



# 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)

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MEMBER- JASON CHERUBINI

PLANNING & ZONING:  
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MEMBER- GREGORY EHMAN

CO-CHAIR- 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 SEPTEMBER 6, 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, SEPTEMBER 6, 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- SPECIAL USE PERMIT**

**In compliance with the City of Fulshear Code of Ordinances, Appendix A, Article V, Section 1-278, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on September 6, 2019 at 8:30 AM. The hearing will be held at City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on September 17, 2019 at 7:00 PM. The hearing will be held at the Irene Stern Community Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.**

**The location of the premises in question is in a Commercial Zone, 0029 C Fulshear, Tract 2 & 1 (PT), Acres 2.53, specifically the address is 7215 FM 359 Road South, Fulshear, Texas 77441.**

**The applicant is seeking a Special Use Permit pursuant to the Code of Ordinances, Appendix A, Article III, Division 2. Section 1-188, (d), (2), if approved in the process outlined in Section 1-283.**

**The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.**

**A copy of said application and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursday from 8:00AM to 3:00PM and Fridays from 8:00AM to 3:00PM in the City Secretary's office for all interested parties prior to said hearing.**

**If you have any questions regarding this request, please call the City Secretary's office at 281-346-1796.**

**Posted: August 26, 2019 & August 30, 2019**

**5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on August 2, 2019 and August 27, 2019**

**6. Consideration and possible action to approve a Special Use Permit for 7215 FM 359 Road South, Fulshear, Texas 77441**

**7. Update regarding annexation of land into the City of Fulshear's ETJ and the Fulshear Lakes development**

- 8. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 14 Final Replat No. 1**
- 9. Consideration and possible action to approve Fulshear Run Section 3 Preliminary Plat**
- 10. Consideration and possible action to approve Ivy Kids Cross Creek Final Plat**
- 11. Consideration and possible action to approve Plaza on South Firethorne Final Replat**
- 12. Consideration and possible action to approve R1 Rogers Road Preliminary Plat**
- 13. Consideration and possible action to approve Flewellen Way NWC Tract Preliminary Plat**
- 14. Consideration and possible action to approve Morgans Spur Drive Extension No. 1 Preliminary Plat**
- 15. Consideration and possible action to approve Morgans Spur Drive Extension No. 2 Preliminary Plat**
- 16. Consideration and possible action to approve Creek Trace at Cross Creek Ranch Section 6 Preliminary Plat**
- 17. Consideration and possible action to approve Creek Trace at Cross Creek Ranch Section 4 Final Plat**
- 18. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 7 Final Plat**
- 19. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 8 Final Plat**
- 20. Consideration and possible action to approve Jordan Ranch Street Dedication No. 6 Preliminary Plat**
- 21. Consideration and possible action to approve Jordan Ranch Section 20 Preliminary Plat**
- 22. Consideration and possible action to approve Jordan Ranch Section 21 Preliminary Plat**
- 23. Consideration and possible action to approve Jordan Ranch Section 22 Preliminary Plat**
- 24. Consideration and possible action to approve Jordan Ranch Section 23 Preliminary Plat**
- 25. Consideration and possible action to approve Jordan Ranch Section 24 Preliminary Plat**

**26. Consideration and possible action to approve Jordan Ranch Street Dedication No. 3 Final Plat**

**27. Consideration and possible action to approve Jordan Ranch Section 17 Final Plat**

**28. Consideration and possible action to approve Jordan Ranch Section 18 Final Plat**

**29. 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, August 30, 2019 by 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.*

*Kimberly Kopecky*

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Kimberly Kopecky – City Secretary