



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

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

PLANNING & ZONING:
MEMBER- RANDY STACY
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA FEBRUARY 7, 2020

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, FEBRUARY 7, 2020 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

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on February 7, 2020 at 8:30 a.m., the hearing will be held at City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on February 18, 2020 at 7:00 p.m., 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 the Residential Acreage District, known as the R1 Rogers Road Subdivision Plat, 9.7235 acres, and is more specifically located at 6510/6520 and 6610 FM 359 S. Fulshear, Texas 77441, approximately the northwest corner of FM 359 and Rogers Rd.

The applicants agent, Bruce Fehr, of FGA Inc., is seeking a Zoning Change, pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Residential Acreage to Commercial and Industrial, for the purposes of light industrial, office and retail uses.

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 Thursdays from 8:00 a.m. and Fridays from 8:00 a.m. to 3 p.m. 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.

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5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on January 3, 2020

6. Consideration and possible action to recommend approval of a zoning change from (R-1) Residential Acreage to (C) Commercial and (I) Industrial for a property located at 6510, 6520 and 6610 FM 359 South

7. Consideration and possible action to recommend approval of the Polo Ranch North Boulevard Street Dedication Preliminary Plat

8. Consideration and possible action to recommend approval of the Polo Ranch Section 7 Preliminary Plat

9. Consideration and possible action to recommend approval of the Polo Ranch Section 11 Preliminary Plat

7. Consideration and possible action to approve a Sign Variance for monument sign for Katy Independent School District, located at 27500 Fulshear Bend Drive

8. Consideration and possible action to approve a Sign Variance for Wall Sign and a Projecting Logo Sign, located at 4030 FM 1463 Road, Suite #109

9. 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, January 31, 2020 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

Kimberly Kopecky – City Secretary