

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF FRIENDSWOOD
January 5, 2026**

THE CITY COUNCIL OF THE CITY OF FRIENDSWOOD MET IN A REGULAR MEETING ON MONDAY, JANUARY 5, 2026, AT 5:30 P.M. IN THE BOARDROOM, 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
Morad Kabiri	City Manager
Karen Horner	City Attorney
Raquel Martinez	City Secretary

1. CALL TO ORDER

Mayor Pro Tem Ellisor called the meeting to order with a quorum present at 5:30 P.M. All members were present with the exception of Mayor Mike Foreman and Councilmember Michael P. Ross.

2. INVOCATION

The invocation was led by Chaplain Moe Mays of Friendswood Police Department.

3. PLEDGE OF ALLEGIANCE - United States and State of Texas

Mayor Pro Tem Ellisor led the Pledge of Allegiance of the United States and the Pledge to the State of Texas.

4. COUNCIL COMMENTS AND REPORTS

Mayor Pro Tem Ellisor opened the item inviting the council to provide their comments. Councilmember Branson noted that the Community Economic Development Committee (CEDC) met in December. Small Business Week would be held for the third annual occurrence from April 27 through May 1. She also thanked the Friendswood Downtown Economic Development Corporation (FDEDC) for the Christmas decorations on the south end of downtown near Stevenson Park and City Hall.

Councilmember Hanks echoed a happy new year and expressed gratitude for living in Friendswood. She stated she would be happy when kids go back to school and scooters and e-bikes were off the streets. Over the holidays, Councilmember Matranga shared that the animal services team picked up an elderly and emaciated black Labrador retriever. The team got the dog in, cleaned it up, and were able to locate an owner from the microchip. They contacted the owner and learned the dog had been lost ten years ago and were ecstatic to come get the dog. He gave a shout-out to the Animal Services Team.

Mayor Pro Tem Ellisor wanted to commend Parks. He stated that he walks his Labrador retriever in Centennial Park just about every day and that it is always refreshing to see city workers keeping things

clean, trash cans emptied, and people utilizing the park. He listed basketball, workout classes, soccer, lacrosse, football, runners, fishing, and people walking their dogs. He stated that the park is well utilized and that Stevenson Park has looked amazing during the season.

5. PUBLIC COMMENT

Mayor Pro Tem Ellisor announced no citizens had signed up to provide a public comment.

6. COMMITTEES OR SPECIAL REPORTS

A. Receive and discuss the annual report from the Friendswood Historical Society.

Friendswood Historical Society Representative and Former Mayor Dave Smith provided the Council with the Friendswood Historical Society Annual Report. He first stated that the Historical Society exists to preserve and spread the heritage of Friendswood's history and that it operates as a volunteer organization and a 501(c)(3). The organization runs two museums in Friendswood: the Perry House and the Brown Museum. He explained that the Perry House is located behind the Friendswood Friends Church and that the Brown Museum is on Skyview behind Hometown off Friendswood Drive. The museums are open on the first Sunday of every month from 10:00 A.M. to 2:00 P.M. and are also available for special tours.

Mr. Smith noted the organization would continue its annual programs and that there are about 25 citizens who volunteer and help, such as: the Ice Cream Social around Labor Day and Histor-Ween, where people are taken through the cemetery and introduced to Friendswood figures residing at the Friendswood Friends Church Cemetery. Mr. Smith added their organization still has the Adopt-A-Bed program and gardens at the Perry House.

Lastly, he noted that this year marks the 250th anniversary of the United States signing the Declaration of Independence. He shared his intention to build a large-scale replica of the Declaration of Independence and locate it temporarily at Stevenson Park. He hoped to bring the proposal forward and provide it as another service under the Historical Society's banner for the Fourth of July celebration. He thanked the Council for the opportunity to speak and for their support.

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

Former Councilmember Steve Rockey introduced the Joycina Baker Award to Council. The Friendswood Historical Society board had been working on the program for about a year and would roll it out this year. As Friendswood was founded on volunteerism, the award will recognize people who have made an impact through their volunteerism. It will be awarded annually to up to three people. Recipients must be living and have made a noteworthy impact on the City of Friendswood, school district, and associated areas. The award will be administered by the Historical Society and nominations will open in February and run through March.

Mr. Rockey noted the selection team is made up of board members and non-board members who will choose the honorees. A formal award ceremony will be held in October where honorees may invite friends and family to speak. He noted that current elected officials and Historical Society board members are not eligible. Former council or board members may be considered if the individual is no longer

servicing. He stated that 2026 will be the first year of the award and that the first year has been funded by donors with no city funding requested.

7. WORK SESSION TOPICS

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

Engineering Department Director Jil Arias provided an update to City Council of the City of Friendswood’s Active Capital Improvement Projects with the following highlights:

BLACKHAWK BOULEVARD PHASE II-C
Location: Blackhawk Boulevard (Pennystone Way to FM 2351; Thursa Lane to FM 528)
Status:
<ul style="list-style-type: none"> Phase II-B: Original contractor defaulted; complete; item on tonight’s agenda for Council to accept. Phase II-C: 90% plans submitted to the City for review; letting in February 2026.
Cost: \$9.6 million
Funding: Pct. 2 Partnership, Street Improvements (Sales Tax), Water/Sewer Working Capital.

24” CLEAR CREEK WATER LINE CROSSING PROJECT
Location: From Blackhawk Boulevard to FM 518.
Status: Nearing substantial completion; all pipe is in the ground with testing ongoing; restoration ongoing; change order on tonight’s agenda for additional paving.
Cost: \$5.0 million
Funding: ARPA Funds.

TANK PROJECT AT SURFACE WATER PLANT #1
Location: Blackhawk Boulevard near FM 528.
Status: Demolition of old tank complete; new tank foundation poured; concrete panels poured and curing; work due to be completed by October 2026.
Cost: \$5.0 million
Funding: ARPA Funds.

H-GAC UNIFIED PLANNING WORK PROGRAM (UPWP)
Lead Agency: Houston-Galveston Area Council.
Friendswood Active Transportation Plan: Community meeting held at the Library on December 18, 2025; 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, and development of actionable strategies.
Friendswood Parkway Corridor Study: Study completed; deliverables pending.
Funding: No local match; \$500,000 funded by H-GAC.

2024 H-GAC CARRY-OVER SPENDING PROJECTS
Status (TxDOT Engineering Ongoing):
<ul style="list-style-type: none"> FM 528 @ Bay Area Boulevard – Additional lanes utilizing existing right-of-way to increase turning movements and decrease intersection delay (30% plans delivered to TxDOT). FM 528 @ Winding Way – New northbound right-turn lane (30% plans delivered to TxDOT).

2024 H-GAC CARRY-OVER SPENDING PROJECTS (CONTINUED)
Friendswood Parkway / Pearland Parkway Project: New Advance Funding Agreement (AFA) resolution on tonight’s agenda to rename the project at TxDOT’s request.

- FM 528 @ FM 518 – Dual left-turn lanes along FM 528 (preliminary plans delivered to TxDOT).
- FM 528 @ Sunset – Restriping and reprogramming of traffic signals to add a second southbound left turn lane (30% plans delivered to TxDOT).

Cost: \$2.6 million

Funding: H-GAC Carry-Over Funds (20% local match, half of which may be another transportation project such as annual street maintenance).

Program Note: Projects are led by H-GAC and determined to meet Regional Transportation Plan visions and goals.

Funding: H-GAC Carry-Over Funds (no local match).

Status: Conceptual only.

On the 2024 H-GAC Carry-Over Spending Projects, Councilmember Branson asked whether there was any concern that the projects would not be completed before the funding deadline. Mr. Arias stated that staff are actively engaged with TxDOT and have communicated their plans to ensure the schedule is met. City Manager Morad Kabiri added that TxDOT raised concerns about utility relocations if pavement is widened, so the City is also considering striping enhancements to achieve the same dual left-turn movements without widening. He confirmed that a completed project will be implemented before the deadline, so the funding is not lost.

With that concluding the presentation, Mayor Pro Tem Ellisor considered the update received.

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.”

Community Development Department (CDD) Director Aubrey Harbin relayed this was a two-part zone change request. The first step was amending the Future Land Use Map in order to approve the zone change. This public hearing was for the Future Land Use Map amendment. Currently, the map has the front portion designated as Retail and the rear portion designated as Industrial. In order to approve a mixed-use planned unit development, the designation must be changed to Mixed Use.

At 5:58 P.M., Mayor Pro Tem Ellisor opened the public hearing.

Mayor Pro Tem Ellisor announced the following citizens had signed up to speak on the item.

Mr. Nicholas Deutsch, developer of the Garage Ultimate project, relayed he spoke on behalf of approximately 20 property owners who have concerns about changing the Future Land Use Map and zoning change. Their concern was that the proposed mixed-use planned unit development would introduce high-density residential which is incompatible with the current industrial use. He discussed their reliance on the area remaining industrial. He further stated that no traffic impact analysis has been completed. The proposed development of approximately 391 apartment units and multiple retail buildings would increase congestion and affect neighboring property owners.

Mr. Ellison Farias, resident and Garage Ultimate owner, noted that owners invested in the project to enjoy their cars and host activities like car shows. He emphasized traffic and safety concerns, noting Clear

Creek High School's proximity. He stated that traffic on FM 2351 is already heavily delayed and warned that increased rush-hour traffic would further impact Friendswood and pass-through commuters.

Mr. Stephen Guerin, resident of League City and a Garage Ultimate owner, stated he purchased two units specifically because the area was zoned Industrial. He noted that he had previously left a location adjacent to high-density multifamily due to safety and public safety issues. He stated that if the rezoning is approved, he believes the value of his property will be eroded and is not happy about that.

Mr. Phil Ratisseau, resident along Blackhawk, opposed the project due to increased traffic, drainage concerns based on past flooding in his home, and overall neighborhood fit. He stated that other uses could occur on the property, including possible expansion of Garage Ultimate. He urged the Council to carefully consider the impacts before changing the zoning to allow high-density residential development.

Ms. Harbin then introduced the applicant's representative to provide a comment. Mr. Jeffrey Boutte of EHR Engineering stated that he represents the applicant, property owner, and proposed multifamily developer. He explained the site was attractive for rezoning because it sits on the edge of multiple uses, including: a golf course, a county park, Clear Creek High School, nearby apartment complexes, and a proposed regional detention partnership with Harris County. He noted that it made the area more of a transitional zone than strictly industrial. He stated that drainage would be addressed through ordinance requirements, and that traffic concerns would be evaluated through a required traffic impact analysis. He added the mixed-use design could allow some residents to live and work on site and that the plan includes green space and a potential semi-public trail connection to the adjacent park.

At 6:16 P.M., Mayor Pro Tem Ellisor closed the public hearing.

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).

At 6:48 P.M., Mayor Pro Tem Ellisor opened the public hearing and asked staff to summarize the subject matter.

Community Development Department (CDD) Director Aubrey Harbin stated this was the second part of the zone change request and that the discussion would go more into the project details. She exhibited a map before Council that showed what is currently zoned Community Shopping Center and Industrial. The property is subject to the Community Overlay District, which functions as a buffer, but that north of the creek in the industrial area the buffer was reduced several years ago from 300 feet to 150 feet.

Ms. Harbin relayed the proposed project is a mixed-use development consisting of high-density residential and commercial space. The commercial portions will utilize the Neighborhood Commercial zoning district to regulate uses allowed, and any uses requiring a specific use permit (SUP) would still require an SUP. The total commercial square footage is approximately 85,000 square feet. She stated that the residential portion would include 366 garden apartments and 24 townhomes. Access to the property would be through the existing road that leads to Garage Ultimate and explained that the property was originally divided into 10-acre tracts with 40-foot access easements along the perimeter to provide access to rear tracts, resulting in an ultimate right-of-way width of 60 feet. The tracts are developed, the additional 10 feet on each side is required to achieve the full 60-foot right-of-way.

Representative of the applicant, Mr. Jeffrey Boutte of EHRA Engineering, stated that the request before Council represents only step one of the zoning process: the concept plan phase. The plan in the packet is subject to change but must comply with the regulations in the Planned Unit Development (PUD). The second step would require formal site plan approval with civil and building plans reviewed by staff, Planning and Zoning, and Council. The site will be required to have two points of access, two residential buildings were moved farther from Garage Ultimate (as recommended by Planning and Zoning), and that the concept plan establishes approximately a 70-foot residential setback and a 20-foot mature tree buffer. He noted they were willing to increase both if Council requests. He noted regional detention project could reduce on-site detention needs and allow the site to shift farther west away from Garage Ultimate. Also, traffic impact analysis and drainage studies will be required prior to development.

Councilmember Matranga wished to address noise concerns. Mr. Boutte responded that no formal engineering had been completed. However, informal research suggested a 50-foot tree buffer could reduce noise by five to ten decibels. The plan now includes a 20-foot mature tree buffer and at least a 70-foot building setback. Also, the property owner is willing to increase the buffer if Council requires. Councilmember Matranga additionally asked what amenities would be provided to residents. Mr. Boutte listed: a north-south open space serving as a semi-public trail connection toward Frankie Carter Randolph Park (subject to county approval), a private green space for the apartments, a green space promenade with townhomes, and retail forming a public plaza area.

Councilmember Griffon noted the plat had been updated since the Planning and Zoning meeting because the buildings were pushed farther away from Garage Ultimate. He then raised concerns about the private roadways and easements. Mr. Boutte clarified the existing easement is 40 feet total. Ms. Harbin added that the applicant is only required to dedicate an additional 10 feet of easement on their own property. The ultimate requirement is a 60-foot road easement, not 60 feet of pavement. The roadway will remain a private drive that property owners have the right to use. It will not be dedicated or maintained as a public street by the City. The additional 10 feet will only come from the subject property to support fire access.

Councilmember Hanks noted she received calls claiming the project was proposed Section Eight housing, but clarified that it is not occurring. She acknowledged concerns about traffic and overall congestion in Friendswood and noted that detention would be addressed through normal processes. She expressed difficulty understanding how residential development would negatively impact the existing garage properties compared to what could be built under the current industrial zoning. Councilmember Griffon agreed and appreciated the fact that the applicant moved the residential building away from the Garage Ultimate property line. He additionally added that he believed there was a good buffer. As long as it is subject to the community overlay district, he had no problem with the commercial shopping centers.

Councilmember Branson expressed the remaining developable land in Friendswood is challenging and that PUDs offer needed flexibility. She also supported providing a variety of housing options in the city. She questioned whether the multifamily component would be higher-end and wondered if they considered 55 and over as there was a demand. Lastly, she asked where second access point to the site would be given ongoing traffic concerns. Mr. Boutte replied the second access connects to an existing median cut on FM 2351 and the expanded roadway easement. Any turn lane or signal improvements would be determined through the traffic impact analysis. The developer also responded that their company specializes in market-rate luxury multifamily, unfortunately not 55 and up.

Mayor Pro Tem Ellisor announced the following citizens had signed up to speak on the item.

Ms. Darlene Gilley stated that she and several other owners moved to Friendswood specifically because Garage Ultimate is located in an industrial area. She expressed concerns that residential development would create safety risks for children and vehicles. She urged the City to keep the area industrial to support business growth and preserve the community that has formed around Garage Ultimate.

Mr. Ellison Farias addressed that the private road does not extend to Timber Creek Golf Course. He stated that existing nearby apartment complexes already experience police activity and warned that adding high-density residential would increase safety issues despite the quality of the proposed development.

At 6:55 P.M., Mayor Pro Tem Ellisor closed the public hearing.

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).

Prior to the motion, Mayor Pro Tem Ellisor opened the floor for Council discussion.

Councilmember Matranga asked about the cost of city services for higher-density residential. City Manager Morad Kabiri relayed impacts vary by site, but overall, the City balances services through its tax base. Councilmember Matranga then raised concerns about sequencing in a mixed-use development, emphasizing that he did not want apartments built without the commercial component. Community Development Department (CDD) Director Aubrey Harbin confirmed that phasing requirements could be written into the Planned Unit Development (PUD) with Council's approval. Staff additionally explained that PUD zoning allows negotiated noise thresholds and mitigation requirements. Nevertheless, Councilmember Matranga expressed the zoning felt incompatible.

Councilmember Griffon was reluctant to impose rigid phasing requirements without development expertise and preferred hearing directly from the property owner on realistic timelines to ensure commercial permits move forward alongside residential. He emphasized respect for property rights, noting the owner already holds the property, and expressed concern about noise compatibility between industrial and residential uses. He suggested exploring physical mitigation measures (such as barrier walls, buffers, or performance standards tied to decibel limits) rather than prescriptive construction percentages. He indicated being more comfortable supporting the project if enforceable noise standards could be written into the PUD and demonstrated through site plans and engineering compliance.

Ultimately, Council agreed to postpone the item so that phasing requirements and noise mitigation standards could be further developed and brought back for consideration.

A motion was made by Councilmember Griffon and seconded by Councilmember Hanks to suspend Item 8.C., until staff addresses the issues expressed at the meeting with the developer. However, the motion was later amended by Mayor Pro Tem Ellisor to postpone the item. The vote was the following:

Ayes: Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Robert J. Griffon

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

At 7:17 P.M., Mayor Pro Tem Ellisor recessed the meeting for a short break and reconvened at 7:28 P.M.

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.**

Community Development Department (CDD) Director Aubrey Harbin relayed the item is primarily a cleanup and clarification for the Friendswood City Center Planned Unit Development (PUD). The proposed changes include:

- increasing the maximum height from 70 feet to 90 feet on Lots 6 through 12;
- increasing the maximum number of stories from four to six stories on Lots 6 through 11;
- increasing density from 29 to 43 units per acre on Lots 6, 8, 9, 10, 11, and 12;
- reducing front yard, interior side yard, and exterior side yard setbacks;
- reducing certain landscape buffers;
- allow multifamily use on the first floor of Lots 6, 7, 9, and 10 (provided the units are not located on the front of the building);
- additional exhibits were added for signage, landscaping, and street cross-sections; and
- for the front five lots, dumpster enclosures will be allowed in front of the building lines because the buildings have rear street entry and there is no space behind the buildings.

She stated that the applicant was present to provide further explanation at Council's request.

At 7:30 P.M., Mayor Pro Tem Ellisor opened the public hearing.

Mayor Pro Tem Ellisor announced one citizen, Mr. Phil Ratisseau, had signed up to speak on the item but the citizen passed.

At 7:31 P.M., Mayor Pro Tem Ellisor closed the public hearing.

- 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.**

A motion was made by Councilmember Hanks and seconded by Councilmember Matranga to approve Ordinance No. 2026-01, as submitted and related to Item 9.B. The vote was the following:

Ayes: Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Robert J. Griffon

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

ORDINANCE NO. 2026-01

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 BLACK-HAWK 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.

10. CITY MANAGER'S REPORT

A. Present an update regarding the 2025 Employee Service Award recipients.

City Manager Morad Kabiri reported that the City recognized 24 employees for service milestones ranging from 5 to 25 years during the annual holiday dinner, thanking staff for their continued dedication and Council members who attended.

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.

City Manager Morad Kabiri announced that the City received its 37th consecutive Gulf Coast Finance Officers Association Excellence Award for its Annual Comprehensive Financial Report. He credited the finance team and Council leadership for maintaining this long-standing achievement.

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.

City Manager Morad Kabiri recognized Graduate Engineer Marua Blackburn for presenting the City's Master Drainage Plan to the Texas Floodplain Management Association. He noted that Friendswood staff are frequently sought out by professional organizations to share their expertise. He expressed appreciation for the recognition the presentation brings to Friendswood and thanked staff for their work.

D. Present an update regarding the ISO's Public Protection Classification (PPC) Results for the City of Friendswood.

City Manager Morad Kabiri reported that the City's Insurance Services Office (ISO) rating improved from Class 3 to Class 2, reflecting stronger fire suppression capabilities and infrastructure performance. He noted that very few cities in Texas and nationwide achieve a Class 1 or Class 2 rating. He credited the Fire Department, Emergency Services, Public Works, and Engineering, and explained that ISO ratings directly influence homeowner and commercial insurance costs.

E. Present an update on the Fashion Show at the Senior Center on Thursday, January 8, 2026.

City Manager Morad Kabiri announced that the Senior Center Fashion Show will take place on Thursday, January 8, at 1:00 P.M. at the Senior Activity Building. He encouraged seniors and non-seniors to attend.

F. Present an update regarding the Friendswood Arbor Day Event on Saturday, January 17, 2026.

City Manager Morad Kabiri announced the City's annual tree giveaway will take place on Saturday, January 18, in the parking lot behind City Hall at Stevenson Park. Residents must show proof of Friendswood residency and trees will be distributed on a first-come, first-served basis.

G. Present an update on the Mardi Gras Celebration at the Senior Center on Wednesday, January 21, 2026.

City Manager Morad Kabiri announced that the Senior Center will host a Mardi Gras celebration on Wednesday, January 21, from 11:00 A.M. to 1:00 P.M. at the Senior Activity Building. He invited residents to wear Mardi Gras outfits and beads and enjoy the festivities.

H. Present an update regarding the City's Touch-A-Truck and Winter Weather Event on Saturday, January 24, 2026.

City Manager Morad Kabiri announced that the City will host a "Touch a Truck in Winter Weather" event on Saturday, January 24, at 10:00 A.M. at Friendswood High School. He noted last year the event was a great success and was moved to the high school to accommodate more participants. The event is geared toward younger children but also serves as an educational opportunity for families to see city equipment and learn how to prepare for extreme winter weather.

I. Present an update regarding Council candidate application and packet.

City Manager Morad Kabiri announced that municipal elections will be held on May 2, 2026, for Council Positions Two and Five. The first day to file is January 14 and the last day is February 13.

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.

City Manager Morad Kabiri recalled Council had approved this item on first reading the previous month, with a request for expanded backup material showing the differences between the 2018 and 2024 codes, local amendments, and a marked copy of changes, all of which were provided in the agenda packet.

Community Development Department (CDD) Director Aubrey Harbin summarized that much of the ordinance changes reorganize and clarify existing code language. She presented the following proposed amendments:

- Reorganized Chapter 14 for clarity and consistent structure;
- Clarified appeal roles of the Construction Board of Appeals and Zoning Board of Adjustment;
- Removed outdated local electrical licensing language now regulated by the State;
- Updated contractor registration and insurance requirements;
- Increased minimum general liability insurance from \$300,000 to \$1,000,000;
- Clarified digital permitting, plan retention on job sites, and violation procedures;
- Added site housekeeping and trash control standards during construction;
- Confirmed reinspection and work-without-permit fees in Appendix D; and
- Clarified certificates of occupancy requirements for all tenants or ownership changes.

Chief Building Office Brian Rouane reviewed the adoption of updated building, residential, plumbing, mechanical, pool, energy, and electrical code. He said most changes are administrative and meant to clarify how the city applies the codes. The amendments presented were as follows:

- Adoption of 2024 ICC codes and 2023 National Electric Code;
- Streamlined administrative language across all adopted codes;
- Added local climate and geographic standards (e.g. sewer depth, vent pipe length);
- Required engineer-stamped foundation plans for windstorm compliance;
- Required exterior electrical service disconnects;
- Standardized permit expiration dates across all codes;
- Aligned irrigation standards with Texas state requirements;
- Clarified residential code updates on plumbing tests, sprinklers, outlets, and disconnects; and

- Relocated substandard structure enforcement into building code administration.

Emergency Services Director Brian Mansfield summarized the fire code updates for Council as follows:

- Updated safety rules for lithium batteries and micromobility devices;
- Expanded sprinkler and alarm requirements for new hazard categories;
- Added carbon monoxide detection in more occupancies;
- Updated refrigerant, fuel, and hazardous materials regulations;
- Added safety rules for outdoor events, tents, and temporary operations;
- Required hydrants within 40–100 feet of standpipe connections;
- Maintained 300-foot maximum hose lay distance to hydrants;
- Required fire suppression for cooking in all commercial occupancies;
- Prohibited dividing sprinkler systems by fire areas;
- Expanded sprinkler requirements for larger or multi-story buildings;
- Required interior alarm notification in common areas;
- Required exterior, centralized pump and riser rooms;
- Required elevator emergency power for buildings with two or more levels above or below grade; and
- Added aerial access exceptions when enhanced fire systems are installed.

Councilmember Griffon asked about cooking fire suppression, sprinkler rules, alarm visibility, hydrant placement, riser room location, elevator emergency power, and how occupant loads are calculated. Mr. Mansfield explained that most updates reflect practices already being enforced but not clearly written in code. Existing buildings will not be required to retrofit unless there is a change in occupancy.

Mr. Mansfield further specified that cooking suppression is required because cooking is the leading cause of fires. Partial sprinkler systems are no longer allowed to avoid confusion during emergencies. Interior alarms are required so occupants know when sprinklers activate, riser rooms must be exterior for access during operations, and elevators must have emergency power for buildings above the level of discharge. Occupancy loads are calculated by code using room types and square footage, which can limit restaurant expansion unless sprinklers are added. However, Mr. Mansfield noted alternative designs may be considered through staff review or appeals. Friendswood's codes now align with surrounding cities, and the changes support public safety and the City's improved ISO rating.

Councilmember Griffon said that without context, he previously imagined overreach and unnecessary regulation. After reviewing the materials, he saw careful work, clear organization, and thoughtful revisions. He thanked staff for making the updates easier to understand and the added context was a relief.

A motion was made by Councilmember Matranga and seconded by Councilmember Griffon to approve Ordinance No. 2026-02, as submitted and related to Item 11.A. The vote was the following:

Ayes: Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Robert J. Griffon

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

ORDINANCE NO. 2026-02

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.

- 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.**

City Manager Morad Kabiri recalled that this item was the second reading of the ordinance addressing pedestrian areas within public rights-of-way. The ordinance was adjusted to have an 8-foot clearance over sidewalks as opposed to 10 feet, which was originally proposed.

A motion was made by Councilmember Branson and seconded by Councilmember Hanks to approve Ordinance No. 2026-03, as submitted and related to Item 11.B. The vote was the following:

Ayes: Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Robert J. Griffon

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

ORDINANCE NO. 2026-03

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.

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.

A motion was made by Councilmember Branson and seconded by Councilmember Griffon to approve Ordinance No. 2026-04, as submitted and related to Item 11.C. The vote was the following:

Ayes: Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Robert J. Griffon

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

ORDINANCE NO. 2026-04

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.

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.

A motion was made by Councilmember Griffon and seconded by Councilmember Hanks to approve Ordinance No. 2026-05, as submitted and related to Item 11.D. The vote was the following:

Ayes: Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Robert J. Griffon

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

ORDINANCE NO. 2026-05

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.

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.

A motion was made by Councilmember Hanks and seconded by Councilmember Branson to approve Ordinance No. 2026-06, as submitted and related to Item 11.E. The vote was the following:

Ayes: Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Robert J. Griffon

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The item passed unanimously.

ORDINANCE NO. 2026-06

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.

12. CONSENT AGENDA

A motion was made by Councilmember Matranga and seconded by Councilmember Griffon to approve Consent Agenda Items 12.A. through 12.N. The vote was the following:

Ayes: Mayor Pro Tem John Ellisor, Councilmember Sally Branson, Councilmember Trish Hanks, Councilmember Joe Matranga, and Councilmember Robert J. Griffon

Nays: None

Absent: Mayor Mike Foreman and Councilmember Michael P. Ross

The Consent Agenda passed.

- 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.**

RESOLUTION NO. R2026-01

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-OFWAY WITH THE STATE OF TEXAS FOR THE 2026 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.**

RESOLUTION NO. R2026-02

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.

- 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

With there being no further business, Mayor Pro Tem Ellisor adjourned the January 5, 2026, City Council Regular Meeting at 8:08 P.M.


John Ellisor, Mayor Pro Tem

Attest:


Raquel Martinez, TRMC, City Secretary

