

Livable Center Report – Advisory Group Meeting, Thursday, November 1, 2018

The Livable Center Advisory Group met on Thursday, November 1st at the Library. The project consultants provided a conceptual display for a downtown “Livable Center” incorporating input received to date. Advisory group members provided suggestions for revisions on land use (primarily regarding the amount and location of open green space, public facilities, potential locations for concentrated parking availability, potential pedestrian only areas, entryways, etc.). Other discussion points included drainage concerns and incorporating historical context related to Fulshear. Representatives from Freese & Nichols and H-GAC attended along with City Staff (Brant Gary, Angela Fritz, & Sharon Valiante).

Planning & Zoning Commission Meeting – Friday, November 2, 2018

P&Z met on Friday, November 2, 2018 with all members in attendance. Four final plats were approved unanimously (Argonne Street in CCR, Shoppes at Creek Crossing, Creek Cove Sec. 16 in CCR, and Tamarron Sec 57). Additionally, Fulbrook on Fulshear Creek provided an update on their Revised General Land Use Plan, which was accepted unanimously by P&Z after discussion. The Q&A on the revised General Plan concerned lot size and drainage. Regarding lot size, the developer noted that the revised lot sizes, while some sections are smaller in the updated Plan compared to the prior version, still meet the minimum required lot size of 6000 sq. ft. in the current City ordinance. Regarding drainage, the developer’s engineering representative from Costello explained that the revisions included in the update still exceeded the drainage requirements per the approved Drainage Plan for Fulbrook on Fulshear Creek by the Fort Bend County Drainage District.

Kaye Kahlich

From EDC-B:

The Fulshear Development Corporation (FDC)-B last met on Oct. 15 and appointed Mike Hopfe as a member of the Ordinance Advisory Committee (OAC), representing the FDC-B. The city's Economic Development Director provided updates on economic indicators, city/economic projects, and permits and new construction in Fulshear. The FDC will potentially hold a special meeting in the coming weeks to consider the final CIP as well as a consultant for the economic development strategic plan, both which will then be presented to city council.

Lisa Martin

Historic Preservation and Museum Commission

We have received an application to serve on this committee in November. This application should be reviewed for consideration at the November 20, 2018 city council meeting. If approved, this leaves one additional opening on this committee. I am hopeful that we can restart this committee very soon.

Members from the Historic Preservation and Museums committee, Pam Davenport, Pat Mollere, and I attended the Livable Center Project October public update. During this update there was discussion about the need to include history as future plans transpire. This was very motivating for our committee members and reinforces the need to get the Historical Preservation and Museums committee started back up.

Debra Cates

Zoning Board of Adjustment Meeting – Tuesday, October 30, 2018

ZBA met on Tuesday, October 30, 2018 to hold a hearing and then take action on an application regarding a proposed commercial use for 30415 5th Street, Suite #A in downtown Fulshear. The applicant appealed an administrative decision by City Staff in which their proposed use of the space for “wrapping” vehicles and providing vinyl graphics for other uses (storefront windows, etc.) was declined. It was explained that Staff consistently used the strictest interpretation of City ordinances and declined this usage since there is language in the Zoning Ordinance for the Downtown District which stated that “automotive businesses” were prohibited. ZBA members noted that there was also language in the Zoning Ordinance for the Downtown District which would appear to allow certain automotive uses – thus a conflict in the ordinance language. Discussion during the meeting revealed that other than applying “wraps” to vehicles, no other automotive work would take place. There would be no power tools, no automotive fluids, no tire changes, oil changes, engine work, etc. The work would be done in the fully enclosed building (i.e, no overhead garage doors standing open) since temperature and dust control are necessary for quality results. Neighboring businesses would not be subjected to any loud noises. The applicants estimated that vehicles would be approximately 35% of their business, and that this location would be used for the actual wrapping, not as a retail sales office and that drive up customers would be minimal.

After the hearing was closed, and ZBA members had all their questions addressed, the four ZBA members in attendance voted unanimously that the proposed usage was allowed. It is now up to the applicants to go through the SUP process.

Kaye Kahlich