



**PLANNING AND ZONING COMMISSION, REGULAR MEETING  
THURSDAY, DECEMBER 11, 2025 - 6:00 PM  
FRIENDSWOOD PUBLIC LIBRARY, COMMUNITY ROOM  
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 approval of the minutes for the Planning and Zoning Commission regular meeting held Thursday, November 13, 2025.
- B. Consider approval of the minutes for the Planning and Zoning Commission special meeting held Wednesday, December 3, 2025.

**4. ACTION ITEMS**

**A. PUBLIC HEARING: PUD AMENDMENT - FRIENDSWOOD CITY CENTER PUD 2023-28**

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.; 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.

**B. RECOMMENDATION: PUD AMENDMENT - FRIENDSWOOD CITY CENTER PUD 2023-28**

Consider a recommendation to City Council for the requested amendment 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.

**C. PUBLIC HEARING: FUTURE LAND USE MAP AMENDMENT TO CHANGE FROM "RETAIL" AND "INDUSTRIAL" TO "MIXED USE"**

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."

**D. RECOMMENDATION: FUTURE LAND USE MAP AMENDMENT TO CHANGE FROM "RETAIL" AND "INDUSTRIAL" TO "MIXED USE"**

Consider a recommendation to City Council regarding a request to amend the Future Land Use Map (FLUM) for the property located generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from "Retail" and "Industrial" to "Mixed Use."

**E. PUBLIC HEARING: ZONE CHANGE REQUEST TO CHANGE FROM COMMUNITY SHOPPING CENTER (CSC) AND INDUSTRIAL (I) TO PLANNED UNIT DEVELOPMENT (PUD)**

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).

**F. RECOMMENDATION: ZONE CHANGE REQUEST TO CHANGE FROM COMMUNITY SHOPPING CENTER (CSC) AND INDUSTRIAL (I) TO PLANNED UNIT DEVELOPMENT (PUD)**

Consider making a recommendation to City Council regarding a request to change the zoning classification for the property generally at the 4700 block of FM 2351, a tract of land containing 29.3726 acres, to change from Community Shopping Center (CSC) and Industrial (I) to Planned Unit Development (PUD).

**G. PRELIMINARY PLAT: NTL PARKWOOD OUTLOT**

Consider approval of Preliminary Plat of NTL Parkwood Outlot, a subdivision of 2.133 acres situated in the A.H. Jackson Survey, Abstract No. 128, City of Friendswood, Galveston County, Texas.

**H. SITE PLAN: 650 AND 800 N FRIENDSWOOD DRIVE**

Consider approving the site plan for The Bristol, an age-restricted community, at 650 and 800 N Friendswood Drive, in accordance with Planned Unit Development Ordinance 2024-21.

**I. SITE PLAN AMENDMENT: 2907 W PARKWOOD AVE**

Consider approval of a site plan amendment for Hardball Academy located at 2907 W Parkwood Ave to consider an alternate tree types, alternate screening plan, and alternate dumpster screening material.

**5. COMMUNICATIONS**

A. Receive an update on Comprehensive Plan update (A Resilient Communities Project (RCP) Grant from the General Land Office).

B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, January 8, 2026, and (ii) Thursday, January 22, 2026.

C. Receive the November 2025 DRC Report and the November 2025 Business Report, Council Liaison updates concerning action taken by the City Council on Planning and

Zoning related items, and Commissioner comments concerning items of community interest and/or requesting future agenda items.

## 6. 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 TTY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).**



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



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Posted by: Raquel Martinez, TRMC, City Secretary  
Posted in compliance with the Texas Open Meetings Act this  
5<sup>th</sup> day of December 2025, at 11:00 A.M.