



**PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, JANUARY 8, 2026 - 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, December 11, 2025.

4. ACTION ITEMS

A. PUBLIC HEARING: REQUEST TO VACATE 20-FOOT SANITARY SEWER EASEMENT

Conduct a public hearing to receive comments regarding a request to vacate a 20-foot Sanitary Sewer Easement traversing lots addressed as 3727, 3723, 3715, 3711 E FM 528 Rd and 18001 Blackhawk Boulevard, properties also located within the Friendswood City Center Subdivision Final Plat, said easement being an approximate 0.706-acre tract of dedicated by separate instrument as evidenced by H.C.C.F. RP-2020-59908 in Friendswood, Harris County, Texas.

B. RECOMMENDATION: REQUEST TO VACATE 20-FOOT SANITARY SEWER EASEMENT

Consider making a recommendation regarding a request to vacate a 20-foot Sanitary Sewer Easement traversing lots addressed as 3727, 3723, 3715, 3711 E FM 528 Rd and 18001 Blackhawk Boulevard, properties also located within the Friendswood City Center Subdivision Final Plat, said easement being an approximate 0.706-acre tract of dedicated by separate instrument as evidenced by H.C.C.F. RP-2020-59908 in Friendswood, Harris County, Texas.

C. 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 alternate tree types, alternate screening plan, and alternate dumpster screening material.

5. COMMUNICATIONS

- A. Receive an update regarding the 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 22, 2026, and (ii) Thursday, February 12, 2026.
- C. Receive the December 2025 DRC 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 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
31st day of December 2025, at 10:00 A.M.