



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

30603 FM 1093 WEST/ PO Box 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

[WWW.FULSHEARTEXAS.GOV](http://WWW.FULSHEARTEXAS.GOV)

CHAIRMAN- AMY PEARCE  
MEMBER- JOAN BERGER  
MEMBER- JASON CHERUBINI

**PLANNING & ZONING:**  
CO-CHAIR- AUSTIN WEANT  
MEMBER- GREGORY EHMAN  
EX-OFFICIO- KAYLEEN NELSON

MEMBER- DAR HAKIMZADEH  
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

**STAFF:**  
CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## PLANNING AND ZONING COMMISSION MEETING AGENDA MARCH 8, 2019

**NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, MARCH 8, 2019 AT 8:30 A.M. IN THE CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.**

*"Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice."*

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**

**Notice is hereby given to all interested persons that the Planning and Zoning Commission of the City of Fulshear, Texas, will conduct a Public Hearing as follows:**

**SUBJECT: Consider and take action on proposed amendments to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District.**

**DATE OF HEARING: March 8, 2019**

**TIME: 8:30 a.m.**

**LOCATION: CITY HALL – 30603 FM 1093, Fulshear, Texas 77441**

**PURPOSE: To hear public comments on proposed amendments to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District.**

**At said times and places all persons shall have the right to appear and be heard. All persons desiring to attend the public hearing may view the Planning and Zoning Commission’s agenda to confirm the scheduling of the Public Hearings. The agenda will be available at Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas 77441 at least 72 hours preceding the hearings. All persons desiring to be heard at such public hearing are invited to attend the hearings.**

**5. Consideration and possible action regarding an update to the Cross Creek Ranch General Plan**

**6. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on February 1, 2019**

**7. Consideration and possible action on proposed amendments to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District**

**8. Consideration and possible action to approve Jordan Ranch Street Dedication No. 3/Preliminary Plat**

**9. Consideration and possible action to approve Jordan Ranch Street Dedication No. 5/Preliminary Plat**

**10. Consideration and possible action to approve Landmark Sales Tract/Preliminary Plat**

**11. Consideration and possible action to approve Polo Ranch Boulevard Section 2 and L. Waters Parkway Street Dedication/Preliminary Plat**

**12. Consideration and possible action to approve Polo Ranch Section 4/Preliminary Plat**

**13. Consideration and possible action to approve Polo Ranch Section 5/Preliminary Plat**

**14. Consideration and possible action to approve Polo Ranch Section 6/Preliminary Plat**

**15. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 14/Final Plat**

**16. Adjournment**

*The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting regarding the matters listed above, as authorized by Texas Government Code Section 551.071 (if necessary consultation with attorney).*

*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, Kimberly Kopecky, 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 Friday, March 1, 2019 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.*

  
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Kimberly Kopecky – City Secretary