



**CITY COUNCIL REGULAR MEETING
MONDAY, MAY 4, 2026, 5:30 PM
COUNCIL CHAMBERS, CITY HALL
910 S. FRIENDSWOOD DR., 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 the Animal Shelter Advisory Committee Annual report.

7. WORK SESSION TOPICS

- A. Discuss possible amendments to the City of Friendswood Sign Ordinance.
- B. Receive and discuss the Engineering Department's Quarterly Drainage Update.

8. REQUEST TO VACATE AN ELECTRIC EASEMENT AT 3535 E PARKWOOD (BROOKSIDE INTERMEDIATE SCHOOL)

- A. Conduct a public hearing regarding a request to vacate an electric easement of 1.076 acres being 21.5 feet wide and located along the westerly property line of 3535 FM 528 and extending south to the Harris County Flood Control Ditch as recorded in Harris County Real Property Records, File Number RP-2024-424559, City of Friendswood, Harris County, Texas.
- B. Consider authorizing a Consent to Release and Abandonment of an Electric Easement with the Clear Creek Independent School District and a Consent to Release and Abandonment of an Electric Easement with the Madison Development Corp., LLC.
- C. Consider an ordinance authorizing the abandonment of an electric easement consisting of 1.076 acres and being 21.5 feet wide and located along the westerly property line of 3535 FM 528 and extending south to the Harris County Flood Control Ditch as recorded in Harris County Real Property Records, File Number RP-2024-424559, City of Friendswood, Harris County, Texas.

9. FUTURE LAND USE MAP AND ZONING MAP AMENDMENTS FOR AUTUMN CREEK

- A. Conduct a public hearing regarding a City-initiated request to amend the Future Land Use Map to change the category designation of Reserves C and D of Autumn Creek Section 3; Reserve C of Autumn Creek Section 5; 3001 through 3011 Harvest Hill Drive; 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail; 3201 through 3205 Cedar Ridge Court; and 2910 and 2912 Harvest Hill Drive from "Garden Homes" to "Low Density Residential"; and to change the category designation of 3000, 3002, 3003, and 3005 Cedar Ridge Trail; 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive; and 2800, 2802, and 2804 Harvest Hill Court from "Garden Homes and "Low Density Residential" to "Low Density Residential."
- B. Conduct a public hearing concerning a city-initiated request to amend the Official Zoning Map to change the zoning classifications of (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from "Garden Home District (GHD)" to "Single Family Residential (SFR)"; and to change the zoning classifications (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from "Garden Home District (GHD)" and "Single Family Residential (SFR)" to "Single Family Residential (SFR)."
- C. Consider an ordinance amending the Future Land Use Map (FLUM) to change the category designations of (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from "Garden Homes" to "Low Density Residential" and amending the Official Zoning Map to change their zoning district classifications from "Garden Home District (GHD)" to "Single Family Residential (SFR)"; and amending the Future Land Use Map (FLUM) to change the category designations of (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from "Garden Homes" and "Low Density Residential" to "Low Density Residential" and amending the Official Zoning Map to change their zoning district classifications from "Garden Home District (GHD)" and "Single Family Residential (SFR)" to "Single Family Residential (SFR)."

10. SUBDIVISION ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE PLATS

- A. Conduct a public hearing concerning amendments to Appendix B "Subdivisions" of the Friendswood City Code to authorize the director of community development to approve plats except in certain situations consistent with Local Government Code Chapter 212.0065 and to make minor administrative corrections.
- B. Consider an ordinance concerning amendments to Appendix B "Subdivisions" of the Friendswood City Code to authorize the director of community development to approve plats except in certain situations consistent with Local Government Code Chapter 212.0065 and to make minor administrative corrections.

11. ZONING ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE SITE PLANS

- A. Conduct a public hearing concerning amendments to Appendix C “Zoning” of the Friendswood City Code to authorize the director of community development to approve site plans except in certain situations, to consolidate site plan approval requirements, and to make minor administrative corrections.
- B. Consider an ordinance concerning amendments to Appendix C “Zoning” of the Friendswood City Code to authorize the director of community development to approve site plans except in certain situations, to consolidate site plan approval requirements, and to make minor administrative corrections.

12. CITY MANAGER'S REPORT

- A. Present an update regarding the City's Memorial Day Ceremony.
- B. Present an update regarding Building Safety Month in May.
- C. Present an update regarding Municipal Clerks Week, May 3-9, 2026.
- D. Present an update regarding Police Week, May 10-16, 2026.
- E. Present an update regarding Emergency Medical Services Week, May 17-23, 2026.
- F. Present an update regarding the National Public Works Week, May 17-23, 2026.
- G. Present an update regarding the Friendswood Public Library Summer Reading Program.
- H. Present an update regarding the Friendswood Police Department receiving the 2026 Community Champion Award by the Bay Area Alliance.
- I. Recognize Mayor Mike Foreman and Assistant City Managers Katina Hampton and Lettie Brysch for their participation as speakers at the TWLI's Women Shaping Texas Cities Conference in San Antonio on April 16, 2026.

13. BUSINESS ITEMS

- A. Consider awarding the 2020 Lift Station Mitigation Package 4 - Lift Station 4 Construction Services Project to McDonald Municipal and Industrial, a Division of C.F. McDonald Electric, Inc. (Bid No. 2026-04).
- B. Consider awarding the Lift Station No. 2 Rehabilitation Project to Sustanite Support Services, LLC (CSP #2026-03).
- C. Consider awarding the Blackhawk Boulevard Reconstruction Phase II - Repackage C Project to Reytec Construction Resources, Inc. (CSP #2026-02).
- D. Consider authorizing the Second Amendment to the Professional Services Agreement with HDR Engineering, Inc., for the Blackhawk Boulevard Reconstruction Phase II Repackage C Project to design parallel street parking along Blackhawk Boulevard and to incorporate such design into the reconstruction project.
- E. Consider an Interlocal Agreement with the County of Galveston to partially fund improvements to city streets within the city limits of Friendswood, Texas.
- F. Consider appointing a Grand Marshal of the City's 2026 4th of July Grand Parade.

14. PROPOSED ORDINANCES & RESOLUTIONS

- A. Consider an ordinance amending the City's General Budget for Fiscal Year 2025-2026 by approving “Budget Amendment VII” and providing for supplemental appropriation and/or transfer of certain funds.

15. 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 Councilmember 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 City Manager to execute a Local On-System Improvement Project Agreement (LOSA) with the Texas Department of Transportation for FM 528 signal improvements at Friendswood Parkway.
- B. Consider a resolution amending Resolution No. R2025-30, which authorized an Advance Funding Agreement with the Texas Department of Transportation for a Surface Transportation Block Grant Project related to the Sunset Boulevard Signal Improvements Project, to authorize an in-kind match and a cash match and to ratify the payment of the initial remittance to the Texas Department of Transportation.
- C. Consider a resolution amending Resolution No. R2025-32 to authorize additional local funds for the Community Development Block Grant (CDBG) Annalea Neighborhood Improvements Project.
- D. Consider a resolution authorizing the City of Friendswood's submittal of a Motor Vehicle Crime Prevention Assistance (MVCPA) grant application; authorizing a cash match; and appointing authorized representatives to act on behalf of the City under the grant.
- E. Consider authorizing an Emergency Dispatching Services Agreement with Harris County Municipal Utility District No. 55.
- F. Consider accepting the Sterling Estates public paving and utilities infrastructure project and authorizing the commencement of the contractor's one-year maintenance period.
- G. Consider authorizing the purchase of mobile shelving units from Library Interiors of Texas, LLC, through BuyBoard Contract No. 767-25.
- H. Consider renewing the Janitorial Services Agreement with American Janitorial Services (AJS), for the first one-year renewal term.
- I. Consider approving the Friendswood Downtown Economic Development Corporation's payment to Comcast to remove and relocate communication lines in the downtown area.
- J. Consider approving the Friendswood Downtown Economic Development Corporation's payment to AT&T to prepare a cost estimate for a custom work order to remove and relocate communication lines for the downtown area.
- K. Consider approving the ad valorem tax report for March 2026.
- L. Consider approving the minutes of the City Council Regular Meeting held on April 6, 2026.

16. ADJOURNMENT

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.090 TO DISCUSS ANY MATTERS LISTED ABOVE.

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

City of Friendswood
 FYE 2026 Taxpayer Impact Statement
 (Based upon Balanced Budgets)

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

Raquel Martinez



Posted by: Raquel Martinez, TRMC, City Secretary
 Posted in compliance with the Open Meetings Act on this
28th day of April 2026, at 7:30p.m.