



**PLANNING AND ZONING COMMISSION, REGULAR MEETING
THURSDAY, AUGUST 13, 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 Oath of Office for reappointed Commissioner Willie Anderson.

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, July 9, 2026.
- B. Consider approving a Partial Replat of West Blvd. Ph. 4 and Friendswood Lakes Boulevard located at the south corner of West Blvd. and Friendswood Parkway to subdivide a 5.167 acre tract of land into 6 commercial reserves.

5. ACTION ITEMS

A. 30-DAY EXTENSION REQUEST: GCCDD BAKER ROAD FACILITY PRELIMINARY PLAT

Consider approving a 30-day extension of the GCCDD Baker Road Facility preliminary plat application in accordance with Appendix B, Subdivisions, Section V.B.

B. PRELIMINARY PLAT: GCCDD BAKER ROAD FACILITY

Consider approving the Preliminary Plat of GCCDD Baker Road Facility generally located at Baker Road and Stonewall Pass, being 25.1547 acres of land comprised of a portion of Lot 8, a portion of Lot 9, and a portion of Lot 16 of the Einar Hoidale's Subdivision, a subdivision of 200 acres out of the B.B.B. & C.R.R. Co. Survey, Abstract 160, Patent No. 773 on Coward Creek according to the plat record 12, Map No. 9 of the Galveston County Map Records, City of Friendswood, Galveston County, Texas.

C. 30-DAY EXTENSION REQUEST: HIGHPOINT CHURCH OF TEXAS, INC. PRELIMINARY PLAT

Consider approving a 30-day extension of the Highpoint Church of Texas, Inc. preliminary plat application in accordance with Appendix B, Subdivisions, Section V.B.

D. PRELIMINARY PLAT: HIGHPOINT CHURCH OF TEXAS, INC.

Consider approving the preliminary plat of Highpoint Church of Texas, Inc., located at 1406 W Parkwood Ave, being a 16.6442 acre tract in the A.H. Jackson Survey, Abstract 128, being a called 12.387 acre tract of land described in a deed to Highpoint Church of Texas, Inc., in Clerk's File No. 2021093734 O.P.R.G.C.Tx. and being all of a called 4.075 acre tract of land described in a deed to Highpoint Church of Texas, Inc., recorded in Clerk's File No. 2025042567 O.P.R.G.C.Tx. said 16.6442 acres all being in the City of Friendswood, Galveston County, Texas.

E. Consider election of a chairperson and vice chairperson.

F. Consider appointments to the Planning Subcommittee and Ordinance Subcommittee.

6. DISCUSSION

A. Discuss proposed changes to Appendix C, Zoning, regarding fences in front yards.

7. 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. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, August 27, 2026, and (ii) Thursday, September 10, 2026.

D. Receive the July 2026 DRC Report, July 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.

8. 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 TTY 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
6th day of August 2026, at 5:30 P.M.