



**PLANNING AND ZONING COMMISSION, REGULAR MEETING  
THURSDAY, JULY 9, 2026 - 6:00 PM  
COUNCIL CHAMBERS, CITY HALL  
910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

## **AGENDA**

**1. CALL TO ORDER**

**2. OATHS OF OFFICE**

- A. Administer Oaths of Office for reappointed Commissioner Stacey Phillips and newly appointed Commissioner Tram Kim.

**3. 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.

**4. 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, June 11, 2026.
- B. Consider approving the replat of Friendswood Estates Subdivision Addition No. One Replat No. 4 located at 908 Myrtlewood Drive.

**5. COMMUNICATIONS**

- A. Receive a report from staff on approved site plans.
- B. Receive an update on the Comprehensive Plan Update Project (A Resilient Communities Project (RCP) Grant from the General Land Office).
- C. Reminder of the Texas Municipal League (TML) Land Use Conference - August 20-21, 2026, in Round Rock, Texas - deadline to register is July 25, 2026.
- D. Reminder of the Texas Chapter of the American Planning Association (APA) Conference - October 14-16, 2026, in Irving, Texas - deadline to register is July 23, 2026.
- E. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, July 23, 2026, and (ii) Thursday, August 13, 2026.
- F. Receive the June 2026 DRC Report, June 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).



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Approved for posting by:  
Aubrey Harbin, LEED AP  
Director of Community Development/City Planning



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Posted by: Raquel Martinez, TRMC, City Secretary  
Posted in compliance with the Texas Open Meetings Act this  
2nd day of July 2026, at 10:00 A.M.



## FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 9, 2026

Subject: Consider approving the minutes of the Planning and Zoning Commission regular meeting held Thursday, June 11, 2026.

Action:

### SUMMARY / ORIGINATING CAUSE

The draft minutes are attached for review and consideration.

### IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

### RECOMMENDATIONS

### ATTACHMENTS

1.	P&Z Minutes 2026-06-11 Regular
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**CITY OF FRIENDSWOOD  
PLANNING AND ZONING COMMISSION  
THURSDAY, JUNE 11, 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  
JUNE 11, 2026

**1. CALL TO ORDER**

MINUTES OF A REGULAR MEETING OF THE FRIENDSWOOD PLANNING AND ZONING COMMISSION THAT WAS HELD ON THURSDAY, JUNE 11, 2026, AT 06:00 PM **910 S. FRIENDSWOOD DR., FRIENDSWOOD, TX 77546**

CHAIRMAN TOM HINCKLEY  
COMMISSIONER MARCUS RIVES  
COMMISSIONER BRIAN BOUNDS  
COMMISSIONER WILLIE C ANDERSON  
CITY ATTORNEY KAREN HORNER  
DIRECTOR OF CDD/PLANNER AUBREY HARBIN  
ASSISTANT PLANNER BECKY BENNETT

COMMISSIONER TRAVIS MANN, COMMISSIONER STACEY PHILLIPS, AND COUNCIL LIAISON TRISH HANKS WERE ABSENT FROM THE MEETING.

**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.

No comments.

**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, May 14, 2026.

**\*\*Commissioner Marcus Rives moved to approve the minutes of the Planning and Zoning Commission regular meeting held on Thursday, May 14, 2026. Seconded by Commissioner Brian Bounds. The motion was approved unanimously.**

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

- A. **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.

Director Harbin explained this plat was denied by the Commission on April 9th. She said the applicant has corrected most items and resubmitted. She mentioned there are a few administrative items outstanding but that they do not impact the plat layout and may be addressed during construction plan review.

**\*\*Commissioner Marcus Rives moved to approve the Preliminary Plat of Sherry Lane Phase 2 Street Dedication, subject to staff comments. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.**

- B. **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.

Director Harbin explained this plat was also denied by the Commission on April 9th. She said the applicant has corrected most items and resubmitted. She mentioned there are a few administrative items outstanding but that they do not impact the plat layout and may be addressed during construction plan review. She added that the first phase of this street section lies within the City of Alvin who confirmed preliminary approval on their side.

**\*\*Commissioner Brian Bounds moved to approve the Preliminary Plat of Georgetown Blvd Phase 2 Street Dedication, subject to staff comments. Seconded by Commissioner Willie Anderson. The motion was approved unanimously.**

#### **5. DISCUSSION**

- A. **DESIGN CRITERIA MANUAL**

Discuss proposed changes to the Design Criteria Manual specifically Section VI Site

Development, Appendix C Parking Group Table, Appendix D Qualified Tree List, and Appendix E Downtown District Amenities.

Harbin announced that the City's Engineering Department was updating the Design Criteria Manual (DCM), and this discussion item was to go over items related to site plans and plats. She said that the DCM was historically adopted by resolution, but this version will be heard at two public hearings then codified into an ordinance.

Harbin explained many of the proposed changes are a result of the recent shift to staff approval of site plans and the move to digital plan reviews. She said several other changes involved removing conflicts with other ordinances and relocating processes to ordinances and leaving technical specifications in the DCM. She mentioned one thing of note is a proposal to increase the minimum sidewalk widths. She said the proposed change is a result of the Active Transportation Plan created by the Houston-Galveston Area Council (HGAC).

The summary of changes included no changes to Appendix C, reorganization of Appendix D, and removing the Downtown District lighting requirements from Appendix E. Chairman Hinckley questioned who was responsible for removing the obsolete black light poles. Harbin answered that the city had notified property owners to remove the poles. Since the poles are private property, some of the owners are choosing to reinstall them elsewhere on their properties.

## **6. COMMUNICATIONS**

A. Receive a report from staff on approved site plans.

Harbin said there are none to report this meeting and that this item would be a standing placeholder to keep the commission informed.

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

Nothing new to report.

C. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, June 25, 2026, and (ii) Thursday, July 9, 2026.

D. Receive the May 2026 DRC Report, May 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.

Harbin told the commission that staff would be attending the Land Use Conference put on by the Texas Municipal League for the first time this year. She said the budget allows for all the commissioners to attend and asked that they RSVP before the early bird pricing ends on July 25th. She said the conference would be held in Round Rock on August 20-21.

## **7. ADJOURNMENT**

This meeting was adjourned at 06:18 PM.



## FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 9, 2026

Subject: Consider approving the replat of Friendswood Estates Subdivision Addition No. One Replat No. 4 located at 908 Myrtlewood Drive.

Action:

### SUMMARY / ORIGINATING CAUSE

This subject property was originally platted in 1976 and subsequently replatted multiple times as described below. This plat corrects all of the previous plats and combines lots 6 and 7 as reflected in the replat in 1976.

- Friendswood Estates Subdivision Addition No. 1 because it was an addition to an existing plat - April 1976. This original plat included 4 lots.
- Friendswood Estates Subdivision Addition No. One Replat - November 1976; the 4 lots were replatted into 7 lots
- Goldman Acres Replat - July 1990; replat of Lots 6 and 7 into Tract A (8.85 acres) and Tract B (5.00 acres)
- Green Acres Amending Plat - March 1998; replat of Tract B and part of Tract A and created a new lot of 7.9535 acres

The plat was reviewed by staff in the following departments: Planning, Engineering, Public Works, and Fire Marshal's Office. There are no outstanding conditions or reasons that would require reconsideration by the Commission.

**Staff recommends approval with one minor comment - change label of lot and title block from Block 1, Lot 1 to Lot 6.**

**Standards for approval.** The Commission shall approve a plat if:

- (1) It conforms to the general plan of the City of Friendswood and the current and future streets, alleys, parks, playgrounds, and public utility facilities;
- (2) It conforms to the general plans for extension of roads, streets, and public highways, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and
- (3) It conforms to the Subdivision Ordinance and Local Government Code Chapter 212.

**P&Z Action Options:**

**1) Approve** - If approved, the plat shall be endorsed with a certificate of approval by the planning and zoning commission chairman and attested by the commission's secretary. This can include minor staff comments.

**2) Approve with Conditions** - conditions included on attached corrections report; requires resubmittal and Commission action

**3) Disapprove with Reasons** - reasons included on attached corrections report; requires resubmittal and Commission action

**IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY**

**RECOMMENDATIONS**

**ATTACHMENTS**

1. Friendwood Estates Subdivision Addition No One Replat No 4 - staff comments

STATE OF TEXAS  
COUNTY OF GALVESTON

WE, ADEAK ENTERPRISES LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH, DANIELLE SAUNDERS, MANAGER, BEING OFFICERS OF ADEAK ENTERPRISES LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER (OR OWNERS) HERINAFTER REFERRED TO AS OWNERS, WHETHER ONE OR MORE, OF THE 13.86 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FRIENDSWOOD ESTATES SUBDIVISION ADDITION NO ONE REPLAT NO 4, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

IN TESTIMONY WHEREOF, ADEAK ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS

TO BE SIGNED BY DANIELLE SAUNDERS, ITS MANAGER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ADEAK ENTERPRISES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,

BY: \_\_\_\_\_  
DANIELLE SAUNDERS, MANAGER

STATE OF TEXAS  
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIELLE SAUNDERS, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

CITY OF FRIENDSWOOD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FRIENDSWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FRIENDSWOOD ESTATES SUBDIVISION ADDITION NO ONE REPLAT NO 4 IN CONFORMANCE WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE CITY AS ADOPTED BY THE CITY COUNCIL AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

BECKY BENNETT, ASSISTANT PLANNER  
TOM HINCKLEY, CHAIRMAN

I, JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING TO THE CITY OF FRIENDSWOOD, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE CITY OF FRIENDSWOOD, TEXAS AND FURTHER IT COMPLIES WITH ALL OF THE ORDINANCES AS CURRENTLY ADOPTED BY CITY COUNCIL.

BY: \_\_\_\_\_  
JILDARDO ARIAS, P.E., CFM, CITY ENGINEER/DIRECTOR OF ENGINEERING

**SURVEYOR:**  
THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5565, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PURPOSE OF DOCUMENT: PLAT REVIEW  
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN  
REGISTRATION #5565  
RELEASE DATE: 06/22/2026

\*PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR REFERRED UPON AS A FINAL SURVEY DOCUMENT\*

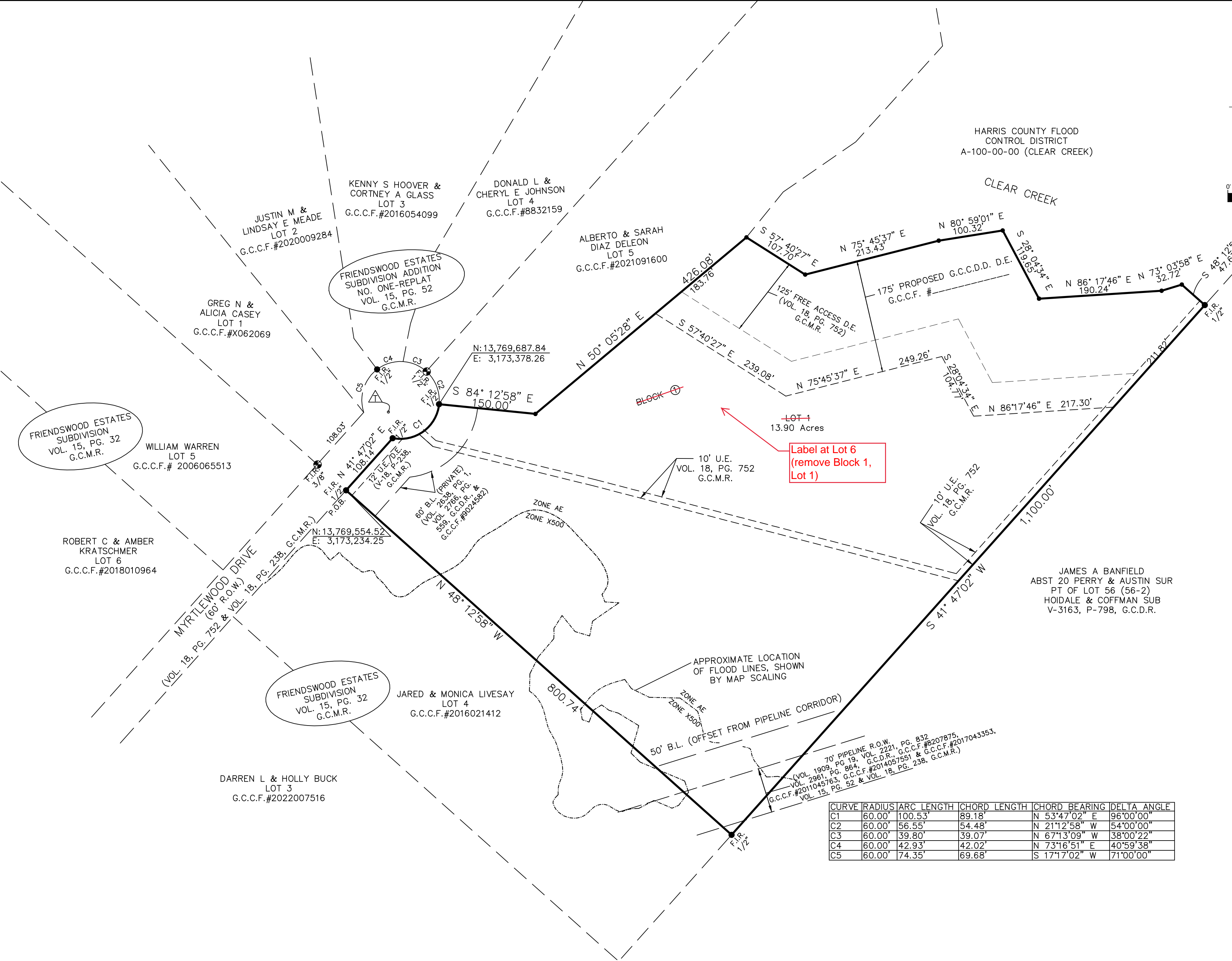
THE STATE OF TEXAS  
COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON \_\_\_\_\_, 2026, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_, 2026, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., IN INSTRUMENT NUMBER \_\_\_\_\_, GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN, COUNTY CLERK  
OF GALVESTON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	100.53'	89.18'	N 53°47'02" E	96°00'00"
C2	60.00'	56.55'	54.48'	N 21°12'58" W	54°00'00"
C3	60.00'	39.80'	39.07'	N 67°13'09" W	38°00'22"
C4	60.00'	42.93'	42.02'	N 73°16'51" E	40°59'38"
C5	60.00'	74.35'	69.68'	S 17°17'02" W	71°00'00"

**PROPERTY DESCRIPTION:**

A TRACT OR PARCEL CONTAINING 13.86 ACRES OF LAND SITUATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT 20, BEING ALL OF LOT 1 BLOCK 1 OF FINAL PLAT OF GREEN ACRES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18 PAGE 752 AND BEING ALL OF THAT CALLED 5.897 ACRE TRACT AS CONVEYED TO ADEAK ENTERPRISES BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2025054657 BEING OUT OF AND A PART OF TRACT "A" OF GOLDMAN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 238 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, WITH SAID 13.86 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AS A 1/2-INCH IRON ROD FOUND AT A POINT SITUATED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF MYRTLEWOOD DRIVE, BASED ON A WIDTH OF 60.00 FEET, SAID POINT BEING THE NORTHWEST CORNER OF SAID 5.897 ACRE TRACT AND THE NORTHEAST CORNER OF LOT 4 OF FRIENDSWOOD ESTATES SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 32 OF THE GALVESTON COUNTY MAP RECORDS AND AS CONVEYED TO JARED AND MONICA LIVESAY BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2016021412;

THENCE NORTH 41°47'02" EAST, ALONG THE SAID RIGHT-OF-WAY LINE OF MYRTLEWOOD DRIVE, A DISTANCE OF 108.14 FEET TO A 1/2-INCH IRON ROD FOUND AT A POINT FOR CORNER BEING THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET;

THENCE IN AN EASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 100.53 FEET TO A 1/2-INCH IRON ROD FOUND AT A POINT FOR THE NORTHEAST CORNER OF SAID GREEN ACRES SUBDIVISION AND BEING THE SOUTHWEST CORNER OF LOT 5 OF FRIENDSWOOD ESTATES SUBDIVISION ADDITION NO ONE REPLAT ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 52 OF THE GALVESTON COUNTY MAP RECORDS, SAID ARC HAVING A CENTRAL ANGLE OF 96°00'00" AND A CHORD BEARING AND DISTANCE OF NORTH 53°47'02" EAST - 89.18 FEET;

THENCE SOUTH 84°12'58" EAST ALONG THE COMMON LINE WITH SAID LOT 5 A DISTANCE OF 150.00 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 50°05'28" EAST, CONTINUING ALONG THE COMMON LINE WITH SAID LOT 5, A DISTANCE OF 426.08 FEET TO A POINT FOR CORNER, SAID POINT BEING SITUATED IN THE APPROXIMATE CENTERLINE OF CLEAR CREEK;

THENCE IN A GENERALLY EASTERLY DIRECTION, ALONG SAID CENTERLINE, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- SOUTH 57°40'27" EAST A DISTANCE OF 107.71 FEET TO AN ANGLE POINT;
- NORTH 75°45'37" EAST A DISTANCE OF 213.43 FEET TO AN ANGLE POINT;
- NORTH 80°59'01" EAST A DISTANCE OF 100.32 FEET TO AN ANGLE POINT;
- SOUTH 28°04'34" EAST A DISTANCE OF 119.65 FEET TO AN ANGLE POINT;
- NORTH 86°17'46" EAST A DISTANCE OF 190.24 FEET TO AN ANGLE POINT;
- NORTH 73°03'58" EAST A DISTANCE OF 32.72 FEET TO AN ANGLE POINT;
- SOUTH 48°12'58" EAST A DISTANCE OF 47.87 FEET TO A 1/2-INCH IRON ROD FOUND AT A POINT FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SITUATED ON THE NORTHWEST PROPERTY LINE OF A TRACT CONVEYED TO JAMES A BANFIELD BY DEED RECORDED IN VOLUME 3163, PAGE 798 OF THE GALVESTON COUNTY DEED RECORDS;

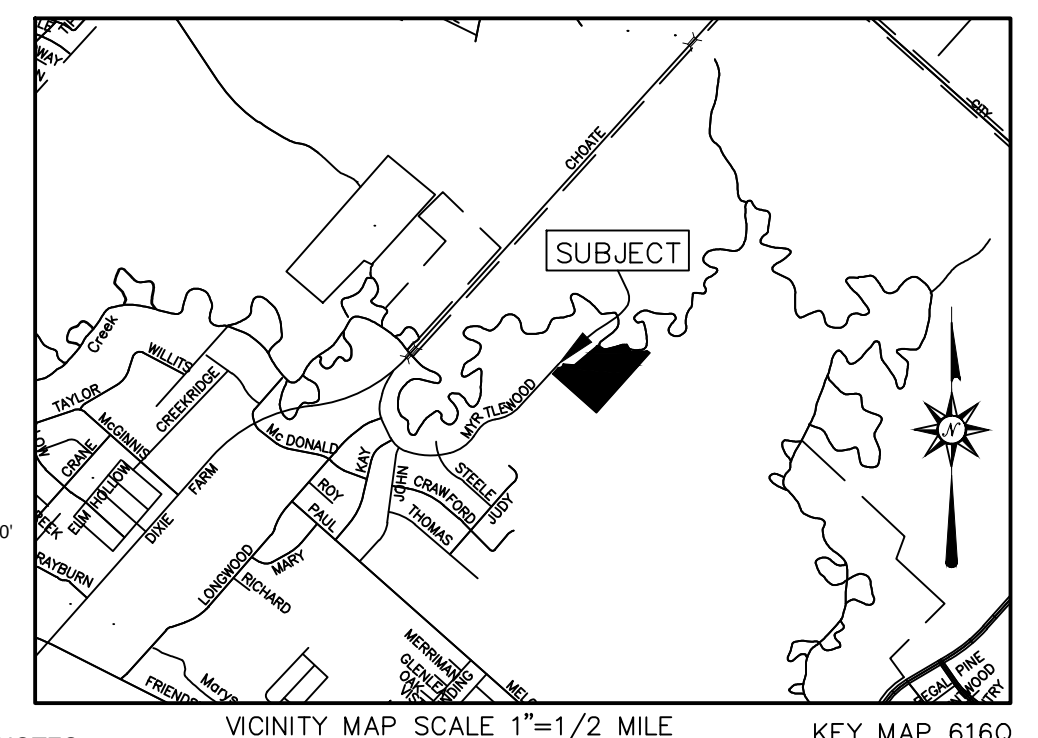
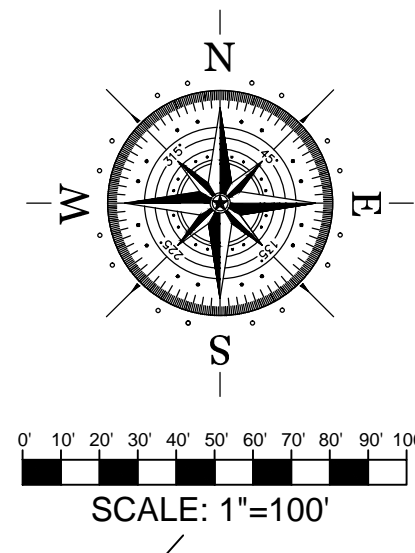
THENCE SOUTH 41°47'02" WEST, ALONG THE COMMON LINE WITH SAID BANFIELD TRACT, A DISTANCE OF 1,100.00 FEET TO A 1/2-INCH IRON ROD FOUND AT A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 48°12'58" WEST, ALONG TE COMMON LINE WITH SAID LOT 4, A DISTANCE OF 800.74 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 13.86 ACRES OF LAND WITHIN THESE CALLS.

**FLOOD STATEMENT**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48167C0012G, WITH AN EFFECTIVE DATE OF AUGUST 15, 2019, THIS TRACT IS LOCATED IN FLOOD ZONES "X" SHADED AND A.E.

**BENCHMARK:** NGS HGCS54 (AW5596) - EL 29.50 NAVD 88 2022 ADJ  
THE STATION IS A PUNCH MARK IN THE TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1-INCH PVC PIPE THAT IS 20 FEET LONG FILLED WITH GREASE THAT IS ENCASED IN A 5-INCH PVC PIPE WITH A LOGO CAP STAMPED--HGCS54 1986--. THE ROD IS RECESSED 8 CM BELOW THE GROUND SURFACE. LOCATED 26.0 METERS (85.3 FT) SOUTHEAST OF THE CENTERLINE OF FM 528 AND 0.6 METER (2.0 FT) SOUTHWEST OF THE EDGE OF A CURB.

**TEMPORARY BENCHMARK:**  
TEMPORARY BENCHMARK IS A SET MAG NAIL (ELEVATION:30.26) LOCATED NORTH 09°20'11" WEST, 41.07' FROM THE MOST WESTERLY NORTHWEST CORNER OF SUBJECT PLAT.



GENERAL PLAT NOTES:  
VICINITY MAP SCALE 1"=1/2 MILE  
KEY MAP 6160

- PROPERTY CORNER.
- INDICATES CONTROL MONUMENT.
- INDICATES BUILDING LINE.
- INDICATES TEMPORARY PROJECT BENCHMARK
- F.I.R. INDICATES FOUND IRON ROD.
- F.L.P. INDICATES FOUND IRON PIPE.
- S.I.R. INDICATES SET IRON ROD.
- U.E. INDICATES UTILITY EASEMENT.
- D.E. INDICATES DRAINAGE EASEMENT
- G.C.C.D.D. INDICATES GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT
- R.O.W. INDICATES RIGHTS-OF-WAY.
- VOL./PG. INDICATES VOLUME/PAGE.
- P.O.B. INDICATES POINT OF BEGINNING.
- G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS
- G.C.C.F. INDICATES GALVESTON COUNTY CLERK'S FILE
- FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- SIDEWALKS AND ADA RAMPS ARE REQUIRED ALONG ALL STREETS UNLESS THE STREET MEETS AN EXCEPTION ALLOWED BY FRIENDSWOOD CITY CODE CHAPTER 70-64. THE DEVELOPER MUST INSTALL SIDEWALKS AND ADA RAMPS ALONG RESERVES AND COMMON AREAS PRIOR TO THE CITY COUNCIL'S ACCEPTANCE OF THE SUBDIVISION INFRASTRUCTURE. WHEN SIDEWALKS ARE REQUIRED, THEY SHALL BE A WIDTH OF NO LESS THAN FOUR FEET AND COMPLY WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE PERMITTED TO BE BUILT NEARER THAN 150 FEET FROM ANY WELL OR RELATED FACILITY, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE WELL OR FACILITY.
- EXCEPT FOR LOW-PRESSURE DISTRIBUTION SYSTEM PIPELINES AS DEFINED IN CHAPTER 26, OF THE FRIENDSWOOD CITY CODE, NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL STRUCTURE SHALL BE ERRECTED OR MOVED TO A LOCATION NEARER THAN 50 FEET TO ANY PIPELINE, OTHER THAN STRUCTURES NECESSARY TO OPERATE THE PIPELINE.
- THE CITY OF FRIENDSWOOD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS (DRIVEWAYS, SIDEWALKS, AND EMERGENCY ACCESS EASEMENTS), WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES (DETENTION PONDS, DRAINAGE EASEMENTS, OUTFALLS AND SWALES), RECREATIONAL AREAS, RESERVES AND OTHER PRIVATE FACILITIES THAT ARE WITHIN THE PRIVATE EASEMENTS; THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THESE ITEMS. THE CITY OF FRIENDSWOOD SHALL BE RESPONSIBLE FOR MAINTENANCE OF PUBLIC STREETS, SIDEWALKS, STREET SIGNS, WATERLINES, SANITARY SEWER LINES, STORM SEWER FACILITIES, DRAINAGE EASEMENTS, OUTFALLS AND SWALES THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN PUBLIC AND/OR EXCLUSIVE EASEMENTS. THE MAINTENANCE OF STREET LIGHTS SHALL BE THE RESPONSIBILITY OF TEXAS NEW MEXICO POWER COMPANY (TNMP).
- ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN ON THE PLAT CONSTITUTE ALL OF THE EASEMENT REQUIRED BY THE UTILITY COMPANIES FOR THEIR OPERATIONS.
- THE FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION ESTABLISHED BY FEMA, AND AS PRESCRIBED IN THE FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF FRIENDSWOOD, TEXAS.
- ANY AND ALL RIGHT-OF-WAY ISLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, EVEN IF NOT SHOWN ON THE FACE OF THE PLAT, SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791026-02899, DATED JUNE 02, 2026 WITH AN EFFECTIVE DATE OF MAY 24, 2026.
- COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).
- THE PLAT BOUNDARY CLOSURES TO WITHIN 1:10,000.
- SUBJECT TO BLANKET PIPELINE EASEMENTS GRANTED TO HUMBLE OIL & REFINING COMPANY, AS SET FORTH BY INSTRUMENT(S) FILED FOR RECORD UNDER VOLUME 923, PAGE 149 AND VOLUME 927, PAGE 289, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.
- SUBJECT TO DEED RESTRICTIONS AS SET FORTH BY INSTRUMENT(S) FILED FOR RECORD UNDER VOLUME 15, PAGE 52; VOLUME 18, PAGE 238 AND VOLUME 18, PAGE 752, OF THE MAP RECORDS, AND UNDER VOLUME 2638, PAGE 1; VOLUME 2672, PAGE 750 AND VOLUME 2766, PAGE 559, OF THE DEED RECORDS, AND UNDER COUNTY CLERK'S FILE NO(S) 902482, ALL IN GALVESTON COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

**REPLAT**

**FRIENDSWOOD ESTATES  
SUBDIVISION ADDITION NO ONE  
REPLAT NO 4**

A SUBDIVISION OF 13.86 ACRES SITUATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT 20, BEING A REPLAT OF LOT 1, BLOCK 1, OF FINAL PLAT OF GREEN ACRES SUBDIVISION, A 7.9535 ACRE TRACT OF LAND BEING AN AMENDED PLAT OF TRACT "B" AND PART OF TRACT "A" OF GOLDMAN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 752, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, AND ALSO BEING A PARTIAL REPLAT OF 5.897 ACRES OF TRACT "A" OUT OF GOLDMAN ACRES REPLAT, A REPLAT OF LOTS 6 AND 7, OF FRIENDSWOOD ESTATES SUBDIVISION ADDITION NO. ONE-REPLAT, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 18, PAGE 238, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

REASON: TO CREATE ONE RESIDENTIAL LOT AND TO CORRECT PREVIOUS PLATS.

CITY OF FRIENDSWOOD

Remove block reference to be consistent with original plat. → 1 LOT + BLOCK  
JUNE 22 2026

**PRO-SURV**  
SURVEYING & MAPPING SERVICES  
P.O. BOX 1366  
FRIENDSWOOD, TX 77549  
PHONE: 281-996-1113  
EMAIL: orders@prosurv.net  
T.B.P.E.L.S. FIRM #10119300

**OWNER**  
ADEAK ENTERPRISES LLC  
A TEXAS LIMITED LIABILITY COMPANY  
DANIELLE SAUNDERS, MANAGER  
205 W. SHADOWBEND  
FRIENDSWOOD, TEXAS 77546  
PHONE: 917-455-7125



# FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 9, 2026

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

Action:

## SUMMARY / ORIGINATING CAUSE

### Upcoming Actions:

City Council work session - August 3, 2026

CPAC meeting #4 - August 25, 2026 from 5-7pm

Planning Subcommittee Meetings to review chapters - July/August

Planning Subcommittee Meetings to begin reviewing recommended zoning ordinance amendments - tentative for September/October

[Comprehensive Plan Project Page](#)

Ardurra Group continues to work on the Comprehensive Plan update...Future City stage...drafting recommendations.

### COMPREHENSIVE PLAN UPDATE (MONTHS 1-12)



### ZONING ORDINANCE UPDATE (MONTHS 12-22)

### Completed Actions:

9-16-2025 - City Staff focus group meeting (summary on project page)

10/6/2025 - City Council focus group meeting (summary on project page)

11/13/2025 - Planning and Zoning Commission focus group meeting (summary on project page)

10/26-2025 - Public Event: Halloween in the Park (summary on project page)

12/16/2025 - CPAC Meeting 1 - The Comprehensive Plan Advisory Committee (CPAC) met at the Friendswood Public Library. It was well attended and the consultant received good feedback. Tram Kim

was elected to be the chair of the committee and Travis Mann was elected to be the vice chair. Recurring themes seem to be Downtown improvements and traffic improvements. Also people love the small town charm and community events in Friendswood.

12/18/2025 - The consultants from Ardurra also met with consultants of The Goodman Group and Houston Galveston Area Council (HGAC) to share information about the HGAC Active Transportation study that is currently underway. The Goodman Group hosted public meeting #2 on Thursday, December 18 and presented 14 projects and asked the public to rank the projects.

2/23/2026 - CPAC Bus Tour

1/16/2025 - Friday Folders - Flyers distributed at elementary and intermediate schools with the survey information

February 19 - Stakeholder meeting with high school students via Teen Leadership Program being sponsored by Parks & Recreation

March 17 - Stakeholder meetings with FDEDC, property owners in the panhandle area, and EOC Staff.

March 5 - State of the City Address; Ardurra representatives attended

April 30 - CPAC Meeting #3

**IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY**

**RECOMMENDATIONS**

**ATTACHMENTS**



# FRIENDSWOOD PLANNING & ZONING COMMISSION AGENDA ITEM FORM

Meeting Date: July 9, 2026

Subject: Receive the June 2026 DRC Report, June 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.

Action:

### SUMMARY / ORIGINATING CAUSE

The June 2026 DRC Report and June 2026 Business Report are attached.

### IMMINENT CONSEQUENCES / BENEFIT TO COMMUNITY

### RECOMMENDATIONS

### ATTACHMENTS

- |    |   |
|----|---|
| 1. | Friendswood Monthly Business Report June 2026 |
| 2. | June 2026 DRC Report                          |



# CITY OF FRIENDSWOOD

## MONTHLY BUSINESS REPORT - JUNE 2026

Click [here](#) to access the Current Development Projects presentation/story map.

### Certificates of Occupancy Issued (new, additions, alterations, name, owner and occupant changes)

Business	Address	Permit	Zoning
Nawa Coffee House	2300 Old Rd Suite 106	ALTER	NC
Renew Weight Loss +	158 S Friendswood Drive*	ALTER	CSC
Fifth Third Bank	203 S Friendswood Drive	TO	DD
The Mentoring Alliance	700 S Friendswood Drive Suite H	TO	DD

### New commercial permits issued:

TIMA Retail Shell -City Center	3727 FM 528 Rd	PUD
Gage Hill Retail Shell - City Center	3723 FM 528 Rd	PUD
Augusta Kelly Office Building	403 Laurel	DD

### New multi-family permits issued:

None

### Commercial Add/Alter/Demo permits issued:

Golden Chick	101 E Parkwood Ave	Remodel of former Jack-In-The-Box
Jetset Pilates	106 Whispering Pines Dr Suite 107	Interior build out for fitness
The Sanctuary	2821 W Parkwood Ave	Interior renovation

### Zone Changes:

2350 S Friendswood Drive SFR to CSC – Approved by Council 6/1

Denotes Location zoned Downtown District (DD)

\*In Downtown District Boundary, but not zoned DD

### [Community & Economic Development Committee \(CEDC\)](#)

*Mission: To champion a vibrant and competitive economy by providing leadership and resources for business attraction, retention, and expansion to enhance the quality of life.*

Meeting days – first Wednesday of each month at 4pm; 2<sup>nd</sup> floor conference room at City Hall

- Continue to work on Strategic Goals
- New member – Brian Shelley

### [Friendswood Downtown Economic Development Corporation \(FDEDC\)](#)

*Type 4B Sales Tax Corporation*

Meeting days – second Tuesday of each month at 4pm; Council Chambers

- Removing overhead communication lines on northeastern side of S Friendswood Dr.
  - May 4 – Council approved expenditure to AT&T for a quote

- May 4 – Council approved expenditure to Comcast to proceed with removal of lines
- New programmable lights have been installed on City Hall, Library, and Activity Building
- [FDEDC Projects](#) – a new story map highlighting the projects that FDEDC has completed! A link will be added to the City’s web site soon.
- New member – Brett Banfield (to replace Ron Cox)

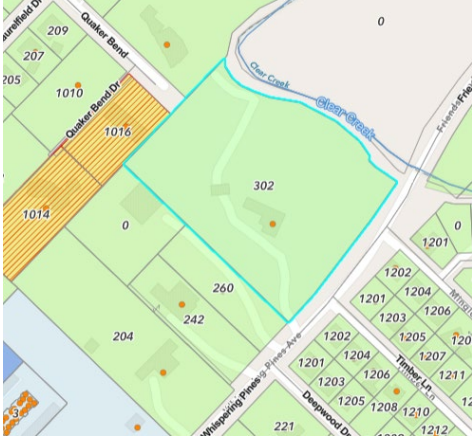

**Miscellaneous:**

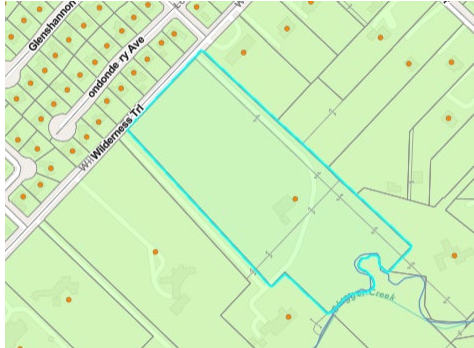
- TIRZ (Tax Increment Reinvestment Zone) #1/PID (Public Improvement District) – Friendswood City Center on FM 528 – 124 acres; approved by City Council December 2023
- TIRZ (Tax Increment Reinvestment Zone) #2 – Friendswood Parkway/FM 528 – 3 – 326.52 acres; approved by City Council June 2024; Castle Biosciences (participant)
- Comprehensive Plan Update – survey is closed; CPAC meeting #3 was held April 30; consultant is working on drafting objectives and recommendations for the plan

COMMUNITY DEVELOPMENT DEPARTMENT  
MONTHLY DRC REPORT  
JUNE 2026



Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
<p><b>West Blvd. and Friendswood Pkwy</b></p> <p>Retail, restaurant, office, coffee shop</p>	<p>CSC</p>	<p>No</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Zone change</li> <li><input type="checkbox"/> Meets Future Land Use Map</li> <li><input checked="" type="checkbox"/> Plat required to replat into separate reserves</li> <li><input type="checkbox"/> Eligible for Certificate of Platting Exemption</li> <li><input checked="" type="checkbox"/> Site plan approval required</li> <li><input checked="" type="checkbox"/> Community Overlay District</li> <li><input type="checkbox"/> Downtown District</li> <li><input checked="" type="checkbox"/> Water service available</li> <li><input checked="" type="checkbox"/> Sewer service available</li> <li><input type="checkbox"/> On-site detention required – detention provided in West Ranch</li> <li><input type="checkbox"/> May be eligible for regional detention</li> <li><input type="checkbox"/> High hazard flood zone(s)</li> <li><input type="checkbox"/> Pipelines and abandoned active oil wells</li> <li><input type="checkbox"/> TxDOT Permits required</li> </ul> <p>Misc Notes: Add sidewalk along Friendswood Pkwy; light pole near planned driveway will need to be relocated.</p>	

<p><b>302 Whispering Pines Ave</b></p> <p>10-12,000 sqft home, pool, metal building</p>	<p>SFR</p>	<p>No</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Zone change</li> <li><input checked="" type="checkbox"/> Meets Future Land Use Map</li> <li><input checked="" type="checkbox"/> Plat required – preliminary and final</li> <li><input type="checkbox"/> Eligible for Certificate of Platting Exemption</li> <li><input type="checkbox"/> Site plan approval required</li> <li><input type="checkbox"/> Community Overlay District</li> <li><input type="checkbox"/> Downtown District</li> <li><input checked="" type="checkbox"/> Water service available</li> <li><input checked="" type="checkbox"/> Sewer service available</li> <li><input checked="" type="checkbox"/> On-site detention required</li> <li><input type="checkbox"/> May be eligible for regional detention</li> <li><input checked="" type="checkbox"/> High hazard flood zone(s) – on-site mitigation required; elevation certificates</li> <li><input type="checkbox"/> Pipelines and abandoned active oil wells</li> <li><input type="checkbox"/> TxDOT Permits required</li> </ul> <p>Misc Notes: There was a house on the lot before so credit will be given for Park Dedication fees and water/sewer taps; additional charges may incur for upgraded meter size</p>	
<p><b>2210/2300 Old Rd. (Ranch Express)</b></p> <p>180-ft tall communication tower to be located on 2,000 sqft lease area at rear of lot; structure would be a monopole with an 8-ft enclosure</p>	<p>NC</p>	<p>SUP required</p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Zone change – SUP for NAICS Use 517 Telecommunications</li> <li><input type="checkbox"/> Meets Future Land Use Map</li> <li><input type="checkbox"/> Plat required</li> <li><input type="checkbox"/> Eligible for Certificate of Platting Exemption</li> <li><input checked="" type="checkbox"/> Site plan approval would be included with SUP</li> <li><input checked="" type="checkbox"/> Community Overlay District</li> <li><input type="checkbox"/> Downtown District</li> <li><input type="checkbox"/> Water service available – n/a</li> <li><input type="checkbox"/> Sewer service available – n/a</li> <li><input type="checkbox"/> On-site detention required</li> <li><input checked="" type="checkbox"/> May be eligible for regional detention</li> <li><input type="checkbox"/> High hazard flood zone(s)</li> <li><input type="checkbox"/> Pipelines and abandoned active oil wells</li> <li><input type="checkbox"/> TxDOT Permits required</li> </ul> <p>Misc Notes: Minimum parking spaces and fire lanes must remain.</p>	

<p><b>5 Wilderness Trail</b></p> <p>Subdivide property to create a residential lot along Wilderness Trail – approx.. 1.2 acre tract</p>	<p>SFR</p>	<p>No</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Zone change</li> <li><input checked="" type="checkbox"/> Meets Future Land Use Map</li> <li><input checked="" type="checkbox"/> Plat required – preliminary and final; partial plat may be an option</li> <li><input type="checkbox"/> Eligible for Certificate of Platting Exemption</li> <li><input type="checkbox"/> Site plan approval</li> <li><input type="checkbox"/> Community Overlay District</li> <li><input type="checkbox"/> Downtown District</li> <li><input checked="" type="checkbox"/> Water service - available</li> <li><input checked="" type="checkbox"/> Sewer service - available although extension required is more than 250 feet; septic may be an option if lot is greater than 1 acre; permit required from Galveston County Health District for septic system</li> <li><input checked="" type="checkbox"/> On-site detention required</li> <li><input checked="" type="checkbox"/> May be eligible for regional detention – make request to GCCDD</li> <li><input type="checkbox"/> High hazard flood zone(s)</li> <li><input type="checkbox"/> Pipelines and abandoned active oil wells</li> <li><input type="checkbox"/> TxDOT Permits required</li> </ul> <p>Misc Notes: 10-feet of ROW required for Wilderness Trail</p>	
<p><b>1561 West Blvd.</b></p> <p>Life Point Church – 20,000 to 30,000 sqft building</p>	<p>CSC</p>	<p>SUP required</p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Zone change – SUP for NAICS Use 8131 Religious Organizations</li> <li><input type="checkbox"/> Meets Future Land Use Map</li> <li><input type="checkbox"/> Plat required – existing plat – Austin Chase at WR Sec 2</li> <li><input type="checkbox"/> Eligible for Certificate of Platting Exemption</li> <li><input checked="" type="checkbox"/> Site plan approval would be included with SUP</li> <li><input checked="" type="checkbox"/> Community Overlay District</li> <li><input type="checkbox"/> Downtown District</li> <li><input type="checkbox"/> Water service available</li> <li><input type="checkbox"/> Sewer service available</li> <li><input type="checkbox"/> On-site detention required – existing in WR development</li> <li><input type="checkbox"/> May be eligible for regional detention</li> <li><input type="checkbox"/> High hazard flood zone(s)</li> <li><input type="checkbox"/> Pipelines and abandoned active oil wells</li> <li><input type="checkbox"/> TxDOT Permits required</li> </ul> <p>Misc Notes: Sidewalks and fencing are existing</p>	