



**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION  
THURSDAY, APRIL 9, 2026 - 6:00 PM**

## **Minutes**

**MINUTES OF A FRIENDSWOOD REGULAR MEETING HELD AT 910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546, COUNCIL CHAMBERS, CITY HALL**

STATE OF TEXAS  
CITY OF FRIENDSWOOD  
COUNTIES OF GALVESTON/HARRIS  
APRIL 9, 2026

**1. CALL TO ORDER**

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, APRIL 9, 2026, AT 06:00 PM **910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY  
COMMISSIONER TRAVIS MANN  
COMMISSIONER MARCUS RIVES  
COMMISSIONER BRIAN BOUNDS  
COMMISSIONER WILLIE C ANDERSON  
COMMISSIONER STACEY PHILLIPS  
COUNCIL LIAISON JOE MATRANGA  
CITY ATTORNEY KAREN HORNER  
DIRECTOR OF CDD/PLANNER AUBREY HARBIN  
ASSISTANT PLANNER BECKY BENNETT

**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. 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.**

**\*\*Commissioner Travis Mann moved to approve the consent agenda. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

- A. Consider approving the minutes of the Planning and Zoning Commission Regular Meeting held on Thursday, March 26, 2026.

#### **4. ACTION ITEMS**

##### **A. PUBLIC HEARING: RELEASE OF ELECTRIC EASEMENT**

Conduct a public hearing concerning a request to vacate an electric easement consisting of 1.076 acres being 21.5 feet wide and located along the westerly property line of 3535 FM 528 and extending south to the Harris County Flood Control Ditch as recorded in Harris County Real Property Records, File Number RP-2024-424559, City of Friendswood, Harris County, Texas.

Harbin said the electrical easement was dedicated to the city by Clear Creek ISD for the adjacent City Center project. She said the intent was for the city to later dedicate the easement to Centerpoint Energy. However, Centerpoint Energy prefers the easement language to be of their standard format. Therefore, this easement will be abandoned, and a new easement will be dedicated in its place.

##### **B. RECOMMENDATION: RELEASE OF ELECTRIC EASEMENT**

Consider making a recommendation to City Council concerning a request to vacate an electric easement consisting of 1.076 acres being 21.5 feet wide and located along the westerly property line of 3535 FM 528 and extending south to the Harris County Flood Control Ditch as recorded in Harris County Real Property Records, File Number RP-2024-424559, City of Friendswood, Harris County, Texas.

**\*\*Commissioner Brian Bounds moved to approve a recommendation to City Council concerning a request to vacate an electric easement consisting of 1.076 acres being 21.5 feet wide and located along the westerly property line of 3535 FM 528 and extending south to the Harris County Flood Control Ditch as recorded in Harris County Real Property Records, File Number RP-2024-424559, City of Friendswood, Harris County, Texas. Seconded by Commissioner Marcus Rives. The motion was approved unanimously.**

##### **C. PUBLIC HEARING: AUTUMN CREEK FUTURE LAND USE MAP (FLUM) AMENDMENT**

Conduct a public hearing concerning a city-initiated request to amend the Future Land Use Map (FLUM) to change (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from "Garden Homes" to "Low Density Residential"; and to amend the Future Land Use Map (FLUM) to change (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from "Garden Homes" and "Low Density Residential" to "Low Density Residential."

Harbin explained this is a city-initiated change to align the Future Land Use Map with the actual land use. She said it appears the original developer rezoned the land and then when they platted the subdivision sections, the lots did not quite match up with the zoning districts. She stated staff had mailed explanation letters to the property owners as well as met with the HOA in January.

**D. PUBLIC HEARING: AUTUMN CREEK ZONING CORRECTION**

Conduct a public hearing concerning a city-initiated request to amend the Official Zoning Map to change the zoning classifications of (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from "Garden Home District (GHD)" to "Single Family Residential (SFR)"; and to change the zoning classifications (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from "Garden Home District (GHD)" and "Single Family Residential (SFR)" to "Single Family Residential (SFR)."

Harbin explained this is the second step to the Autumn Creek cleanup. She said many of the lots in Sections 3 and 5 have split zoning, which creates issues for real estate appraisers when those homes are sold or refinanced.

**E. RECOMMENDATION: AUTUMN CREEK FLUM AMENDMENTS AND ZONING CORRECTION**

Consider making a recommendation to the City Council concerning amendments to the Future Land Use Map (FLUM) to change the category designations of (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from "Garden Homes" to "Low Density Residential" and amendments to the Official Zoning Map to change their zoning district classifications from "Garden Home District (GHD)" to "Single Family Residential (SFR)"; and amendments to the Future Land Use Map (FLUM) to change the category designations of (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from "Garden Homes" and "Low Density Residential" to "Low Density Residential" and amendments to the Official Zoning Map to change their zoning district classifications from "Garden Home District (GHD)" and "Single Family Residential (SFR)" to "Single Family Residential (SFR)."

The commissioners discussed and all agreed it makes sense for the zoning to reflect the lot sizes and as-built construction.

\*\*Commissioner Marcus Rives moved to approve a recommendation to the City Council concerning amendments to the Future Land Use Map (FLUM) to change the category designations of (i) Reserves C and D of Autumn Creek Section 3, (ii) Reserve C of Autumn Creek Section 5, (iii) 3001 through 3011 Harvest Hill Drive, (iv) 3004, 3006, 3008, and 3010 through 3013 Cedar Ridge Trail, (v) 3201 through 3205 Cedar Ridge Court, and (vi) 2910 and 2912 Harvest Hill Drive, Friendswood, Harris County, Texas, from "Garden Homes" to "Low Density Residential" and amendments to the Official Zoning Map to change their zoning district classifications from "Garden Home District (GHD)" to "Single Family Residential (SFR)"; and amendments to the Future Land Use Map (FLUM) to change the category designations of (i) 3000, 3002, 3003, and 3005 Cedar Ridge Trail, (ii) 2902, 2904, 2906, 2908, 2911, and 2913 Harvest Hill Drive, and (iv) 2800, 2802, 2804 Harvest Hill Court, Friendswood, Harris County, Texas, from "Garden Homes" and "Low Density Residential" to "Low Density Residential" and amendments to the Official Zoning Map to change their zoning district classifications from "Garden Home District (GHD)" and "Single Family Residential (SFR)" to "Single Family Residential (SFR)." Seconded by Commissioner Travis Mann. The motion was approved unanimously.

**F. PUBLIC HEARING: SUBDIVISION ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE PLATS**

Conduct a public hearing concerning proposed amendments to Appendix B “Subdivisions” of the Friendswood City Code to authorize the director of community development to approve plats except in certain situations consistent with Local Government Code Chapter 212.0065 and to make minor administrative corrections.

Harbin explained the updates focus on streamlining the plat approval process, delegating authority to staff for efficiency, and making minor administrative and procedural clarifications. She said that the state legislature approved in 2023 allows for staff approval of plats. She added that the commission would still review and approve master plans, appeals from the director, certain extensions, and appeals from Keep Friendswood Beautiful (KFB) decisions. She explained the proposal would reduce delays by allowing routine plats to be approved administratively, especially since plats must be approved if they meet local and state law.

Chris Johnson/36 Wildernss Trail spoke against the proposed ordinance change related to staff approval. He said the public has a vested interest in what projects are being proposed and advocated that they should remain on public agendas.

**G. RECOMMENDATION: SUBDIVISION ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE PLATS**

Consider making a recommendation to City Council concerning proposed amendments to Appendix B “Subdivisions” of the Friendswood City Code to authorize the director of community development to approve plats except in certain situations consistent with Local Government Code Chapter 212.0065 and to make minor administrative corrections.

Commissioners Bounds and Anderson agreed with Mr. Johnson's comments. Commissioner Rives said he had made a pros and cons list and that the cons side was longer. He said he also enjoys being involved in the full process and is often asked about projects by the public. Commissioner Phillips echoed with the other commissioners that the cleanup items and the intent of efficiency was commendable. She also thought public discussion related to projects was important. Commissioner Mann similarly said that while efficiency is important, there is a public process for a reason. He said Mr. Johnson commented that as available land decreases, proposed plat designs will become less routine, and the commission should be involved. Chairman Hinckley reiterated the same concerns and said he would not want the commission to become stagnant by not reviewing projects in their entirety.

\*\*Commissioner Travis Mann moved to approve a recommendation to City Council concerning proposed administrative amendments to Appendix B “Subdivisions” of the Friendswood City Code without authorizing the director of community development to approve plats. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.

**H. PUBLIC HEARING: ZONING ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE SITE PLANS**

Conduct a public hearing concerning proposed amendments to Appendix C “Zoning” of the Friendswood City Code to authorize the director of community development to approve site plans except in certain situations, to consolidate site plan approval requirements, and to make minor administrative corrections.

Harbin said that the proposed amendments to the Zoning Ordinance are intended to streamline the site plan review process, authorize administrative approval by the Director, and make minor administrative and procedural updates. She said most of the cleanup items are related to recent updates to Chapter 14 related to adopted building codes.

I. **RECOMMENDATION: ZONING ORDINANCE AMENDMENTS TO AUTHORIZE THE DIRECTOR OF CDD TO APPROVE SITE PLANS**

Consider making a recommendation to City Council concerning proposed amendments to Appendix C "Zoning" of the Friendswood City Code to authorize the director of community development to approve site plans except in certain situations, to consolidate site plan approval requirements, and to make minor administrative corrections.

The commissioners all commented that they had the same thoughts as previously discussed during plat changes. Commissioner Mann said that although most cities approve site plans at staff level, he would prefer to keep the current process where the commission considers site plans at a public meeting.

\*\*Commissioner Marcus Rives moved to approve a recommendation to City Council concerning proposed administrative amendments to Appendix C "Zoning" of the Friendswood City Code without authorizing the director of community development to approve site plans. Seconded by P&Z Commissioner Stacey Phillips. The motion was approved unanimously.

J. **SITE PLAN: "THE EDGE" TO BE LOCATED AT 401, 391 AND 395 W EDGEWOOD DR**

Consider approving the site plan for The Edge, a development containing three new buildings and a detention pond to be located at 401, 395 and 391 W Edgewood Dr., City of Friendswood, Galveston County, Texas

Harbin presented the site plan for The Edge, a commercial project consisting of three buildings. She said the development would include shared access, parking, and retention.

Chris White/Jacob White Construction explained that the large building would be for his company to relocate. Commissioner Mann inquired about the name, The Edge. White answered that the project was located on West Edgewood and near the edge of Friendswood into Pearland and that they were hoping an "edgy" name would be attractive to buyers.

Commissioner Rives questioned the width of the handicap parking spaces. Bennett answered that the width of the spaces could be the same as standard spaces provided the accessible aisle is of a certain width, as well. She said staff would confirm the dimensions on the civil plans and ensure the minimum is met at the time of final inspection.

Commissioner Bounds was concerned the proposed signage would be too high contrast. White stated the signage on the rendering was conceptual and that he would take that into consideration.

Chairman Hinckley asked if a public sidewalk would be installed and what type of fencing along the sides was proposed. White confirmed there would be a 5-foot sidewalk installed along FM 2351 and that wooden fencing would be built around the property.

\*\*Commissioner Marcus Rives moved to approve the site plan for The Edge, a development containing three new buildings and a detention pond to be located at 401, 395 and 391 W Edgewood Dr. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.

K. **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

Harbin said that agenda items K through P were all preliminary plats for the Georgetown Subdivision. She explained that two different engineering firms were working on the project and there were 10 plats in total submitted for this review cycle. She stated three plats were resubmitted with corrections, but still had outstanding comments, and that three plats from the second firm were not resubmitted nor withdrawn. Harbin said the road segments for Georgetown Blvd Ph 1 and Sherry Lane Ph 1 need to be approved prior to approval of subsequent sections. She added that Georgetown Blvd Ph 1 is located within the City of Alvin, who confirmed they have not issued approvals yet.

Commissioner Phillips moved to deny items K through P. Commissioner Anderson seconded the motion.

Commissioner Rives asked how many times this subdivision had been submitted. Bennett answered that plats and construction plans have been coming in since 2018. She said staff has processed roughly 60 applications for Georgetown. Harbin gave kudos to staff, saying all city departments buckled down and reviewed 10 plats within one week, that many being a heavy task.

\*\*Commissioner Phillips moved to deny items K through P. Commissioner Anderson seconded the motion. The motion was approved unanimously.

**L. PRELIMINARY PLAT: SHERRY LANE PHASE 2 STREET DEDICATION (APPROX. 800 FEET OF ROADWAY)**

Consider approving the Preliminary Plat of Sherry Lane Phase 2 Street Dedication, a subdivision of 1.220 acres of land situated in the I&GN RR CO Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas

**M. PRELIMINARY PLAT: GEORGETOWN BLVD PHASE 2 STREET DEDICATION (APPROX. 1450 FEET OF ROADWAY)**

Consider approving the Preliminary Plat of Georgetown Blvd Phase 2 Street Dedication, a subdivision of 3.365 acres of land situated in the I&GN RR CO Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas

**N. 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

**O. PRELIMINARY PLAT: GEORGETOWN SECTION 3 (44 LOTS, 3 RESERVES, 3 BLOCKS)**

Consider approving the Preliminary Plat of Georgetown Section 3, a subdivision of 18.084 acres of land situated in the I&GN RR CO Survey, Section 23, Abstract 624, City of Friendswood, Galveston County, Texas

**P. 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

**Q. EXTENSION REQUESTS: 30-DAY EXTENSION FOR PRELIMINARY PLAT APPLICATIONS**

Consider approving a request from the applicant for a 30-day extension for preliminary plat applications for the following subdivision plats, in accordance with Local Government Code 212.009(b-2):

- (i) Georgetown Boulevard Phase 3 Street Dedication Preliminary Plat,
- (ii) Georgetown Section 4 Preliminary Plat,
- (iii) Georgetown Section 5 Preliminary Plat, and
- (iv) Georgetown Section 6 Preliminary Plat

Harbin said the applicant requested a 30 day extension for the plat review before commission consideration. She stated the plats in question were toward the rear of the development.

The commissioners collectively stated that 30 additional days would not remedy the already disapproved plats that lead into the rear sections.

\*\*Commissioner Marcus Rives moved to deny a request from the applicant for a 30-day extension for preliminary plat applications for the following subdivision plats: Georgetown Boulevard Ph 3 Street Dedication Preliminary Plat, Georgetown Section 4 Preliminary Plat, Georgetown Section 5 Preliminary Plat, and Georgetown Section 6 Preliminary Plat. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.

**5. COMMUNICATIONS**

- A. Receive an update on the Comprehensive Plan Update Project (A Resilient Communities Project (RCP) Grant from the General Land Office).

Harbin said the Comprehensive Plan Update survey had now closed. She announced the next CPAC meeting would be held April 30th.

- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, April 23, 2026, and (ii) Thursday, May 14, 2026.
- C. Receive the March 2026 DRC Report, March 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.

Councilman Matranga reported that Director Harbin gave a quarterly update on the Community Development Department at the last city council meeting. He announced that council had confirmed the city manager's appointment of a new library director. He also reminded everyone that the city's Spring Sparkle event would be held this Saturday, April 11th.

Chairman Hinckley announced that Commissioner Marsha Conrad had stepped down after providing more than 3 years of volunteerism on the commission. He thanked her for her service.

Harbin said April was a busy month for events, and if the commissioners would like to participate, please let her know. Texas Downtown Webinar on April 22nd, CEDC Small Business Week on April 27th, and HGAC Bringing Back Mainstreet on April 29th.

## **6. ADJOURNMENT**

This meeting was adjourned at 07:02 PM.