



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, FEBRUARY 26, 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 with staff comments the Final Plat of Sterling Estates located on Briarmeadow Ave. (former Cline Elementary site).
- B. Consider approving the VIRHUB Final Plat located at 4430 and 4434 FM 2351.

4. ACTION ITEMS

A. PRELIMINARY PLAT: VAN PELT-ATTAWAY ESTATES

Consider approving the Preliminary Plat of Van Pelt-Attaway Estates, the west 270 feet of Lot Four (4) of Van Pelt's Subdivision, a Subdivision in Galveston County, Texas, in the B.S.& F. Survey No. A-625 according to the map or plat thereof recorded in Volume 14, Page 34, formerly Volume 238, Page 26 in the Office of the County Clerk of Galveston County, Texas, and also described in Deed recorded under County Clerk's File No. 2024049737 and by Correction Deed recorded under County Clerk's File No. 2025051700 Official Public Records of Galveston County, City of Friendswood, Texas, and located on Lundy Lane.

B. SITE PLAN AMENDMENT: 101 E PARKWOOD AVE

Consider approving the site plan amendments for the proposed Golden Chick located at 101 E Parkwood Ave.

5. 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. There will not be a meeting on Thursday, March 12, 2026, due to no quorum. A special meeting will be scheduled if necessary. The second regular meeting in March will be Thursday, March 26, 2026.

- C. Receive staff updates, 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 on this
19th day of February 2026, at 5:00 P.M.