



**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION  
WEDNESDAY, DECEMBER 3, 2025 - 6:00 PM**

## **Minutes**

**MINUTES OF A FRIENDSWOOD SPECIAL MEETING HELD AT 910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546, 2ND FLOOR CONFERENCE ROOM**

STATE OF TEXAS  
CITY OF FRIENDSWOOD  
COUNTIES OF GALVESTON/HARRIS  
DECEMBER 3, 2025

### **1. CALL TO ORDER**

MINUTES OF A SPECIAL MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON WEDNESDAY, DECEMBER 3, 2025, AT 06:15 PM **910 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  
DIRECTOR OF CDD/PLANNER AUBREY HARBIN  
ASSISTANT PLANNER BECKY BENNETT

P&Z COMMISSIONER STACEY PHILLIPS AND CITY ATTORNEY KAREN HORNER WERE 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.

None.

### **3. DISCUSSION**

- A. Review actions completed in 2025 and consider establishing and prioritizing goals for the Planning and Zoning Commission for 2026.

Hinckley recapped the commission's 2025 actions and outlined items to work on in 2026.

#### **4. COMMUNICATIONS**

- A. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, December 11, 2025, and (ii) Thursday, January 8, 2026.

#### **5. ADJOURNMENT**

This meeting was adjourned at 07:37 PM.