



CITY OF Incorporated 1977

FULSHEAR

281-346-1796 (ph) 281-346-2556 (fax)

30603 FM 1093

P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION AGENDA AUGUST 5, 2016

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON *FRIDAY, AUGUST 5, 2016 AT 8:30 A.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.

1. Call to Order

2. Quorum

3. Citizen's Comments

Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

4. Public Hearing

SPECIAL USE PERMIT

Notice is hereby given that a Public Hearing shall be held by the PLANNING AND ZONING COMMISSION of the City of Fulshear at its AUGUST 5, 2016 meeting at 8:30 A.M. in the Fulshear City Hall, Council Chambers located at 30603 FM 1093, Fulshear, Texas 77441.

The purpose of the hearing is to receive comments from interested individuals regarding request for SPECIAL USE PERMIT.

The property owner has requested for a SPECIAL USE PERMIT to allow for the following.

Property located at 33014 Front Street, the legal property description of Lots 1, 2, 3, Block 4 of the Fulshear Subdivision within the City of Fulshear city limits, is requesting a Special

Use Permit. The property is zoned Downtown District , the current use is Residential, the request is to allow a Restaurant with Wine and Beer sales. The property will be improved by adding 10 paved parking spaces, and renovating the building to meet minimum standards for restaurant use. They have included a menu of BBQ items to be sold in the packet. The building is a 650 sq. ft. wood structure with a metal roof.

Project Site location: 33014 Front Street, Fulshear, Texas 77441

Property Owner: 8 Brothers BBQ (owners and operators)

A copy of the SPECIAL USE PERMIT request is available for review. Please contact the office of the City Secretary , 30603 FM 1093, Fulshear, Texas 77441 for more information or telephone 281-346-1796 X204.

Posted: July 21, 2016

- 5. Consideration and possible action to approve minutes from July 11, 2016 meeting**
- 6. Consideration and possible action to approve Pleasant Grove/Final Plat**
- 7. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 5/Preliminary Plat**
- 8. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 6/Preliminary Plat**
- 9. Consideration and possible action to approve Tamarron Crossing Section 4- Street Dedication/ Preliminary Plat**
- 10. Consideration and possible action to approve Tamarron Trace- Street Dedication Section 1/Preliminary Plat**
- 11. Consideration and possible action to approve Tamarron Section 27/Preliminary Plat**
- 12. Consideration and possible action to approve Tamarron Crossing Section 3- Street Dedication/Final Plat**
- 13. Consideration and possible action to approve Tamarron Section 26/Final Plat**
- 14. Consideration and possible action to approve Tamarron Section 38/Final Plat**
- 15. Consideration and possible action to approve A Special Use Permit for 8 Brothers BBQ**
- 16. Consideration and possible action to approve Master Signage Plan for The Market at Cross Creek Ranch**

17. Consideration and possible action to approve request from Lamar Consolidated Independent School District regarding location at 1 Huggins Drive for an Alternative Standard of Compliance of the Architectural Design Standard as detailed in Ordinance number 2016-1205 as follows:

Consideration: Free standing and attached canopies

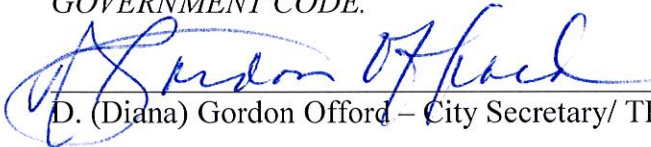
The design shall match or be consistent with the architectural style, principle and accent materials, colors, and lighting of the principle building.

- 1. Material differs but will have the appearance of matching material**
- 2. Support- the canopy will be free standing**
- 3. Projection- no more than 6 feet from the façade of the building, and shall not encroach to within two feet of the curb line- they deviate from this requirement**
- 4. Length- shall not exceed 100 feet in length, they are requesting 190 feet**
- 5. Visibility- shall not obstruct any window, they will be in compliance**
- 6. Lighting- shall not be backlit or internally illuminated, they will be in compliance**

18. Adjournment

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary’s office at 281-346-1796 for further information.

I, D. (Diana) Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning And Zoning Commission of the City of Fulshear, Texas was posted on Monday, August 1, 2016 at 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.



D. (Diana) Gordon Offord – City Secretary/ TRMC