

STATE OF TEXAS )(  
 CITY OF FRIENDSWOOD )(  
 COUNTIES OF GALVESTON/HARRIS )(  
 MARCH 5, 2018 )(  
 )

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD CITY COUNCIL THAT WAS HELD ON MONDAY, **MARCH 5, 2018**, AT 5:30 PM AT FRIENDSWOOD CITY HALL COUNCIL CHAMBERS, 910 S. FRIENDSWOOD DRIVE, FRIENDSWOOD, TEXAS, WITH THE FOLLOWING PRESENT CONSTITUTING A QUORUM:

MAYOR	KEVIN HOLLAND
MAYOR PRO-TEM	STEVE ROCKEY
COUNCILMEMBER	SALLY BRANSON
COUNCILMEMBER	JIM HILL
COUNCILMEMBER	MIKE FOREMAN
COUNCILMEMBER	JOHN SCOTT
COUNCILMEMBER	CARL GUSTAFSON
CITY ATTORNEY	MARY KAY FISCHER
CITY MANAGER	ROGER ROECKER
CITY SECRETARY	MELINDA WELSH

### **REGULAR SESSION**

Mayor Holland called the meeting to order.

The invocation was given by Senior Pastor Dr. David Lorenz with First Baptist Church.

Mayor Holland led the Pledge of Allegiance to the United States and to the State of Texas.

### **COMMUNICATIONS FROM THE PUBLIC**

Phillip Ratisseau, Friendswood resident, addressed Council and stated he has done some research on drainage and flooding that has gone on in the area. Congress has appropriated money for storm relief, money has been budgeted to go to the United States Army Corps of Engineers (USACE) but USACE has not decided how the money will be dispersed. The public needs to speak to their representatives to put pressure on the USACE to start projects and bring attention to work that needs to be done on local creeks. Galveston County Judge Mark Henry is working with Galveston County Drainage District to use their barge to clean out the creek.

Ken Clark, Galveston County Commissioner, addressed Council and stated he would like to address information Council received in regards to the Southeast Regional Detention Facility. The City of Friendswood, along with Galveston County Consolidated Drainage District, and Galveston County partnered with Harris County Flood Control to reduce flooding on Clear Creek. Harris County Flood Control has been made aware that some of that dirt has found its way into a disposal site that is close to the creek. The contractor will be working vigorously over the next 30 to 40 days to move the dirt. The dirt being moved has been tested, is safe to move/dispose of in a normal manner, and is not toxic.

Don Johnson, Friendswood resident, addressed Council and stated last month he came to Council with a problem he was not sure could be resolved. He thanked Council, Staff, and the drainage district directors that helped get an amazing turnaround from Harris County Flood Control District.

Billy Enochs, Friendswood resident, addressed Council and stated it is the eve of Election Day and he is running for Galveston County Commissioner Precinct 4. He is running to bring the truth to light, is more about servant leadership trumps micromanaging, and should conduct ourselves in a manner that inspires the next generation. The election is about people not politics, and some people are stepping forward to try to make a difference. Friendswood residents have always shown up strong on Election Day and

encouraged everyone to get out and vote, and would be honored if they choose to vote for him as Galveston County Commissioner Precinct 4.

### **WORK SESSION**

Mayor Holland opened the discussion regarding the Galveston County Bond Program. Assistant City Manager Morad Kabiri stated in November 2017, Galveston County held a bond election regarding four propositions, and one of the propositions pertain to a transportation project for the City of Friendswood. In April 2017, Galveston County had asked for a list of projects from the city and one was submitted to them. The letter reflected the city's Capital Improvement Plan and a project Council felt needed to move forward here in the City of Friendswood. The bond program passed and the County is now looking for a scope for the project in order to move forward with a local agreement. Mr. Kabiri introduced Michael Shannon, Galveston County Engineer, to explain to Council the process and the timing of which the bonds will be issued and the projects moved forward. Galveston County Engineer Michael Shannon stated the county needs direction from the city as to the scope of what project the city would like included and to proceed with a bond issue project. The Galveston County Commissioners Court would authorize any agreement, starts with the scope, basic framework of local agreements, county would contract for the engineering and construction, and the city would maintain and own the project after completion. The allocation was treated in an equitable manner and based on population percentage. The City of Friendswood was allocated \$3.57 Million with a dollar for dollar match up to \$1 Million additional funds. The total funds available for the project including matching funds is \$5.57 Million. The county did get an indication that one of the projects the city was considering was Friendswood Lakes Boulevard, and need clarification on the direction of the project.

Discussion took place between Mayor, Council, Galveston County Engineer Michael Shannon, Galveston County Commissioner Ken Clark, and Staff regarding the Friendswood Lakes Boulevard project, estimated to be from FM 528 to West Boulevard, bonds have been sold and funds are available from the county to start engineering, there is no set hard deadline from the county at this time for project scope, right-of-way acquisitions may need to be acquired, two-lane road versus four-lane road, and possible funding options for the city's portion of the project. The consensus of Council was for Staff to talk to Galveston County about other potential funds available from the county, meet with property owners to see what kind of involvement can be expected from them to get a dialogue started, and look into doing a traffic study of the project area.

Mayor Holland opened the discussion regarding Public Education/Government Access (PEG) technology updates. Multi-Media Communication Specialist Jeff Newpher presented a PowerPoint presentation regarding technology updates to include Council Chamber displays, distribution system, and television (TV) production. Funding for all three components would come from Public Education/Government Access (PEG) Channel funding, explained where PEG Channel funding comes from, funds may only be used for capital expenditures related to the PEG Channel. Technology upgrades in the Council Chamber will include a ceiling mounted television facing the audience, tablet option at the City Manager position, could be used for presentations during Council meetings and Planning and Zoning Commission meetings. The second component of the technology upgrade is the distribution system which will create an in-house TV network, allows conference rooms and some Staff offices to view what is being played back through the media equipment, and allow other City Hall locations to view Council meetings live. The third component of the technology upgrade is the TV production component with an upgrade portable system from standard definition (SD) to high definition (HD) and robotic manned and wireless manned cameras. The most important part of this plan is the continued relationship with the media students at Friendswood Independent School District (FISD). Instead of having robotic cameras, used cameras would be manned by students trained to operate the equipment for use in recording library presentations, parades, concerts, ceremonies, and events. Staff recommends selecting Ford Audio-Video Systems LLC (Ford AV) as the vendor, same vendor that did Council Chamber upgrades last year, part of the BuyBoard purchasing cooperative, is saving the city time and money. The cost of the three components would be Council Chamber upgrades \$13,109, distribution system \$18,212, and TV production \$107,344. Ford AV assembles and tests all equipment in their warehouse, then delivers and installs the systems. There would be a 10-week turnaround on the project if Council approves the proposed technology upgrades.

Discussion took place between Mayor, Council, and Staff regarding the current balance in Public Education/Government Access funds is \$615,000, and the city receives an estimated \$100,000 yearly.

Mayor Holland opened the discussion regarding the Capital Projects update. Director of Public Works/City Engineer Patrick Donart presented a PowerPoint presentation regarding the progress made on Capital Projects since the February Council meeting. He reported on Old City Park, restroom and pavilion at Lake Friendswood, Lift Station No. 23, Pavement Management Survey, Blackhawk Boulevard Phase II, Blackhawk Wastewater Treatment Plant, Mandale Bridge, current Texas Department of Transportation (TxDOT) projects and county projects throughout the city.

With concurrence of Council, Mayor Holland moved to Agenda Item 8, Communications from Committees and Special Reports.

### **COMMUNICATIONS FROM COMMITTEES AND SPECIAL REPORTS**

Planning and Zoning Commission Chair Rhonda Neel presented the annual report and stated over the past year the Planning and Zoning Commission (P&Z) have looked at five preliminary plats, eight final plats, nine commercial site plans, six zone change recommendations, and one vacation of right-of-way. Accomplishments that P&Z had throughout the year include welcoming four new commissioners, five commissioners and three staff members attended the American Planning Association Texas Chapter Conference, conducted an annual review of the Permitted Use Table and the NAICS codes, formed a planning subcommittee and an ordinance subcommittee to manage items on the P&Z to-do list, and discussed and reviewed various zoning related items. Ongoing projects include review of the Future Land Use map, Official Zoning map, Major Thoroughfare Plan, Zoning Ordinance and Subdivision Ordinance updates. Ms. Neel thanked City Staff for keeping P&Z prepared and informed.

### **CITY MANAGER'S REPORT**

City Manager Roger Roecker reported that Youth Sports Day is scheduled for Saturday, March 24, 2018, at 9:00 AM. The parade will travel from Heritage Drive to Renwick Park, where Little League and Girls Softball will kick off the season with the first pitch being thrown by Councilmembers Rockey and Foreman.

The City Manager reported that the National Council for Home Safety and Security has named the City of Friendswood one of the Safest Cities in Texas for 2018. The City of Friendswood was ranked the eighth safest in Texas and the safest in the greater Houston area. The National Council for Home Safety and Security reviewed the most recent FBI Uniform Crime Report statistics along with their own population data and internal research. The recognition is due to the men and women of the city's Police Department, resident's awareness, and priority reporting of potential criminal activity. The only cities bordering Friendswood that made the list of top 100 Safest Cities in Texas was League City, which ranked 64<sup>th</sup>, and the City of Pearland, which ranked 65<sup>th</sup>.

The City Manager reported that Staff is still waiting for Federal Emergency Management Agency (FEMA) to review the city's application to the Texas Water Development Board for a Flood Mitigation Assistance Grant related to Hurricane Harvey. The Federal Disaster Recovery Center located at 209 South Friendswood Drive will be closed as of March 9, 2018.

The City Manager reported that the Texas Municipal Library Directors Association recently announced that the Friendswood City Library has earned the Achievement of Library Excellence Award for 2017. Out of 548 public library systems in the State of Texas only 52 received the 2017 award.

With concurrence of Council, Mayor Holland moved to Agenda Item 18, Consent Agenda.

### **CONSENT AGENDA**

\*\*Councilmember Scott moved to approve all items on the Consent Agenda as presented: A. Authorizing

the Mayor to sign a letter consenting to American Tower's request to modify AT&T equipment at the tower site at 1606 Whitaker Drive. B. Accepting the January 2018 Property Tax Report. C. Approving the Minutes of the February 05, 2018, Council Meeting.

Seconded by Mayor Holland. The motion was approved unanimously.

With concurrence of Council, Mayor Holland moved to Agenda Item 17, Communications from the Mayor and Councilmembers.

### **COMMUNICATIONS FROM THE MAYOR AND COUNCILMEMBERS**

Councilmember Rockey stated he called all eight candidates in the city's upcoming May election and all have agreed to place one sign each in front of City Hall.

Councilmember Branson reported on the Texas Music Festival with over 2,500 people in attendance, and thanked the city for putting out the Texas flags on Friendswood Drive, was a great event.

Councilmember Hill thanked Councilmember Rockey for working on getting each candidate to agree to place one sign each in front of City Hall for the upcoming city election.

Councilmember Foreman stated he is running for Mayor in May, once the March 6, 2018, primary election is over there will be a short break from political signs and then residents will see signs go back up for the city election.

Councilmember Gustafson stated tomorrow is Election Day, Galveston County polling location is at City Hall, and do not forget to get out and vote.

Mayor Holland recessed the meeting at 6:51 PM and reconvened at 7:00 PM.

With concurrence of Council, Mayor Holland moved to Agenda Item 7, Communications from the Public.

### **COMMUNICATIONS FROM THE PUBLIC**

Adam Hill, Friendswood resident, addressed Council and stated he would like to speak regarding Friendswood Lakes Boulevard. He has had meetings with the other owners collectively over the last 18 months. He stated he has been denied by the Planning and Zoning Commission, is running out of lots, there is a timeframe in which the boulevard will need to be extended, has already done part of it, and then his good faith will go away because he will have spent his money. He will ask again for an exemption to continue the next section and that will keep good faith going. A traffic study was requested for Friendswood Trails, houses will be on the ground in August, and traffic will not be able to get kids to school. There are some good land owners that would like to give the city some money and some expensive land. Assistant City Manager Morad Kabiri had told him there would be a meeting soon, and he believes that will be worthwhile, but he has a timeframe to decide either to start engineering the road or build more lots. He believes Friendswood Lakes Boulevard would be good for the City of Friendswood, and hopes that an agreement can come quickly.

Robert Griffon, Friendswood resident, addressed Council and stated he is running for City Council Position No. 4, his wife Anita has lived in Friendswood all her life except when in college, he has lived in Friendswood for 47 years, graduated from Friendswood High School, earned his Doctorate of Business Administration from Texas Tech University, members of Friendswood Friends Church, and they are blessed to be a part of the City of Friendswood. In 1996, he formed Griffon and Associates, LLC, an oil and gas production and operating company, also President of a family owned business managing investments in private and publically traded companies and other assets. He believes his career in oil and gas and his intimate knowledge of all types of investments, along with his team building skills lends credibility to his qualifications to serve on City Council. After the tragic death of his brother, John Paul, his family and friends pulled together to start the JP Griffon Memorial Foundation, and over the past 30 years the foundation has provided over \$425,000 to graduating seniors in the City of Friendswood. He

will bring the same level of volunteer spirit and dedication to a common cause through servant leadership to serve on City Council. He believes what makes the City of Friendswood great is not just the city but the people who call Friendswood home. His family has been blessed with many friendships, business relationships, and common causes through which our lives have been immeasurably enriched, and it is for these wonderful people and all the wonderful people of Friendswood he has decided to run for City Council. I want to be their voice on City Council and I want to put the voters of Friendswood first.

With concurrence of Council, Mayor Holland moved to Agenda Item 6, Joint Public Hearing.

### **JOINT PUBLIC HEARING**

Mayor Holland and Planning and Zoning Commission Chair Rhonda Neel called a Joint Public Hearing to order to receive comments from the public both oral and written, regarding a zone classification change request for 3.306 acres, Fountains at Friendswood Subdivision, Reserve F (1.428 acres) and Reserve G (1.878 acres) located at 2245 and 2275 Thomas Trace, Friendswood, Galveston County, Texas, to change from Community Shopping Center (CSC) to Community Shopping Center with a Specific Use Permit (CSC/SUP) for NAICS Use No. 6231 Nursing Care Facilities, Skilled Nursing Facilities, NAICS Use No. 623311 Continuing Care Retirement Communities (with on-site nursing) and NAICS Use No. 623312, Assisted Living Facilities for the Elderly, without on-site nursing (assisted living and memory care).

Deputy Director of Community Development/City Planner Aubrey Harbin explained that the request is for a Specific Use Permit (SUP) for assisted living and memory care. The proposed development will consist of two tracts of land, total of 103 units, one tract of land will be a two-story building with memory care units, the other tract will be a three-story building with assisted living units. As part of the application the applicant is requesting a building height of 51 ½ feet for the three-story assisted living building.

Planning and Zoning Commission Chair Neel asked if the applicant was present and would like to speak.

Sel Thint, agent of Thomas Developers, LLC (applicant), stated applicant is requesting a Special Use Permit, property has been marketed for a little over three years, tract is recessed behind car wash, and the owner would like an extra use in the medical field. The proposed development would be a for-profit entity, facility will have a contract for private emergency services, almost zero burden to the city with regards to daily operations or high water vehicle flood evacuation.

Councilmember Rockey asked if the facility's contract for emergency services would include 911 calls and high water evacuation, and Mr. Thint answered yes and the ambulance company would have access to 100 vehicles during a high water evacuation situation to transport all the facility's residents.

Councilmember Hill asked if the proposed development had been discussed with the city's Community and Economic Development Committee (CEDC), and Mr. Thint answered that he had not had a formal discussion with the committee. Mr. Thint stated he did have a phone conversation with Economic Development Coordinator Karen Capps and she expressed the interest of the CEDC to have office space developed, and he responded to her that they have had 10,000 square feet plus available for offices for over a year and there have been no takers.

Councilmember Scott asked what the original max height requirement was for Community Shopping Center zoning, and Deputy Director of Community Development/City Planner Aubrey Harbin answered 40 feet. Councilmember Scott clarified that the applicant was requesting to go to 51 ½ feet, and Ms. Harbin answered yes.

Councilmember Gustafson asked how many residents would there be, and Mr. Thint answered there will be 75 assisted living residents with a total of 103 residents in the facility.

Councilmember Hill asked what the total value of the development would be once completed, and Mr. Thint answered \$15 Million with \$150,000 a year in taxes.

Planning and Zoning Commission Chair Neel asked if anyone would like to speak in favor of the request.

Cody Miller, owner of Center Court Pizza, stated he has a grandparent that stays at an assisted living facility in Friendswood but has no transportation. The development has been presented to him that there will be sidewalks the elderly could walk to nearby restaurants. He stated he was the first tenant at the development, has been almost a full year, the agent has not been able to fill the development, trying to get people to the location, make it a destination for people to enjoy the fountains, outside, restaurants, and the entertainment.

Kelly Hutchinson, commercial real estate broker for Colliers International, stated she has worked in leasing and land sales for this property for a couple of years for the owner. In her professional opinion the best use for the land is not office, Friendswood has a lot of available office space for lease at the moment, has been leasing the shopping center along the frontage, thinks medical offices will come but not right now, activity with assisted living and people visiting will help.

Louis Tannos, consultant for Thomas Developers, LLC (applicant), stated he agrees with the real estate advisor, the \$15 Million development works perfectly, and request will fit in with what the developer is currently doing. As far as building height, the property is not backed up to the neighborhood behind it, is almost 350 feet from the neighborhood, cannot see any reason not to build height, is a for-profit with no intention to sell/trade to non-profit at any time in the future.

Planning and Zoning Commission Chair Neel asked if anyone would like to speak in opposition of the request.

Lynette Burns, Friendswood resident, stated she is against the zone change in regards to the height request. She backs up to the car wash, which is a one-story, and she can see people when she is in her backyard. A three-story building will look down into her neighborhood, will effect home values and the privacy of homeowners. She is in favor of the development but opposed to the height of the three-story building.

Vincent Detmer, Friendswood resident, stated he lives on Destin Lane and like Ms. Burns his property backs up to San Joaquin, can see the back of the car wash. He is opposed to the height of the proposed development, stick to zoning guidelines, seem to be exceeding limits more and more, sees the clientele that goes to Center Court Pizza, are people living at senior facility going to visit there as well as a microbrew pub, confused as to why a residency would be put inside a shopping facility.

Phil Ratisseau, Friendswood resident, stated Republic EMS provided a letter stating they would do the facility's transfers, that is not 911 services, what will happen when a resident in this facility falls in the middle of the night, the city's Emergency Medical Services (EMS) would have to deal with the emergency because a transfer service will not be there in the middle of the night. The city should get things in writing in order to hold the owner to what is being said, what will keep them from turning into non-profit down the road just as Village in the Park has, need to get some kind of assurance for the city.

John Kelly, Operations Manager for Republic EMS, stated Republic EMS is a little different than your typical private transfer company, do not provide dialysis or appointment transfers, strictly service standalone emergency room facilities, and all employees are 100% capable of taking care of any patient that would need a transfer, open 24 hours a day, seven days a week, and they operate on all holidays. Republic EMS is certified through the state, currently working on a contract with the owner that will outline what will be done in an emergency situation.

Councilmember Gustafson asked if Republic EMS would be onsite or would they be called out, and Mr. Kelly answered they would be onsite.

Councilmember Hill asked if Republic EMS would be responsible for transporting if a resident fell out of bed, and Mr. Kelly answered yes.

Councilmember Rockey asked if Republic EMS would put in writing that the city's EMS would never have to respond to that facility, and Mr. Kelly answered they would be willing to entertain that.

Councilmember Foreman asked if the elevation is what made the height of the three-story building 51 feet, and Mr. Thint answered yes.

Councilmember Rockey asked if the project was not viable if cannot get the three-story height, and Sel Thint answered yes because the lot is so small, cannot make the numbers work if it is a two-story, need the number of units.

Planning and Zoning Commission Chair Neel adjourned the Planning and Zoning Commission's portion of the Joint Public Hearing. Mayor Holland left Council's portion of the Joint Public Hearing open.

With concurrence of Council, Mayor Holland moved to Agenda Item 10, Discussion and possible action regarding approving appointments/reappointments to the Zoning Board of Adjustment and Appeals.

### **ACTION ITEMS**

\*\*Councilmember Rockey moved to approve the appointment of Glen Mintz to move from alternate member to regular member on the Zoning Board of Adjustment and Appeals to fill a vacancy with a term to expire July 2019, appointment of Mike Czarowitz to move from alternate member to regular member on the Zoning Board of Adjustment and Appeals to fill a vacancy with a term to expire July 2018, appointment of Jason Byers as an alternate member to the Zoning Board of Adjustment and Appeals to fill a vacancy with a term to expire July 2018, and Michael Fernandez as an alternate member to the Zoning Board of Adjustment and Appeals to fill a vacancy with a term to expire July 2019. Seconded by Councilmember Hill. The motion was approved unanimously.

\*\*Councilmember Foreman moved to approve Friendswood Downtown Economic Development Corporation expenditure for services to remove wooden utility poles and bury cable along the west side of Friendswood Drive from Spreading Oaks to Heritage Drive. Seconded by Councilmember Branson. The motion was approved unanimously.

\*\*Councilmember Rockey moved to approve the dedication of a public sidewalk easement at 311 South Friendswood Drive for Magnolia Plaza/Lary's Florist site. Seconded by Councilmember Foreman. The motion was approved unanimously.

\*\*Councilmember Branson moved to approve the dedication of a public sidewalk easement at 1110 South Friendswood Drive for Cowards Creek Office Park. Seconded by Councilmember Hill. The motion was approved unanimously.

\*\*Councilmember Foreman moved to approve the purchase of Public Education/Government Access (PEG) technology upgrades. Seconded by Councilmember Branson. The motion was approved unanimously.

### **RESOLUTIONS**

\*\*Councilmember Foreman moved to approve Resolution **R2018-04** – A resolution of the City Council of the City of Friendswood, Texas, authorizing and approving the 2018 Homeland Security Grant Program application. (MOC) Seconded by Councilmember Branson. The motion was approved unanimously.

\*\*Councilmember Hill moved to approve Resolution **R2018-05** – A resolution of the City Council of the City of Friendswood, Texas, providing for adoption of the Major Thoroughfare Plan and Section 4 of the Comprehensive Plan, as recommended by the Planning and Zoning Commission, as a component of the City's Comprehensive Plan; and repealing Resolution R2001-31, passed and approved on the 2<sup>nd</sup> day of

July 2001, and Resolution R2004-07, passed and approved the 19<sup>th</sup> day of April 2004, and all other resolutions or parts of resolutions inconsistent or in conflict herewith.  
Seconded by Councilmember Branson. The motion was approved unanimously.

**\*\*Councilmember Rockey moved to approve Resolution R2018-06 – A resolution of the City of Friendswood, Texas, authorizing aerial spraying over Friendswood by the Galveston County Mosquito Control District for the County-Wide Mosquito Control Program.**  
Seconded by Councilmember Scott. The motion was approved unanimously.

## **ORDINANCES**

**\*\*Councilmember Branson moved to approve the Second and Final reading of Ordinance No. T2018-01 – An ordinance amending Appendix D of the Code of Ordinances of the City of Friendswood, Texas, by providing for the addition of credit card processing convenience fees.**  
Seconded by Councilmember Scott. The motion was approved unanimously.

With concurrence of Council, Mayor Holland moved to Agenda Item 16C, Ordinance No. T2018-09.

**\*\*Councilmember Scott moved to approve the First and Final reading of Ordinance No. 2018-09 – An ordinance amending City of Friendswood, Texas, Ordinance No. 2017-32, passed and approved October 2, 2017, same being an ordinance approving and adopting the City's General Budget for Fiscal Year 2017-2018 by approving "Budget Amendment V" to the "Original General Budget of the City of Friendswood, Texas, for the Fiscal Year 2017-2018"; providing for supplemental appropriation and/or transfer of certain funds; providing for severability; and providing other matters related to the subject.**  
Seconded by Councilmember Branson. The motion was approved unanimously.

**\*\*Councilmember Scott moved to approve the First and Final reading of Ordinance No. 2018-10 – An ordinance amending City of Friendswood, Texas, Ordinance No. 2017-32, passed and approved October 2, 2017, same being an ordinance approving and adopting the City's General Budget for Fiscal Year 2017-2018 by approving "Budget Amendment VI" to the "Original General Budget of the City of Friendswood, Texas, for the Fiscal Year 2017-2018"; providing for supplemental appropriation and/or transfer of certain funds; providing for severability; and providing other matters related to the subject.**  
Seconded by Councilmember Rockey. The motion was approved unanimously.

Assistant City Manager Morad Kabiri stated the Planning and Zoning Commission had not completed their recommendation for Agenda Item 16B, First reading of Ordinance No. T2018-08, An ordinance amending the Code of Ordinances of the City of Friendswood, Texas, Appendix C – "Zoning," by amending the zoning classification for a tract or parcel containing 3.306 acres of land, also known as Reserves F (1.428 acres) & G (1.878 acres), final plat of Fountains at Friendswood, City of Friendswood, Galveston County, Texas; amending the zone classification from Community Shopping Center (CSC) to Community Shopping Center/Specific Use Permit (CSC/SUP) and granting a Specific Use Permit for NAICS Uses "No. 6231 – Nursing Care Facilities, Skilled Nursing Facilities, No. 623311 – Continuing Care Retirement Communities (with on-site nursing), and No. 623312 - Assisted Living Facilities for the Elderly, without on-site nursing (assisted living and memory care).

Mayor Holland recessed the meeting at 7:41 PM and reconvened at 7:45 PM.

**No motion was made** on the First reading of Ordinance No. T2018-08 – An ordinance amending the Code of Ordinances of the City of Friendswood, Texas, Appendix C – "Zoning," by amending the zoning classification for a tract or parcel containing 3.306 acres of land, also known as Reserves F (1.428 acres) & G (1.878 acres), final plat of Fountains at Friendswood, City of Friendswood, Galveston County, Texas; amending the zone classification from Community Shopping Center (CSC) to Community Shopping Center/Specific Use Permit (CSC/SUP) and granting a Specific Use Permit for NAICS Uses "No. 6231 – Nursing Care Facilities, Skilled Nursing Facilities, No. 623311 – Continuing Care Retirement Communities (with on-site nursing), and No. 623312 - Assisted Living Facilities for the Elderly, without on-site nursing (assisted living and memory care);" providing for amendment of the Official Zoning Map; providing a

penalty in an amount not to exceed \$2,000 for each day of violation of any provision hereof; and providing for severability.

With concurrence of Council, Mayor Holland moved to Agenda Item 19, Adjournment.

The meeting was adjourned at 7:45 PM.

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Mayor Kevin Holland

Attest:

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Melinda Welsh, TRMC  
City Secretary