



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, MAY 14, 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 on Thursday, April 9, 2026.

4. ACTION ITEMS

A. PUBLIC HEARING: ZONE CHANGE REQUEST FOR 2350 S FRIENDSWOOD DR. - SFR TO CSC

Conduct a public hearing concerning a request for a zone classification change for the property located at 2350 S Friendswood Drive, also known as a 2.4367 acre tract of land, more or less, out of Lot "B," Slone Subdivision, out of the B.W. Camp Rice Farms, in the John Dickinson League, Friendswood, Galveston County, Texas, to change the zoning from Single Family Residential (SFR) to Community Shopping Center (CSC).

B. RECOMMENDATION: ZONE CHANGE REQUEST FOR 2350 S FRIENDSWOOD DR. - SFR TO CSC

Consider making a recommendation to City Council regarding a zone classification change for the property located at 2350 S Friendswood Drive, also known as a 2.4367 acre tract of land, more or less, out of Lot "B," Slone Subdivision, out of the B.W. Camp Rice Farms, in the John Dickinson League, Friendswood, Galveston County, Texas, to change the zoning from Single Family Residential (SFR) to Community Shopping Center (CSC).

C. PRELIMINARY PLAT: GEORGETOWN SECTION ONE (31 LOTS, 4 RESERVES, 2 BLOCKS)

Consider approving the Preliminary Plat of Georgetown Section One, a subdivision of 15.001 acres located in the I&GN RR CO Survey, Block 1, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas.

D. PRELIMINARY PLAT: SHERRY LANE PHASE 1 STREET DEDICATION (APPROX. 1500 FEET OF ROADWAY)

Consider approving the Preliminary Plat of Sherry Lane Phase 1 Street Dedication, a subdivision of 2.301 acres located in the I&GN RR CO Survey, Block 1, Survey 23, Abstract 624, City of Friendswood, Galveston County, Texas.

E. PRELIMINARY PLAT: GEORGETOWN DETENTION BASIN PHASE 2

Consider approving the Preliminary Plat of Georgetown Detention Basin Phase II, a subdivision of 18.925 acres situated in the I&GN RR CO Survey, Block 1, Section 23, Abstract No. 624, in the City of Friendswood, Galveston County, Texas.

F. SITE PLAN: 403 LAUREL

Consider approving the site plan for a new building to be located at 403 Laurel.

5. COMMUNICATIONS

- A. Receive an update on the recent amendments to Appendix B "Subdivisions" regarding plat approvals and to Appendix C "Zoning" regarding site plan approvals.
- B. Announcement that the American Planning Association (APA) Texas Chapter Annual Conference will be October 14-16, 2026, in Irving, Texas.
- C. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, May 28, 2026, and (ii) Thursday, June 11, 2026.
- D. Receive an update on the Comprehensive Plan Update Project (A Resilient Communities Project (RCP) Grant from the General Land Office).
- E. Receive the April 2026 DRC Report, April 2026 Business 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
7th day of May 2026, at 5:00P.M.