



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, OCTOBER 9, 2025 - 6:00 PM
COMMUNITY ROOM, FRIENDSWOOD PUBLIC LIBRARY
416 S. FRIENDSWOOD DR, FRIENDSWOOD, TX 77546**

AGENDA

1. CALL TO ORDER

2. COMMUNICATIONS FROM THE PUBLIC

In order to comply with provisions of the Open Meetings Act, the Commission may not deliberate on subjects discussed under this agenda item. However, the Commission may direct such subjects to be placed on a later regular Commission agenda for discussion and/or possible action.

3. CONSENT AGENDA

These items are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a commissioner so requests in which case the item would be removed from the consent agenda and considered separately.

- A. Consider approving the minutes of the Planning and Zoning Commission regular meeting held Thursday, August 28, 2025.

4. ACTION ITEMS

A. PUBLIC HEARING FOR FUTURE LAND USE MAP (FLUM) AMENDMENT: 401 W EDGEWOOD DR

Conduct a public hearing regarding a request for an amendment to the Future Land Use Map (FLUM) for the property located at 401 W Edgewood Drive, also known as McReaken Manor Final Plat, a subdivision containing a 3.9187-acre tract of land out of Lot 2, Block 1, Friendswood Volume 238, Page 14 Sarah McKissick Survey Abstract 151, Galveston County, Friendswood, Texas, to change the FLUM from "Low Density" residential to "Retail."

B. RECOMMENDATION TO COUNCIL FOR FUTURE LAND USE MAP (FLUM) AMENDMENT: 401 W EDGEWOOD DR

Consider making a recommendation to City Council regarding a request to amend the Future Land Use Map (FLUM) for the property located at 401 W Edgewood Drive, also known as McReaken Manor Final Plat, a subdivision containing a 3.9187-acre tract of land out of Lot 2, Block 1, Friendswood Volume 238, Page 14 Sarah McKissick Survey Abstract 151, Galveston County, Friendswood, Texas, to change the FLUM from "Low Density" residential to "Retail."

C. PUBLIC HEARING FOR ZONE CHANGE REQUEST: 401 W EDGEWOOD DR

Conduct a public hearing regarding a request for a zone classification change for the property located at 401 W Edgewood Drive, also known as McReaken Manor Final Plat, a subdivision containing a 3.9187-acre tract of land out of Lot 2, Block 1, Friendswood Volume 238, Page 14 Sarah McKissick Survey Abstract 151, Galveston County, Friendswood, Texas to change the zoning from Single Family Residential (SFR) to Community Shopping Center (CSC).

D. RECOMMENDATION TO COUNCIL FOR ZONE CHANGE REQUEST: 401 W EDGEWOOD DR

Consider making a recommendation to City Council regarding a request to change the zoning classification for the property located at 401 W Edgewood Drive, also known as McReaken Manor Final Plat, a subdivision containing a 3.9187-acre tract of land out of Lot 2, Block 1, Friendswood Volume 238, Page 14 Sarah McKissick Survey Abstract 151, Galveston County, Friendswood, Texas to change the zoning from Single Family Residential (SFR) to Community Shopping Center (CSC).

E. PRELIMINARY PLAT: STERLING ESTATES (OLD CLINE ELEMENTARY SCHOOL SITE)

Consider approval of the Preliminary Plat of Sterling Estates, also known as 505 Briar Meadow Ave and the former Cline Elementary School site, a subdivision of 11.392 acres being lots 7 and 8 in Block 5 and Lots 3 and 4 in Block 7 of Friendswood Subdivision in the Sarah McKissick or J.R. Williams League, Abstract 151, recorded in Volume 7, Page 21 of the Galveston County Map Records, City of Friendswood, Galveston County, Texas.

F. SITE PLAN AMENDMENT: 109 E SHADOWBEND AVE

Consider approval of a site plan amendment for a proposed building renovation and site improvements at 109 E Shadowbend Ave.

G. SITE PLAN AMENDMENT: 4500 AND 4552 FM 2351

Consider approval of a site plan amendment for Industry Park Friendswood Phase Two located at 4500 and 4552 FM 2351.

5. DISCUSSION

- A. Discuss lot coverage requirements in the Single Family Residential (SFR) zoning district as contained in the "Residential Regulation Matrix" contained in Section 7.P and/or Section 20 "Definitions" of Appendix C "Zoning" of the City Code.

6. COMMUNICATIONS

- A. Receive an update regarding the Comprehensive Plan and Zoning Ordinance Updates (GLO RCP Grant).
- B. Announcement of the next Planning and Zoning Commission regular meetings for the remainder of the year (i) Thursday, November 13, 2025, and (ii) Thursday, December 11, 2025, in the Community Room at the Friendswood Public Library. The annual retreat will be held on Wednesday, December 3, 2025, at 6:00 pm in the Second Floor Conference Room at the City Hall.
- C. Receive the (i) August 2025 DRC Report, (ii) August 2025 Business Report, (iii) Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and (iv) Commissioner comments concerning items of community interest and/or requesting future agenda items.

7. ADJOURNMENT

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE PLANNING AND ZONING COMMISSION 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).



Approved for posting by:
Aubrey Harbin, LEED AP
Director of Community Development/City Planning



Posted by: Raquel Martinez, TRMC, City Secretary
Posted in compliance with the Texas Open Meetings Act this
2nd day of October 2025, at 5:00 P.M.