABLED	180	180	0	0	0	180
VETERAN	253	253	0	1	1	254
TOTAL EXEMPT	84	84	0	0	0	84

TAX COLLECTION SYSTEM
SUPPLEMENTAL / ADJUSTMENT CONTROL TOTALS
FOR TAX YEAR: 2021
JURISDICTION: 0337 FRIENDWD CITY

ALL PROPERTY

INCLUDES AG ROLLBACK

	CERTIFIED ROLL	ROLL AS OF 08/01/2025	SUPPLEMENTALS THIS PERIOD	ADJUSTMENTS THIS PERIOD	NET CHANGE THIS PERIOD	ROLL AS OF 11/30/2025
LAND VALUE	5,827,810,207	5,827,810,207	0	0	0	5,827,810,207
AG EXCLUSION	33,691,313	33,691,313	0	0	0	33,691,313
IMPROVEMENTS	775,157,465	775,157,465	0	437,058-	437,058-	774,720,407
APPRAISED VALUE	5,827,810,207	5,827,810,207	0	437,058-	437,058-	5,827,373,149
EXEMPTIONS	1,579,451,702	1,579,451,702	0	0	0	1,579,451,702
TAXABLE VALUE	4,214,667,192	4,214,667,192	0	437,058-	437,058-	4,214,230,134
LEVY	27,567.15	27,567.15	.00	2,129.84-	2,129.84-	25,437.31
UNCOLLECTIBLE	.00	.00	.00	.00	.00	.00
RECEIVABLE					.00	
EXEMPTION COUNTS:						
HOMESTEADS	10,298	10,298	0	0	0	10,298
OVER 65	3,255	3,255	0	0	0	3,255
DISABLED	181	181	0	0	0	181
VETERAN	240	240	0	0	0	240
TOTAL EXEMPT	84	84	0	0	0	84

Summary of Jurisdiction Remittances Processed Property Tax File

Batch Seq 4994335

For Remitted Deposit Dates 11/01/2025 thru 11/30/2025 as of 12/02/2025

Report run on: December 2, 2025 9:39 AM

Tax Unit		M & O Total	I & S Total	TIF Levy	TIF Interest	Fee Total	Total
337 FRIENDWD CITY							
ACH 93833 Print Date:12/02/2025							
	Current	38,255.26	10,950.10	0.00	0.00	0.00	49,205.36
	Delq	853.53	234.95	0.00	0.00	0.00	1,088.48
Last Deposit Date	11/03/2025	$39,108.79	$11,185.05	$0.00	$0.00	$0.00	$50,293.84
ACH 93879 Print Date:12/02/2025							
	Current	34,700.33	9,932.53	0.00	0.00	0.00	44,632.86
	Delq	1,504.42	448.10	0.00	0.00	0.00	1,952.52
Last Deposit Date	11/04/2025	$36,204.75	$10,380.63	$0.00	$0.00	$0.00	$46,585.38
ACH 93924 Print Date:12/02/2025							
	Current	76,065.38	21,772.69	0.00	0.00	0.00	97,838.07
	Delq	(9,446.68)	(2,701.17)	0.00	0.00	0.00	(12,147.85)
Last Deposit Date	11/05/2025	$66,618.70	$19,071.52	$0.00	$0.00	$0.00	$85,690.22
ACH 93973 Print Date:12/02/2025							
	Current	112,520.52	32,207.53	0.00	0.00	0.00	144,728.05
	Delq	621.16	169.13	0.00	0.00	0.00	790.29
Last Deposit Date	11/07/2025	$113,141.68	$32,376.66	$0.00	$0.00	$0.00	$145,518.34
ACH 94020 Print Date:12/02/2025							
	Current	314,803.65	90,108.47	0.00	0.00	0.00	404,912.12
Last Deposit Date	11/10/2025	$314,803.65	$90,108.47	$0.00	$0.00	$0.00	$404,912.12
ACH 94064 Print Date:12/02/2025							
	Current	30,121.36	8,621.85	0.00	0.00	0.00	38,743.21
	Delq	69.44	18.91	0.00	0.00	0.00	88.35
Last Deposit Date	11/12/2025	$30,190.80	$8,640.76	$0.00	$0.00	$0.00	$38,831.56
ACH 94113 Print Date:12/02/2025							
	Current	271,664.50	77,760.46	0.00	0.00	0.00	349,424.96
	Delq	56.97	17.15	0.00	0.00	0.00	74.12
Last Deposit Date	11/13/2025	$271,721.47	$77,777.61	$0.00	$0.00	$0.00	$349,499.08
ACH 94160 Print Date:12/02/2025							
	Current	74,154.87	21,225.88	0.00	0.00	0.00	95,380.75
	Delq	89.62	24.40	0.00	0.00	0.00	114.02
Last Deposit Date	11/14/2025	$74,244.49	$21,250.28	$0.00	$0.00	$0.00	$95,494.77
ACH 94208 Print Date:12/02/2025							
	Current	25,834.31	7,394.74	0.00	0.00	0.00	33,229.05
	Delq	(3,557.96)	(1,026.00)	0.00	0.00	0.00	(4,583.96)
Last Deposit Date	11/17/2025	$22,276.35	$6,368.74	$0.00	$0.00	$0.00	$28,645.09
ACH 94255 Print Date:12/02/2025							
	Current	28,664.62	8,204.87	0.00	0.00	0.00	36,869.49
Last Deposit Date	11/18/2025	$28,664.62	$8,204.87	$0.00	$0.00	$0.00	$36,869.49
ACH 94302 Print Date:12/02/2025							
	Current	59,279.31	16,967.94	0.00	0.00	0.00	76,247.25
	Delq	82.02	22.33	0.00	0.00	0.00	104.35
Last Deposit Date	11/19/2025	$59,361.33	$16,990.27	$0.00	$0.00	$0.00	$76,351.60

Summary of Jurisdiction Remittances Processed Property Tax File

Batch Seq 4994335

For Remitted Deposit Dates 11/01/2025 thru 11/30/2025 as of 12/02/2025

Report run on: December 2, 2025 9:39 AM

Tax Unit		M & O Total	I & S Total	TIF Levy	TIF Interest	Fee Total	Total
337 FRIENDWD CITY							
ACH 94349 Print Date:12/02/2025							
	Current	202,124.36	57,855.51	0.00	0.00	0.00	259,979.87
	Delq	114.40	31.15	0.00	0.00	0.00	145.55
Last Deposit Date	11/20/2025	$202,238.76	$57,886.66	$0.00	$0.00	$0.00	$260,125.42
ACH 94396 Print Date:12/02/2025							
	Current	49,891.06	14,280.70	0.00	0.00	0.00	64,171.76
	Delq	501.95	136.67	0.00	0.00	0.00	638.62
Last Deposit Date	11/21/2025	$50,393.01	$14,417.37	$0.00	$0.00	$0.00	$64,810.38
ACH 94438 Print Date:12/02/2025							
	Current	90,569.59	25,924.38	0.00	0.00	0.00	116,493.97
	Delq	(874.90)	(252.29)	0.00	0.00	0.00	(1,127.19)
Last Deposit Date	11/24/2025	$89,694.69	$25,672.09	$0.00	$0.00	$0.00	$115,366.78
ACH 94486 Print Date:12/02/2025							
	Current	18,904.95	5,411.28	0.00	0.00	0.00	24,316.23
	Delq	735.01	200.11	0.00	0.00	0.00	935.12
Last Deposit Date	11/25/2025	$19,639.96	$5,611.39	$0.00	$0.00	$0.00	$25,251.35
ACH 94535 Print Date:12/02/2025							
	Current	148,732.12	42,572.61	0.00	0.00	0.00	191,304.73
	Delq	(1,648.94)	(455.11)	0.00	0.00	0.00	(2,104.05)
Last Deposit Date	11/26/2025	$147,083.18	$42,117.50	$0.00	$0.00	$0.00	$189,200.68
	Total:	**$1,565,386.23**	**$448,059.87**	**$0.00**	**$0.00**	**$0.00**	**$2,013,446.10**

FRIENDSWOOD CITY COUNCIL
AGENDA ITEM FORM

Date requested for City Council consideration: January 5, 2026

Date submitted: 12/01/2025

Prepared by: Raquel Martinez, City Secretary

Subject: Consider approving the minutes of the City Council Regular Meeting held on December 1, 2025.

Originating Department: City Secretary

Degree of importance:

SUMMARY / ORIGINATING CAUSE

This item allows the City Council to review and approve the minutes of the City Council Regular Meeting held on December 1, 2025.

IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

RECOMMENDATIONS

Staff recommends approval.

ATTACHMENTS

1. 2025 12 01 CC Meeting Minutes (Draft)

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD
December 1, 2025

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, DECEMBER 1, 2025, AT 5:30 P.M. IN THE BOARDROOM OF THE FISD ADMINISTRATION ANNEX BUILDING, LOCATED AT 402 LAUREL DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING MEMBERS PRESENT CONSTITUTING A QUORUM:

John Ellisor	Mayor Pro Tem
Sally Branson	Councilmember
Trish Hanks	Councilmember
Robert J. Griffon	Councilmember
Joe Matranga	Councilmember
Michael P. Ross	Councilmember
Mike Foreman	Mayor
Morad Kabiri	City Manager
Karen Horner	City Attorney
Raquel Martinez	City Secretary

1. CALL TO ORDER

Mayor Foreman called the meeting to order with a quorum present at 5:30 P.M. and all members present.

2. INVOCATION

The invocation was led by Pastor Stephen Kimpel of LifePoint Church.

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

Mayor Foreman led the Pledge of Allegiance of the United States and the Pledge to the State of Texas.

4. COUNCIL FOR DAY

A. Consider a proclamation declaring December 1, 2025, as Cline Elementary School Day in the City of Friendswood, Texas.

Mayor Foreman introduced the students and teachers from Cline Elementary. He relayed the Council for a Day Program allows second graders from the four elementary schools in Friendswood to "take over" the council dais and sit-in for Council and Staff. Mayor Foreman welcomed all the students, their families, teachers, and school administrators. The participants included:

Position	Student Name	Teacher Name
City Secretary (Raquel Martinez)	Austin Smith	Ms. Carter
Councilmember Pos. No. 6 (Michael P. Ross)	Sophia Carter	Ms. Salazar

Councilmember Pos. No. 5 (Robert Griffon)	Sophia Silvas	Ms. Ackerman
Councilmember Pos. No. 4 (Joe Matranga)	Charlotte Maetzold	Ms. Folkes
Mayor (Mike Foreman)	Garrett French	Ms. Ramsey
Councilmember Pos. No. 3 (Trish Hanks)	Olivia Carter	Ms. Salazar
Councilmember Pos. No. 2 (Sally Branson)	Gage Hanson	Ms. Carter
Councilmember Pos. No. 1 (Mayor Pro Tem John Ellisor)	Nora McQuinn	Ms. Ramsey
City Attorney (Karen Horner)	Jonathan Chester	Ms. Hanks
City Manager (Morad Kabiri)	Archer Bridges	Ms. Folkes

A motion was made by Councilmember Nora McQuinn (John Ellisor) and seconded by Councilmember Gage Hanson (Sally Branson) proclaiming December 2, 2025, as Cline Elementary School Day in the City of Friendswood. The vote was the following:

Ayes: Mayor Garrett French (Mike Foreman), Councilmember Nora McQuinn (Mayor Pro Tem John Ellisor), Councilmember Gage Hanson (Sally Branson), Councilmember Olivia Carter (Trish Hanks), Councilmember Sophia Silvas (Robert Griffon), Councilmember Charlotte Maetzold (Joe Matranga), and Councilmember Sophia Carter (Michael P. Ross)

Nays: None

The item passed unanimously.

At 5:46 P.M., Mayor Foreman recessed the meeting for the Council for a Day Reception.

At 5:52 P.M., Mayor Foreman reconvened the meeting.

5. COUNCIL COMMENTS AND REPORTS

Mayor Foremen invited the councilmembers to provide their comments. In the theme of Thanksgiving, Mayor Pro Tem Ellisor expressed gratitude for Friendswood, Council, his family, and his relationship with God. Councilmember Branson reported on the Transportation Policy Council meeting. She noted Friendswood has now increased small-city representation on the Technical Advisory Committee from 3 to 4 seats. She highlighted the Historical Society's recent Life Member Celebration with 10 new members and the upcoming Christmas tree lighting. Lastly, she announced that she will seek reelection for Councilmember Position No. 2 in May for her fourth and final term.

Councilmember Hanks echoed earlier gratitude for living in Friendswood and thanked Councilmember Branson for her continued willingness to serve. She wished everyone a good holiday season. Councilmember Griffon hoped everyone enjoyed Thanksgiving and wished residents a wonderful Christmas. He also thanked Councilmember Branson for running again and expressed appreciation for being allowed to serve. Councilmember Matranga wished everyone a great Thanksgiving and Christmas. He shared that he volunteered for the city's Fall Haul event with participation of over 470 residents with

52 tons of waste collected and 12,000 pounds of paper shredded. He thanked city staff and over 40 volunteers for their effort. Lastly, he announced his intent to run for reelection for Councilmember Position No. 5 in May 2026 for another three-year term.

Councilmember Ross thanked Councilmember Matranga for volunteering at Fall Haul and said he would be willing to join next time. He expressed concern about children riding e-bikes on city streets and reminded parents to be mindful of safety. Mayor Foreman closed the item by praising the city's Christmas decorations and thanked Parks and Friendswood Downtown Economic Development Corporation (FDEDC) for their work.

6. PUBLIC COMMENT

Mayor Foreman announced the following citizens had signed up to provide a public comment.

Mr. Don Johnson encouraged Council to support Mayor of Kemah Robin Collins for Galveston Central Appraisal District (GCAD), emphasizing her understanding of small city needs, appraisal timing, and budget responsibility. He noted prior challenges in keeping the GCAD budget reasonable and expressed confidence that Collins would continue that direction.

7. SPECIAL RECOGNITION AND ACKNOWLEDGMENTS

A. Present the City of Friendswood Five Star Spirit Award for the Third Quarter of 2025 to Ashley Huynh, the Animal Services Supervisor in the Police Department.

City Manager Morad Kabiri recognized Animal Services Supervisor Ashley Huynh for receiving the 5 Star Spirit Award for the third quarter of 2025. He noted that one of the things that she was nominated for was her handling of a possum issue, but more importantly the initiative she has instilled in our Animal Services Department. Adoptions have gone up way up and they have been attending multiple events and all thanks to Ashley's leadership. Additionally, Councilmember Matranga praised her dedication to finding lost pets and securing forever homes for strays.

8. WORK SESSION TOPICS

A. Discuss various service contracts, into which the City has routinely entered with non-profit and other governmental entities, in which the City pays to secure specific services furthering a public purpose.

City Manager Morad Kabiri introduced an overview of the city's annual funding agreements with nonprofits and other government entities, noting amounts ranging from ~$3,500 to $30,000, and that these are service-based agreements—not membership dues. He presented the following information before turning over the discussion to Councilmember Griffon, who originally requested review of all contracts before future renewals.

City of Friendswood Partnerships Historical Costs						
Organization		**FY21**	**FY22**	**FY23**	**FY24**	**FY25**
Bay Area Houston Economic Partnership (BAHEP)*	Local, state, and federal economic development impact and planning	$ 17,000	$ 17,000	$ 17,000	$ 17,000	$ 17,000

Bay Area Houston Transportation Partnership (BATRAN)	Local, state, and federal mobility impact and planning	$ -	$ 2,500	$ 3,500	$ 3,500	$ 3,500
Friendswood Chamber of Commerce**	Business partnerships, ribbon cuttings, business gatherings	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000
Friendswood Historical Society	Museum Sponsorship	$ 15,000	$ 15,000	$ 17,500	$ 17,500	$ 17,500
Friends of the Friendswood Public Library	Library Programming Assistance	$ -	$ -	$ -	$ -	$ 15,000
Friends of Downtown Friendswood Association	Downtown development impact and planning	$ -	$ -	$ -	$ -	$ -
Harris-Galveston Subsidence District	Water Conservation Program Sponsorship	$ 18,668	$ 18,126	$ 16,720	$ 8,664	$ 19,380
Galveston County Health District	Pollution Control and Water Testing	$ 24,254	$ 25,707	$ 28,278	$ 29,833	$ 30,779
TOTAL		**$ 52,000**	**$ 54,500**	**$ 58,000**	**$ 58,000**	**$ 73,000**

*In FY22, the City paid an additional $1,300 for tickets to the BAHEP annual banquet.
**In addition to the amount shown, annually, the City pays $2,700 to $2,900 for tickets to Chamber of Commerce functions.

Councilmember Griffon raised concern over the total $73,000 spent across partner organizations in FY2025. While he voiced his support for some agreements (BAHEP, Friends of the Library, Historical Society), he questioned the allocations to the Chamber of Commerce ($20,000) and Subsidence District ($19,380). He noted other cities contribute significantly less to chambers ($300–$1,000 range), and suggested Friendswood consider reducing or eliminating those two allocations. He inquired for comparative contributions from other cities and requested analysis of partner organizations' operational need and return of investment (ROI). Mr. Kabiri presented the following information.

Chamber of Commerce Memberships and/or Service Agreements Comparison						
City	**Chamber**	**Membership**	**Membership Fee**	**Service Agreement**	**Annual Cost**	**Term**
Friendswood	Friendswood Chamber	NO	N/A	YES	$20,000	1-year
Pearland	Pearland Chamber	NO	N/A	YES	$296,222	3-year
Webster	League City & Clear Lake	YES	Less than $1,000 each	NO	N/A	N/A
Alvin	Alvin-Manvel Chamber	YES	$300	NO	N/A	N/A

*Webster holds membership in the Clear Lake Chamber of Commerce and League City Chamber of Commerce.

Mr. Kabiri confirmed Friendswood's contribution to the Chamber is substantially higher than Alvin, Webster, and others. He noted Pearland's larger amount funds a startup-incubation hub, which is not included in the City of Friendswood contract. The City of Friendswood is currently the only entity paying $20,000, which initiated the concern and conversation. It was noted that the school district pays $400.

Mayor Pro Tem Ellisor agreed and would like the opportunity to vote on lowering that amount. Councilmember Matranga supported looking at the scope of services and the value returned. Councilmembers Ross agreed on the importance of quantifying the ROI with the investments to the

Chamber and other organizations. Councilmember Griffon commented that this is the taxpayers' money and they are custodians of it. They should make sure they spend it wisely.

Councilmember Hanks added that organizations should have the opportunity to justify how funding amounts were set. She questioned why the Chamber charges the City full price for event meals despite receiving city funding and stated each organization should present rationale behind their requested amount. Mr. Kabiri noted that determining ROI is straightforward for groups like Friends of the Library but more nebulous for others, particularly the Chamber. Mayor Foreman directed staff to negotiate, evaluate contract value, and return in 1–2 months with recommendations.

9. CITY MANAGER'S REPORT

A. Present an update regarding the Christmas Lighted Parade to be held on Saturday, December 13, 2025, at 6:00 p.m.

City Manager Morad Kabiri announced the Christmas Lighted Parade will take place Saturday, December 13th at 6:00 p.m., which is put on by the Chamber of Commerce. The parade starts at Friendswood Baptist Church and will end at Stevenson Park.

B. Present an update regarding the Santa in the Park event to be held on Saturday, December 13, 2025, from 3:00 p.m. to 8:00 p.m.

City Manager Morad Kabiri relayed Santa in the Park is also scheduled for Saturday, December 13th from 3:00–8:00 p.m., following the Christmas Lighted Parade. Festivities include tree lighting and fireworks. A lot of the Christmas decorations have gone up but if anybody paid particular attention to the tree, it is beautiful, it is large and it is absolutely gorgeous.

C. Present an update on the Friendswood Annual Blue Santa Program.

City Manager Morad Kabiri reported that toy donations for Blue Santa are being accepted through December 19th. Residents may now donate via Amazon Wish List to ship directly to the Police department. The program supports families in need and community participation was encouraged.

D. Present an update regarding Council candidate application and packet.

City Manager Morad Kabiri noted the Council candidate applications and packets were not yet completed and will be discussed in their January meeting.

E. Recognize Assistant City Manager Katina Hampton for her completion of the 2025 Class of the Texas Women's Leadership Institute Program.

City Manager Morad Kabiri recognized Assistant City Manager Katina Hampton for completing the Texas Women's Leadership Institute program, a year-long leadership development series. Council applauded her achievement and contributions.

F. Recognize Captain Stacy Kohn for being honored as a 2025 American Ambulance Association Star of Life recipient.

City Manager Morad Kabiri. recognized Emergency Medical Services (EMS) Captain Stacy Kohn for being a 2025 American Ambulance Association Star of Life recipient. Her years of service and impact on the community were acknowledged and appreciated.

G. Recognize Officer Shelby Smith for being the first Friendswood Police Cadet to attend the Pearland Police Academy and earned the honor of Valedictorian.

City Manager Morad Kabiri recognized Officer Shelby Smith for becoming the Friendswood Police Department's first cadet to attend the Pearland Police Academy and graduated valedictorian with a 97.46 average. She set two female athletic academy records, holds a master's degree in leadership and management, and played Division I softball. The city welcomed her proudly as a new officer.

H. Recognize the Friendswood Police Department for being awarded grant funding through the Office of the Governor's for the Comprehensive Crime Victim Assistance Program for the 26th consecutive year.

City Manager Morad Kabiri announced that the City of Friendswood received Crime Victim Assistance Program funding for the 26th consecutive year. Crime Victim Liaison Gina Hunt was recognized for extensive work supporting victims beyond police report filing. The grant ensures continued services for justice navigation and victim support.

He closed his report noting that Waste Connections is rerouting Wednesday trash pickup due to previous service delays, resulting in schedule changes for multiple areas. The new schedule begins January 5th, with backup trucks provided for the first few weeks to assist anyone who misses pickup during the transition. The City will notify residents of upcoming trash schedule changes through social media, utility inserts, school folders, subdivision signage, and push notifications via a new mobile app.

10. BUSINESS ITEMS

A. Consider approving a city-wide branding guide with accompanying Logo and AI policies.

The business item was not ready for discussion, so Council proceeded to the next item.

11. PROPOSED ADOPTION AND UPDATES TO INTERNATIONAL BUILDING AND FIRE CODES

A. Conduct a public hearing concerning the adoption of local amendments to the 2024 International Building Code (IBC) and the 2024 International Residential Code for One- and Two-Family Dwellings (IRC).

At 6:28 P.M., Mayor Foreman opened the public hearing and asked staff to summarize the subject matter.

Chief Building Official Brian Rouane presented to Council a proposed adoption of updated 2024 IBC and IRC codes, noting this is his third code update in ten years as updates occur every 3–4 years. He explained the revisions include building, residential, electrical, plumbing, mechanical, energy conservation, and swimming pool codes. The benefit is intended to modernize material use, improve sustainability, and maintain insurance compliance by staying within the two code iterations. He emphasized Friendswood is not impacted as heavily as other regions due to already established efficiency

standards. He noted since larger cities adopted these updates first, contractors are familiar with the changes.

Mayor Foreman announced a citizen had signed up to speak on the public hearing.

Mr. Dave Yelovich, a builder of 40+ years and ICC R5 code-certified instructor, cautioned Council about adopting the 2024 codes without strategic amendments. He noted the energy section was completely rewritten and contains costly, controversial requirements. He referenced upcoming state amendments, which he would send to the City Secretary so she may forward to Council, and highlighted specific concerns such as penalties for gas lines, oversized homes, and electrical changes.

Fire Chief of Prevention and Investigations Bryan Holmes took a moment to explain that the city is also moving to adopt the 2024 International Fire Code and Life Safety Code, which evolve alongside building construction codes. He noted fire codes often stem from past critical incidents and help maintain safety for residents, visitors, and firefighters. Updating ensures regulations remain effective as building methods change.

At 6:36 P.M., Mayor Foreman closed the public hearing regarding the local code amendments discussed.

B. Consider on first 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.

Councilmember Griffon raised concerns about the inability to distinguish what was new versus what was already in the Code. As they have done in the past, he requested that anytime there is going to be a change in the current ordinances, for it to be written in blue, and changes by the International Business Code, be written in red. He noted condensing 52 pages to a paragraph was unfair to council and could have real-world impacts on residents and builders. He proposed they postpone this item.

A motion was made by Councilmember Robert J. Griffon and seconded by Councilmember Michael P. Ross to postpone Item 11.B. However, there was discussion prior to the vote.

Mayor Foreman asked what would happen if the item were postponed. Community Development Department (CDD) Director Aubrey Harbin explained the planned effective date is March 1, 2026. Staff have already been discussing the update with contractors for over a year and want time to advertise starting in January. City Manager Morad Kabiri added that postponement can be accommodated if council wishes, while reminding them that the State will be moving to the same code adoptions as well.

Councilmember Matranga questioned how state adoption of the 2024 building codes affects Friendswood and whether state rules would override local ordinances. Mr. Kabiri clarified that Friendswood maintains its own authority unless the state supersedes but warned that falling more than two code cycles behind could increase homeowner insurance rates. Ultimately, staff recommended adoption effective March 1, 2026, to avoid insurance consequences, offering to provide a version highlighting changes.

Councilmember Hanks relayed she would like a list of the local amendments so Council can evaluate them without going through all 52 pages. Mr. Kabiri pointed out that approving a first reading would not lock the city into final adoption; they could still review, request changes, or reject the ordinance before second reading once the red-lined document is provided.

The vote for the motion on the table to postpone was as follows:

Ayes: Councilmember Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Michael P. Ross

Nays: Mayor Mike Foreman, Mayor Pro Tem John Ellisor, Councilmember Sally Branson, and Councilmember Trish Hanks,

The item failed to pass.

A motion was made by Councilmember Sally Branson and seconded Mike Foreman to approve the first reading of a proposed ordinance, as submitted, related to Item 11.B. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem John Ellisor, Councilmember Sally Branson, and Councilmember Trish Hanks

Nays: Councilmember Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Michael P. Ross

The item passed.

PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING 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 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; CHAPTER 14 "BUILDINGS AND BUILDING REGULATIONS," OF THE FRIENDSWOOD CITY CODE; AND 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 ADOPT THE 2024 INTERNATIONAL CODES AND

LOCAL AMENDMENTS THERETO; PROVIDING A MAXIMUM PENALTY OF TWO THOUSAND AND NO/100 DOLLARS ($2,000.00) FOR FIRE SAFETY AND PUBLIC HEALTH AND SANITATION VIOLATIONS AND A MAXIMUM PENALTY OF FIVE HUNDRED AND NO/100 DOLLARS ($500.00) FOR ALL OTHER VIOLATIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

12. PROPOSED ORDINANCES & RESOLUTIONS

A. Consider on second and final 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.

A motion was made by Councilmember Sally Branson and seconded by Mayor Pro Tem John Ellisor to approve Ordinance No. 2025-33, as submitted and related to Item 12.A. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, Councilmember Robert J. Griffon, and Councilmember Michael P. Ross

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, GRANTING TO WASTE CONNECTIONS OF TEXAS, LLC, THE RIGHT, PRIVILEGE, AND FRANCHISE TO PROVIDE FOR THE COLLECTION, HAULING, RECYCLING, AND DISPOSAL OF MUNICIPAL SOLID WASTE AND RECYCLABLE MATERIALS IN THE CITY OF FRIENDSWOOD, TEXAS; PRESCRIBING COMPENSATION FOR THE RIGHT, PRIVILEGE, AND FRANCHISE CONFERRED HEREUNDER; CONTAINING OTHER PROVISIONS RELATED THERETO; PROVIDING A REPEALING CLAUSE; CONTAINING A SAVINGS CLAUSE; AND PROVIDING FOR THE PUBLICATION AND EFFECTIVE DATE.

B. Consider on second and final 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.

A motion was made by Councilmember Sally Branson and seconded by Mayor Pro Tem John Ellisor to approve Ordinance No. 2025-34, as submitted and related to Item 12.B. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, Councilmember Robert J. Griffon, and Councilmember Michael P. Ross

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING THE FEE SCHEDULE CONTAINED IN APPENDIX D "SCHEDULE OF FEES, RATES, CHARGES, DEPOSITS, BOND AND INSURANCE AMOUNTS" OF THE FRIENDSWOOD CITY CODE TO UPDATE "SOLID WASTE – CHAPTER 66" FEES CONSISTENT WITH THE CITY'S FRANCHISE AGREEMENT WITH WASTE CONNECTIONS OF TEXAS, LLC; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND THE EFFECTIVE DATE.

C. Consider 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.

City Manager Morad Kabiri explained that the ordinance updates two things: 1) sets a firm height requirement of 10 feet for tree limbs over sidewalks instead of the vague term “reasonable height,” and 2) clarifies that sidewalk maintenance within the right-of-way is the city’s responsibility. The goal was to remove confusion for residents and staff regarding enforcement and upkeep.

Councilmember Ross commented that Friendswood is known for its trees and wanted to protect them. He supported 15 feet over streets but protested the 10-foot height requirement on sidewalks, noting Friendswood would be the only Texas city requiring it. He hoped to amend the standard to 8 feet, so the city is not cutting off substantial branches and butchering trees when enforcing it. Mr. Kabiri clarified that the city does not want its crew to trim private trees. The onus is placed on the homeowner. By law, the city cannot enter private property and can only cut at the right-of-way line. He added that if council prefers an 8-foot clearance height, staff can accommodate that.

Councilmember Branson noted this is complaint-driven, and that specific height standards make adjudication clearer. She supported keeping it at 10 feet. Mayor Pro Tem Ellisor noted that at 6'2", he hits low branches and would be okay with 8 feet. Councilmember Ross refuted that complaint driven should not be how they operate the city, they should be service driven. He then formally made the motion to amend the height clearance over public right-of-way from 10 to 8 feet.

Councilmember Branson clarified that Friendswood prides itself on “white glove”-level service to residents, especially regarding trash collection. She emphasized that her comment about being complaint-driven meant that they were not going to go around measuring all the trees in Friendswood for exactly the reason Staff just described, but to provide excellent customer service to their citizens. She requested he not take her comment out of context.

A motion was made by Councilmember Michael P. Ross and seconded by Councilmember Robert J. Griffon to approve a proposed ordinance, related to Item 12.C., amending the height clearance over the public right-of-way to property line from 10 to 8 feet. The vote was the following:

Ayes: Mayor Mike Foreman, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Michael P. Ross

Nays: Councilmember Robert J. Griffon and Mayor Pro Tem John Ellisor

The item passed.

PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, 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" OF THE FRIENDSWOOD CITY CODE IN THEIR ENTIRETIES TO ELIMINATE CERTAIN PROPERTY OWNER RESPONSIBILITIES TO CONFORM THE FRIENDSWOOD CITY CODE TO CURRENT PRACTICES; 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 AND THOSE OVER PEDESTRIAN AREAS WITHIN PUBLIC RIGHTS-OF-WAY; PROVIDING A MAXIMUM PENALTY OF FIVE HUNDRED AND NO/100 DOLLARS ($500.00); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

D. Consider an ordinance amending the City's General Budget for Fiscal Year 2025-2026 by approving "Budget Amendment II" and providing for supplemental appropriation and/or transfer of certain funds.

A motion was made by Councilmember Trish Hanks and seconded by Councilmember Joe Matranga to approve Ordinance No. 2025-35, as submitted and related to Item 12.D. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, Councilmember Robert J. Griffon, and Councilmember Michael P. Ross

Nays: None

The item passed unanimously.

ORDINANCE NO. 2025-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AMENDING ORDINANCE NO. 2025-23, PASSED AND APPROVED AUGUST 25, 2025, THE SAME BEING AN ORDINANCE APPROVING AND ADOPTING THE CITY'S GENERAL BUDGET FOR FISCAL YEAR 2025-26, BY APPROVING "BUDGET AMENDMENT II" THERETO; PROVIDING FOR SUPPLEMENTAL APPROPRIATION AND/OR TRANSFER OF CERTAIN FUNDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR OTHER MATTERS RELATED TO THE SUBJECT; AND PROVIDING FOR THE EFFECTIVE DATE.

E. Consider a resolution authorizing the City Manager to execute a finance contract with Government Capital Corporation for the financing of a ladder truck for Friendswood Volunteer Fire Department, Inc.

City Manager Morad Kabiri explained that instead of commissioning a new build, the city found a truck already in production, which shortens the timeline. He noted the cost requires financing over 10 years, as promised during prior discussions, due to high expense and lack of available lump-sum funds.

Councilmember Ross asked how long before another ladder truck might be needed. Mr. Kabiri stated the previous truck lasted around 25 years, though heavy repairs had become frequent and expensive. However, one truck should remain sufficient unless major redevelopment occurs, especially because sprinkler requirements reduce ladder reliance.

A motion was made by Councilmember Trish Hanks and seconded by Councilmember Sally Branson to approve Resolution No. R2025-37, as submitted and related to Item 12.E. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Michael P. Ross

Nays: None

The item passed unanimously.

RESOLUTION NO. R2025-37

A RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A FINANCE CONTRACT WITH GOVERNMENT CAPITAL CORPORATION FOR THE FINANCING OF A LADDER TRUCK AND RELATED APPURTENANCES FOR THE FRIENDSWOOD VOLUNTEER FIRE DEPARTMENT IN AN AMOUNT NOT TO EXCEED TWO MILLION TWO HUNDRED NINETY-NINE THOUSAND SIX HUNDRED EIGHTYNINE AND NO/100 DOLLARS ($2,299,689.00); AUTHORIZING ADVANCE FUNDING AND EXPRESSING INTENT TO FINANCE EXPENDITURES TO BE INCURRED; AND PROVIDING FOR THE EFFECTIVE DATE.

F. Consider a resolution to consider authorizing the City Manager to execute a five-year Municipal Lease-Purchase Agreement with Motorola Solutions, Inc. for the purchase and

installation of AXS Dispatch Console equipment and APX N70 portable radios to replace end-of-service life radios and console systems in the Friendswood Police Department.

A motion was made by Councilmember Trish Hanks and seconded by Councilmember Sally Branson to approve Resolution No. R2025-38, as submitted, related to Item 12.F. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Michael P. Ross

Nays: None

The item passed unanimously.

RESOLUTION NO. R2025-38

A RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A FIVE-YEAR MUNICIPAL LEASE-PURCHASE AGREEMENT WITH MOTOROLA SOLUTIONS, INC., FOR THE PURCHASE AND INSTALLATION OF AN AXS DISPATCH CONSOLE SYSTEM AND APX N70 PORTABLE RADIOS FOR THE POLICE DEPARTMENT IN AN AMOUNT NOT TO EXCEED ONE MILLION FIVE HUNDRED THIRTY-FIVE THOUSAND NINE HUNDRED SIXTY-SEVEN AND 29/100 DOLLARS ($1,535,967.29); AND PROVIDING FOR THE EFFECTIVE DATE.

G. Consider a resolution casting its votes in the election of members of the Board of Directors of the Galveston Central Appraisal District (GCAD) for 2026.

Mayor Mike Foreman recommend that the Council cast its votes for Matt Doyle and Thomas Farmer as indicated on the resolution and ballot attached to the agenda item.

2026 Board of Directors Election BALLOT	
Number of Votes Taxing Unit is Eligible to Cast: 129	Voting Unit: City of Friendswood

CANDIDATES	**VOTES**
Collins, Robin	-
Doyle, Matt	65
Farmer, Thomas	64
Ross, James	-

A motion was made by Mayor Mike Foreman and seconded by Councilmember Trish Hanks to approve Resolution No R2025-39, as submitted and related to Item 12.G. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Michael P. Ross

Nays: None

The item passed unanimously.

RESOLUTION NO. R2025-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, CASTING ITS BALLOT FOR THE ELECTION OF UP TO TWO CANDIDATES TO THE BOARD OF DIRECTORS OF THE GALVESTON CENTRAL APPRAISAL DISTRICT; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

13. CONSENT AGENDA

A motion was made by Councilmember Joe Matranga and seconded by Councilmember Trish Hanks to approve Consent Agenda Items 13.A. through 13.K., with the exception of items 13.C., 13.D., and 13.I. which were pulled for further discussion. The vote was the following:

Ayes: Mayor Mike Foreman, Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Michael P. Ross

Nays: None

The Consent Agenda passed.

A. Consider a resolution verifying the percentage of completion of cybersecurity training and ratifying the City Manager's submission of all documentation required by Section 2054.5191 of the Texas Government Code.

RESOLUTION NO. R2025-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, VERIFYING THE PERCENTAGE OF COMPLETION OF CYBERSECURITY TRAINING AND RATIFYING THE CITY MANAGER'S SUBMISSION OF ALL DOCUMENTATION REQUIRED BY SECTION 2054.5191 OF THE TEXAS GOVERNMENT CODE TO THE TEXAS DEPARTMENT OF INFORMATION RESOURCES; AND PROVIDING FOR AN EFFECTIVE DATE.

B. Consider a resolution suspending the December 19, 2025, effective date of Texas-New Mexico Power Company's requested rate change; approving the cooperation with other TNMP Cities to evaluate the filing to determine whether the filing complies with law and to determine the appropriate course of action; hiring Lloyd Gosselink attorneys and consulting services to negotiate with TNMP and direct any necessary litigation and appeals.

RESOLUTION NO. R2025-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD, TEXAS, SUSPENDING THE DECEMBER 19, 2025, EFFECTIVE DATE OF TEXAS-NEW MEXICO POWER COMPANY'S (TNMP'S) REQUESTED RATE CHANGE TO PERMIT

THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING CONTINUED COOPERATION WITH OTHER TNMP CITIES; HIRING LLOYD GOSSELINK ROCHELLE & TOWNSEND, P.C., AND CONSULTANTS TO NEGOTIATE AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; REQUIRING NOTICE OF THIS RESOLUTION TO TNMP AND LEGAL COUNSEL FOR THE GULF COAST COALITION OF CITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

C. Consider authorizing a Joint Participation Interlocal Agreement with Harris County for the design and construction of a new traffic signal at the intersection of Grissom Road and Bay Area Boulevard.

The item was pulled from the agenda due to not being ready.

D. Consider authorizing a License Agreement with Friendswood Bristol, Ltd., for the installation and maintenance of a sixty-inch (60") storm sewer line and a six inch (6") utility sleeve for telecommunication services within a portion of the Chelsea Line right-of-way.

A motion was made by Councilmember Sally Branson and seconded by Councilmember Trish Hanks to authorize a License Agreement with Friendswood Bristol, Ltd., related to Item 13.D. However, there was discussion prior to the vote.

City Manager Morad Kabiri explained that the developer for the Bristol (senior living) requested a license agreement to install a 60-inch storm sewer line and utility sleeve across Chelsea Lane to outfall their detention ponds. The developer will cover installation and ongoing maintenance, backed by bonds and insurance requirements. If they fail to maintain the line, the city can perform repairs and place a lien to recover costs. Staff confirmed that this agreement runs with the land long-term, similar to past arrangements like Sterling Creek, ensuring responsibility remains with current or future property owners.

The vote for the motion on the table was as follows:

Ayes: Mayor Mike Foreman, Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Michael P. Ross

Nays: None

The item passed unanimously.

E. Consider accepting the Castle Biosciences Infrastructure Improvements Project and authorizing the commencement of the contractor's one-year maintenance period.

F. Consider approving the Memorandum of Understanding with the Texas Division of Emergency Management (TDEM), a member of the Texas A&M University System and an agency of the State of Texas, and the Texas Emergency Management Assistance Teams.

G. Consider ratifying the City Manager's signature on the Pension System Contract Amendment with the Texas Emergency Services Retirement System and the Friendswood Volunteer Fire Department to increase the monthly contribution rate for the Department's pension.

H. Consider approval of the disposal of four (4) Police Department vehicles through EBlock – Houston.

I. Consider appointing the members of the City Council as members of the Board of Directors of Reinvestment Zone Number One, City of Friendswood and receive an update concerning the 2025 ad valorem taxes/assessments due for properties within such zone.

A motion was made by Councilmember Sally Branson and seconded by Mayor Mike Foreman to approve appointing the members of the City Council as members of the Board of Directors of Reinvestment Zone Number One, City of Friendswood, related to Item 13.I. However, there was discussion prior to the vote.

City Manager Morad Kabiri explained that the item: 1) reappoints city council members to the Tax Increment Reinvestment Zone No. 1 board by position rather than by individual name; and 2) clarified recent property tax bills. He relayed that in the City Center development; property owners pay Public Improvement District (PID) assessments in addition to taxes. These assessments fund debt service on previously issued PID bonds.

He displayed the following examples of Lone Star's more than $1 million assessment, emphasizing that these charges were voluntarily accepted as a condition of development. Mr. Kabiri noted the PID and TIRZ were key in turning land valued at $1.8 million into a projected $750 million development that would not have materialized otherwise.

Account No: H432150000231 **Appr. Dist. No.: 0432150000231** **Parcel Address:** 3801 E FM 528 RD

As of Date: 11/21/2025 **Print Date:** 11/21/2025

Market Value		Total Market Value	Assessed Value	Appraised Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$828,552	$0	$828,552	$828,552	$0	$0	$0	$828,552

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
FRIENDWD CITY CENTER PID	$828,552		$0.00	$828,552	0.0000000	$18,714.07
FRIENDWD CITY	$828,552		$0.00	$828,552	0.5141720	$4,260.18

$614.64

Account No: H432150000130 **Appr. Dist. No.: 0432150000130** **Parcel Address:** 3801 E FM 528 RD

As of Date: 11/26/2025 **Print Date:** 11/26/2025

Market Value		Total Market Value	Assessed Value	Appraised Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$975,755	$176,540	$1,152,295	$1,152,295	$0	$0	$0	$1,152,295

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
FRIENDWD CITY CENTER PID	$1,152,295		$0.00	$1,152,295	0.0000000	$1,013,784.31
FRIENDWD CITY	$1,152,295	NCAP	$147,614.00	$1,004,681	0.5141720	$5,165.79

$745.29

Councilmember Hanks thanked Mr. Kabiri for the clarification and noted that a citizen email caused confusion. She emphasized that although the bills come through Galveston County Tax Office, the charges shown are property taxes and PID assessments—not taxes alone. She reiterated in her own words that neither the City nor the bonds are paying these PID assessments; the property owners are.

The vote was as follows:

Ayes: Mayor Mike Foreman, Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Robert J. Griffon, Councilmember Joe Matranga, and Councilmember Michael P. Ross

Nays: None

The item passed unanimously.

J. Consider approving the ad valorem tax report for October 2025.

K. Consider approving the minutes of the City Council Regular Meeting held on November 3, 2025.

14. ADJOURNMENT

With there being no further business, Mayor Foreman adjourned the December 1, 2025, City Council Regular Meeting at 7:34 P.M.

_____
Mike Foreman, Mayor

Attest:

_____
Raquel Martinez, TRMC, City Secretary