



“FIND YOUR FUTURE IN FULSHEAR”

6611 WEST CROSS CREEK BEND LANE/ PO BOX 279 ~ FULSHEAR, TEXAS 77441

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CHAIRMAN- AMY PEARCE
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MEMBER- GRACE MALVEAUX

PLANNING & ZONING:
MEMBER- CHRISTOPHER MALLETT
MEMBER- GREGORY EHMAN

CO-CHAIR- JOAN BERGER
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:
CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING AGENDA September 01, 2023

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 1, 2023, AT 8:30 A.M. IN THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 WEST CROSS CREEK BEND LANE, 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, Charter Review Commission, 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.”

Notice Pertaining to Social Distancing Requirements: In accordance with the Texas Open Meetings Act, Chapter 551, Government Code, this meeting shall be open to the public, except as provided by said Act. However, any members of the public who attend the meeting are individually responsible for complying with any applicable proclamation or order issued by the governor or any local official which may be in effect at the time of the meeting, including but not limited to any restrictions which may require such members of the public to implement social distancing, to minimize social gatherings, or to minimize in-person contact with people who are not in the same household.

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 regarding a proposed zoning map amendment for an approximately 3.1241 acre tract of land, near the intersection of Farm-to-Market 1093 and Texas Heritage Parkway, and located in the Enoch Latham Jr. Survey, Abstract 50, and being a portion of a certain 3.662 tract of land recorded under Fort Bend County Clerk's File No. 2012087343 of the Deed Records of Fort Bend County, Texas. The tract of land, currently vacant, and not zoned, requests to be zoned into the General Commercial (GC) District upon annexation into the City. The first Public Hearing will be held by the Planning and Zoning Commission on September 1, 2023, at 8:30 a.m. The second hearing will be held by the City Council on September 19, 2023, at 5:30 p.m. The hearings will be held at Fulshear Municipal Complex, 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City Secretary's office located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Joshua Brothers, City of Fulshear, 281-346-1796

5. Public Hearing

The City of Fulshear will hold two Public Hearings regarding proposed zoning regulation text amendments specifically amendments to Article I, Article II, Article III, Article IV, and Article VII of the Coordinated Development Ordinance (CDO). The first public hearing will be held by the Planning and Zoning Commission on September 1, 2023, at 8:30 a.m. The second public hearing will be held by the City Council on September 19, 2023, at 5:30 p.m. Each hearing will be held at the City of Fulshear Municipal Complex, located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the public hearings and be heard with respect to the proposed amendments. A copy of the proposed amendments is on file at the City Secretary's office located in the City of Fulshear Municipal Complex and may be inspected on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3:00 p.m. For questions regarding the proposed amendments, please call Joshua Brothers, City of Fulshear, 281-346-1796

6. Consideration and possible action to approve minutes from the Planning and Zoning Commission meetings held on July 7, 2023, and August 4, 2023

7. Consideration and possible action to recommend approval of the Legacy Ridge at Cross Creek Ranch Final Plat

8. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Section 6 Final Plat

9. Consideration and possible action to recommend approval of the Belmont Estates Section 1 Final Plat

10. Consideration and possible action to recommend approval of an update to the Summerview Master Sign Plan

11. Consideration and possible action to recommend or deny approval of a zoning map amendment for an approximately 3.1241-acre tract of land, currently not zoned, into the General Commercial (GC) district upon annexation into the City limits

12. Consideration and possible action to recommend approval of Ordinance No. 2023-1433, an ordinance of the city of Fulshear, Texas, amending Chapter 28, “Coordinated Development Ordinance (CDO),” Article I, Article II, Article III, Article IV, and Article VII of the Fulshear Code, for the amendment, repeal, or other change of various zoning regulations applicable to one or more zoning districts; providing for severability; providing for repeal; and providing for an effective date

13. 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, Katie Lewis, Assistant 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 25, 2023, 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.

Katie Lewis

Katie Lewis, Assistant City Secretary