



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 MAY 1, 2020

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON FRIDAY, MAY 1, 2020 AT 8:30 A.M., FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:

[<https://global.gotomeeting.com/join/631315341>]

The above videoconference link allows for two-way communication with members of the public; however, to avoid disruption of the meeting by channel noise, audio feedback loops, or excessive background noise, members of the public may be muted by the presiding officer or the officer's designee except during the citizen's comments portion of the agenda. A recording of the meeting will be made available to the public.

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

Members of the public who may have been muted by the presiding officer or the officer’s designee will be unmuted at this time and allowed to speak, provided that such members of the public may be muted after speaking for the applicable duration and hereafter. The presiding officer or the officer’s designee will moderate the order, number, and duration of speakers to the extent practicable.

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 four Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on May 1, 2020 at 8:30 a.m., the hearing will be held at (<https://global.gotomeeting.com/join/631315341>). A second public hearing will be by the Planning and Zoning Commission on May 1, 2020 at 9 am., the hearing will be held at City Hall, 30603 FM 1093 Fulshear, Texas. A third public hearing will be held by City Council on May 19, 2020 at 5:30 p.m., at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. The fourth hearing will be held by the City Council on May 19, 2020 at 7:00 p.m., the hearing will be held at (<https://global.gotomeeting.com/join/246038173>). Each hearing will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Residential Acreage District, being 38.512 acres of land, the remainder of the Grandes Ricos, LLC 44.512 acre tract, all being in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas, and is more specifically located at 7510 Wallis St. Fulshear, Texas 77441. The applicant, Jeffrey Duke, is seeking a Zoning Change, pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Residential Acreage to Downtown District, for the purposes of a mixed-use development with commercial, residential, park, civic, and other 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 Development Services Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

Potential cancellation disclaimer: At the time of this notice, certain provisions of the Texas Open Meetings Act have been suspended by the Texas Governor in response to COVID-19, which provisions may become effective again prior to one or more of the foregoing public hearings held. Therefore, or more of such public hearings may be cancelled. Please refer to the City's website, <http://www.fulsheartexas.gov/>, for the most current information regarding the status of these hearings.

Published: 4-20-2020 & 5-3-2020

5. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold four Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on May 1, 2020 at 8:30 a.m., the hearing will be held at (<https://global.gotomeeting.com/join/631315341>). A second public hearing will be by the Planning and Zoning Commission on May 1, 2020 at 9 am., the hearing will be held at City Hall, 30603 FM 1093 Fulshear, Texas. A third public hearing will be held by City Council on May 19, 2020 at 5:30 p.m., at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. The fourth hearing will be held by the City Council on May 19, 2020 at 7:00 p.m., the hearing will be held at (<https://global.gotomeeting.com/join/246038173>). Each hearing will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Residential Acreage District, being 86.191 acres of land, more or less, being the residue of a 101 acre tract as described in the Utility Easement Agreement executed by and between the Estate of Gerald Wayne McCann, Deceased, et al., and the City of Fulshear and referenced as Instrument Number 2018040871, filed in the official public records of Fort Bend County, Texas, and is more specifically located at 31210 FM 1093 Fulshear, Texas 77441. The applicant, Positive Developments LLC, is seeking a Zoning Change, pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Residential Acreage to Downtown District, for the purposes of a mixed-use development with commercial, residential, park, civic, and other 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 Development Services Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00

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Published: 4-20-2020 & 5-3-2020

6. PUBLIC HEARING

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The location of the premises in question is in the Manufactured Housing District, being the 2.25-acre tract conveyed to Dave Rogers, recorded in Volume 230, Page 29, Deed Records Fort Bend County, Texas, and is more generally located at the northeast intersection of Dixon and Patterson Roads. The owner's agent, Mike Roller, is seeking a Zoning Change, pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Manufactured Housing to the Industrial District, for the purposes of an office warehouse with no outside storage. 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 Development Services Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

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Published: 4-20-2020 & 5-3-2020

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

8. Consideration and possible action to recommend approval of the Fletcher Morgan Elementary School Preliminary Plat

9. Consideration and possible action to recommend approval of the Academix Village Preliminary Plat

10. Consideration and possible action to recommend approval of the Polo Ranch Section 6 Replat No. 1 Preliminary Plat

11. Consideration and possible action to recommend approval of the Tamarron Section 15 Final Plat

12. Consideration and possible action to recommend approval of the Tamarron Section 21 Final Plat

13. Consideration and possible action to recommend approval of the Tamarron Section 27 Final Plat

14. Consideration and possible action to recommend approval of a zoning change from (R-1) Residential Acreage to Downtown District for a property located at 7510 Wallis St.

15. Consideration and possible action to recommend approval of a zoning change from (R-1) Residential Acreage to Downtown District for a property located at 31210 FM 1093

16. Consideration and possible action to recommend approval of a zoning change from (MH) Manufactured Housing to (I) Industrial for a property, approximately 2.25 acres in size, located at the northeast corner of the intersection of Patterson and Dixon Roads

17. 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, and to the extent applicable, 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 Monday, April 27, 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