



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, FEBRUARY 12, 2026 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL
910 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, January 22, 2026.
- B. Consider approval of Mcreaken Manor Replat No. 1 located at 401 W Edgewood Drive to create four commercial reserves.

4. ACTION ITEMS

- A. **SITE PLAN: 3711 FM 528 - FRIENDSWOOD CITY CENTER**
Consider approval of the site plan for a retail shell building and gas station to be located at 3711 FM 528 located in Friendswood City Center.
- B. **SITE PLAN: 3715 FM 528 - FRIENDSWOOD CITY CENTER**
Consider approval of the site plan for a retail shell building to be located at 3715 FM 528 located in Friendswood City Center.
- C. **SITE PLAN: 3723 FM 528 - FRIENDSWOOD CITY CENTER**
Consider approval of the site plan for a retail shell building to be located at 3723 FM 528 located in Friendswood City Center.
- D. **SITE PLAN: 3727 FM 528 - FRIENDSWOOD CITY CENTER**
Consider approval of the site plan for a retail shell building to be located at 3727 FM 528 located in Friendswood City Center.

5. DISCUSSION

- A. Discuss proposed changes to site plan and plat approval procedures which would require amendments to Appendix B "Subdivisions" Friendswood City Code, Appendix C "Zoning" Friendswood City Code, and the Design Criteria Manual (DCM).

6. COMMUNICATIONS

- A. Receive an update on the Comprehensive Plan Update Project (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, February 26, 2026, and (ii) Thursday, March 12, 2026.
- C. Receive the January 2026 DRC Report and Business Report, invitation to the State of the City on Thursday, March 5, invitation to the Regional Roundtable in La Porte hosted by Texas Downtown and City of La Porte, 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.

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
5th day of February 2026, at 5:00P.M.