



**PLANNING AND ZONING COMMISSION REGULAR MEETING
THURSDAY, SEPTEMBER 10, 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 Thursday, August 13, 2026.

4. ACTION ITEMS

A. PUBLIC HEARING: 402 E EDGEWOOD DR TO AMEND PUD/SUP 2019-30

Conduct a public hearing concerning a request for a zone classification change for the property located at 402 E. Edgewood Dr., also known as a 0.38 acre tract of land, more or less, out of Lot 21 of the Hoidale and Coffman Subdivision, of the northeast part of the Perry and Austin League, Abstract No. 2, Galveston County, Friendswood, Texas to amend Planned Unit Development/Specific Use Permit (PUD/SUP) 2019-30 to allow additional retail, administrative, and personal care uses and to update NAICS use codes for previously allowed uses.

B. RECOMMENDATION: 402 E EDGEWOOD DR TO AMEND PUD/SUP 2019-30

Consider making a recommendation to City Council regarding a zone classification change for the property located at 402 E. Edgewood Dr., also known as a 0.38 acre tract of land, more or less, out of Lot 21 of the Hoidale and Coffman Subdivision, of the northeast part of the Perry and Austin League, Abstract No. 2, Galveston County, Friendswood, Texas to amend Planned Unit Development/Specific Use Permit (PUD/SUP) 2019-30 to allow additional retail, administrative, and personal care uses and to update NAICS use codes for previously allowed uses.

C. PUBLIC HEARING: ZONING ORDINANCE AMENDMENT REGARDING FENCES IN FRONT YARDS

Conduct a public hearing regarding proposed changes to Appendix C, "Zoning," Section 8. B "Fences and Walls" of the Friendswood City Code to clarify that fences in the front yard are limited to a maximum of four (4) feet, to prohibit certain materials, and to allow lots fronting Greenbriar Drive between Tall Pines and Briar Creek Drive to have a decorative

fence in the front yard.

D. RECOMMENDATION: ZONING ORDINANCE AMENDMENT REGARDING FENCES IN FRONT YARDS

Consider a recommendation regarding proposed changes to Appendix C, "Zoning," Section 8. B "Fences and Walls" of the Friendswood City Code to clarify that fences in the front yard are limited to a maximum of four (4) feet, to prohibit certain materials, and to allow lots fronting Greenbriar Drive between Tall Pines and Briar Creek Drive to have a decorative fence in the front yard.

E. 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.

F. 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.

G. RECOMMENDATION: DESIGN CRITERIA MANUAL CHANGES

Consider a recommendation regarding the proposed changes to the Design Criteria Manual (DCM) specifically Section VI "Site Development," Appendix C "Parking Group Table," Appendix D "Qualified Tree List," and Appendix E "Downtown District Amenities."

5. WORK SESSION

- A. Review and discuss the following chapters of the DRAFT Comprehensive Plan: Chapter 1 - Introduction, Chapter 2 - Community Engagement, Chapter 3 - Vision and Guiding Principles, Chapter 4 - Community Snapshot, and Chapter 5 - Planning for Growth - Land Use.

6. COMMUNICATIONS

- A. Receive a report from staff on approved site plans.
- B. Announcement of the next Planning and Zoning Commission regular meetings for (i) Thursday, September 24, 2026, and (ii) Thursday, October 8, 2026. Town Hall Meeting for Comprehensive Plan - Tuesday, October 20, 2026, from 6:00 pm to 8:00 pm.
- C. Receive the August DRC Report and 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.

7. 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
3rd day of September 2026, at 5:30 P.M.