



**CITY OF FRIENDSWOOD
PLANNING AND ZONING COMMISSION
THURSDAY, NOVEMBER 13, 2025 - 6:00 PM**

Minutes

MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 416 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546, COMMUNITY ROOM, FRIENDSWOOD PUBLIC LIBRARY

STATE OF TEXAS
CITY OF FRIENDSWOOD
COUNTIES OF GALVESTON/HARRIS
NOVEMBER 13, 2025

1. CALL TO ORDER

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, NOVEMBER 13, 2025, AT 06:02 PM **416 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY
COMMISSIONER TRAVIS MANN
COMMISSIONER MARCUS RIVES
COMMISSIONER BRIAN BOUNDS
COMMISSIONER MARSHA CONRAD
COMMISSIONER WILLIE C ANDERSON
COUNCIL LIAISON JOE MATRANGA
CITY ATTORNEY KAREN HORNER
DIRECTOR OF CDD/PLANNER AUBREY HARBIN
ASSISTANT PLANNER BECKY BENNETT

P&Z COMMISSIONER STACEY PHILLIPS WAS ABSENT FROM THE MEETING.

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.

No public comments.

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, October 9, 2025.

****Commissioner Marsha Conrad moved to approve the minutes of the Planning and Zoning Commission regular meeting held Thursday, October 9, 2025. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

4. DISCUSSION

- A. Discuss and participate in Focus Group Meeting #2 with Ardurra Group to receive information regarding the process to update the Comprehensive Plan and provide feedback regarding the future of Friendswood.

Received a presentation from Lata Krishnarao of Adurra Group regarding the Comprehensive Plan Update. She discussed the background of the project, components of the comprehensive plan, process and schedule, public engagement opportunities, and commission input.

5. COMMUNICATIONS

- A. Announcement of the next Planning and Zoning Commission regular meetings for the remainder of the year (i) 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. The first meeting in January is scheduled for Thursday, January 8, 2026.
- B. Receive the (i) September 2025 DRC Report, (ii) September 2025 Business Report, (iii) October 2025 DRC Report, (iv) October 2025 Business Report, (v) Council Liaison updates concerning action taken by the City Council on Planning and Zoning related items, and (vi) Commissioner comments concerning items of community interest and/or requesting future agenda items.

Councilman Matranga said that the City Council approved the future land use map amendment and zone change request for 401 W Edgewood at their last meeting. He said the council also approved the creation of the Comprehensive Plan Advisory Committee (CPAC) related to tonight's presentation by Ardurra.

Harbin said the first CPAC meeting would be held on December 16, 2025.

6. ADJOURNMENT

This meeting was adjourned at 07:25 PM.