



"FIND YOUR FUTURE IN FULSHEAR"

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

PHONE: 281-346-1796 ~ FAX: 281-346-2556

WWW.FULSHEARTEXAS.GOV

MEMBER- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER-GRACE MALVEAUX

PLANNING & ZONING:
MEMBER- CHRISTOPHER MALLETT MEMBER- BILL CLIFFORD
MEMBER- GREGORY EHMAN MEMBER- JOHN DOWDALL

STAFF:
CITY MANAGER: Jack Harper CITY SECRETARY: Mariela Rodriguez CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING MINUTES September 01, 2023

1. CALL TO ORDER

A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, SEPTEMBER 1, 2023, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

2. QUORUM

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL
GRACE MALVEAUX
BILL CLIFFORD
CHRISTOPHER MALLETT*

CITY STAFF

*KATIE LEWIS
MARIELA RODRIGUEZ
BYRON BROWN*

ZACH GOODLANDER
JOSH BROTHERS
CLIFF BROUHARD
JOSH GREEN

OTHERS PRESENT

COLLIN PIER
KATHY WARD
JACKSON TWOMEY
JAMES DULAK
RAVEN COLBERT
IJEOMS OJIAKO
SHY BOLDEN
DON BALLARD
BARRY ZERINGUE
SARAH JOHNSON
JOEL PATTERSON
KIM STACY
TREY DEVILLIER

AND 6 OTHERS THAT DID NOT SIGN IN

3. CITIZEN'S COMMENTS

KATHY WARD-FULSHEAR RESIDENT ON LEA LANE SPOKE OF THE FLOODING CONCERNS WITH THE BELMONT ESTATES.

RAVEN COLBERT- FULSHEAR RESIDENT ON HARPER MEADOW LANE SPOKE OF THE SIGNS LOCATED ALONG HARMONY BREEZE RELATING TO DROPPING OFF CHILDREN AT SCHOOL.

IJEOMS OJIAKO- FULSHEAR RESIDENT ON MEADOW COURT SPOKE OF THE ISSUES WITH DROPPING KIDS OFF AT THE AMY CAMPBELL SCHOOL.

SHY BOLDEN- FULSHEAR RESIDENT OF FULSHEAR SPOKE OF THE INCONSISTENCY OF THE SCHOOL SIGNAGE.

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

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:42 A.M.

THERE WERE NO PUBLIC COMMENTS

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING 8:44 A.M.

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

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:44 A.M.

THERE WERE NO PUBLIC COMMENTS

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING 8:46 A.M.

6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JULY 7, 2023, AND AUGUST 4, 2023

CHAIRMAN PEARCE STATED THE MINUTES FROM JULY 7, 2023, PLANNING AND ZONING MEETING HAVE BEEN AMENDED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JULY 7, 2023, AND AUGUST 4, 2023. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, DOWDALL, MALLETT, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

7. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE LEGACY RIDGE AT CROSS CREEK RANCH FINAL PLAT

CLIFF BROUHARD STATED THIS PLAT HAS NO COMMENTS AND IS RECOMMENDED FOR APPROVAL.

CITY STAFF AND TREY DEVILLIAR FROM BGE, INC. ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO DENY THE LEGACY RIDGE AT CROSS CREEK RANCH FINAL PLAT BASED ON STREET SIGNAGE INVESTIGATION AND TEXAS CODE 212.010.A2. IT WAS SECONDED BY CO-CHAIRMAN BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, DOWDALL, MALLETT, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

8. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHAR LAKES CREEKSIDE SECTION 6 FINAL PLAT

CLIFF MENTIONED THERE WAS ONE MINOR COMMENT THAT WAS CORRECTED AND IS RECOMMENDED FOR APPROVAL. HE ALSO STATED THIS IS AN AMENDED PLAT THAT WAS PREVIOUSLY APPROVED.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE FULSHAR LAKES CREEKSIDE SECTION 6 FINAL PLAT WITH A CONDITION TO DISCUSS

STREET NAMES WITH THE DEVELOPER. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, DOWDALL, MALLETT, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

9. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE BELMONT ESTATES SECTION 1 FINAL PLAT

CLIFF BROUHARD STATED THERE WERE EIGHTEEN (18) MINOR COMMENTS AND AS OF THE MORNING OF SEPTEMBER 1ST THERE WERE NO UPDATES ON THE PLAT. THEREFORE, CITY STAFF RECOMMENDED TO DENY THE PLAT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO DENY THE BELMONT ESTATES SECTION 1 FINAL PLAT DUE TO THE STREET NAMES BEING AGAINST THE CITY ORDINANCE AND INCOMPLETE PLAT BASED ON THE CITY ENGINEER REVIEW LETTER DATED 8/27/2023. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, DOWDALL, MALLETT, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

10. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF AN UPDATE TO THE SUMMERVIEW MASTER SIGN PLAN

JOSH BROTHERS STATED THE DEVELOPER OF SUMMERVIEW IS PROPOSING AN UPDATE TO THEIR MASTER SIGN PLAN. THEY ARE PROPOSING TEMPORARY MARKETING SIGNS ON VARIOUS STREETS THROUGHOUT THE SUBDIVISION AS WELL AS FIVE (5) ADDITIONAL SIGNS ALONG FM 359.

CITY STAFF RECOMMENDED TO DENY THE REQUEST TO PLACE THE ADDITIONAL SIGNS ALONG FM 359 AND RECOMMENDED TO APPROVE THE SIGNS WITHIN THE SUBDIVISION.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE SIGNAGE INSIDE THE DEVELOPMENT AND NOT ALONG FM 359. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, DOWDALL, MALLETT, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

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

JOSH BROTHERS MENTIONED THIS PROPERTY IS IN THE EXTRATERRITORIAL JURISDICTION(ETJ) ON THE NORTHEAST CORNER OF TEXAS HERITAGE PARKWAY AND FM 1093. THEY ARE PROPOSING TO BE ANNEXED INTO THE CITY LIMITS AND BE ZONED GENERAL COMMERCIAL FOR THE PURPOSE OF BUILDING A GAS STATION AND CARWASH.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO APPROVE 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. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, DOWDALL, MALLETT, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

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

JOSH BROTHERS STATED THIS IS THE THIRD AND FINAL UPDATE TO THE COORDINATED DEVELOPMENT ORDINANCE (CDO). HE THEN WENT OVER THE UPDATES.

UPDATES TO THE CDO:

- 1. PROMOTE RESPONSIBLE GROWTH AND NATURAL MANAGEMENT OF STORMWATER IN NEW COMMERCIAL, OFFICE, MULTI-FAMILY AND OTHER NON-RESIDENTIAL DEVELOPMENTS*
- 2. HIGHER STANDARDS FOR NON-RESIDENTIAL DEVELOPMENTS BY INCREASING THE QUALITY AND AESTHETICS*

3. *RAISED STANDARDS FOR RESIDENTIAL STRUCTURES IN THE DOWNTOWN DISTRICT TO PROMOTE A HIGHER QUALITY PRODUCT AND COMPLEMENT NON-RESIDENTIAL STRUCTURES*
4. *RAISED AND AMENDED STANDARDS FOR MONUMENT SIGNS*
5. *ROUNDAABOUT SIGNS ARE PERMISSIBLE IF MEET THE CONDITIONS*
6. *ESTABLISH A LEGAL/REVIEW FEE*
7. *GRADING FEE ADDED TO SCHEDULE OF FEES FOR PROPERTIES LARGER THAN 2 ACRES*
8. *VENDING/FOOD TRUCKS MORE DEFINED*
9. *ADDITIONAL REQUIREMENTS FOR REFUSE CONTAINERS*
10. *ADDED REQUIREMENTS FOR FENCING RELATING TO A "CANYON" EFFECT AND PROMOTE OPENNESS*
11. *ADDITIONAL REQUIREMENTS FOR STREET NAMES*

COLLIN PIER, RESIDENT OF FULSHEAR SPOKE REGARDING CITY REGULATING WETLANDS

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE ORDINANCE NO. 2023-1433 WITH THE RECOMMENDATIONS TO CHANGE THE VERBAGE OF WHO IS RESPONSIBLE FOR THE MAINTAINANCE OF THE ROUNDAABOUT SIGNS AND THE HEIGHT LIMITATION OF 15 FEET. IT WAS SECONDED BY CO-CHAIRMAN BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, DOWDALL, MALLETT, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

13. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO ADJOURN. IT WAS SECONDED PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, DOWDALL, MALLETT, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 10:01 A.M.



CITY OF FULSHEAR

PO Box 279 / 6611 W Cross Creek Bend Ln
Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

August 27, 2023

Plat Review – Engineering
For Planning and Zoning Meeting – September 1, 2023

Belmont Estates Section 1 – Final Plat

I recommend approval of this final plat for Belmont Estates Section 1 once the following comments are addressed.

1. The Co-Chair of Planning and Zoning should be updated to Joan Berger.
2. The City Secretary should be updated to Mariela Rodriguez.
3. The District Block indicates that this development is in the City of Fulshear ETJ. This development is located in the city limits of Fulshear.
4. The vicinity map should be scaled.
5. The vicinity map should have a north arrow.
6. Note 4 should be completed by calling out the finish floor elevation.
7. Add a note that the plat will expire in one year from Planning and Zoning approval if the plat is not recorded in the real property records of Fort Bend County.
8. Add a note indicating the following, “The pipelines or pipeline easements within the limits of the subdivision are as shown.”
9. Add a note that indicates that ownership and maintenance responsibilities of the drainage reserves are vested in Fulshear Municipal Utility District No. 4.
10. Add a note that Fort Bend County Drainage District reserves the right for maintenance operations along the Flewellen Tributary in Reserve D.
11. Two abstracts are noted in the legal description. Add a line on the plat indicating where these two abstracts are.
12. Include a reserve table on the plat that details what each reserve is reserved for.
13. During preliminary plat review it was noted that a Traffic Impact Analysis (TIA) would be required prior to final plat. Through discussion a TIA

memo was proposed to analyze the need for left turn lanes on Bois D'Arc.

This analysis should be submitted as required.

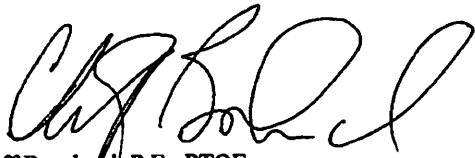
14. Submit a fully approved drainage impact analysis.

15. Show contours on the plat.

16. Title block indicates 8 reserves but 13 are shown.

17. There appears to be two "A" reserves. One is located near lot 8 and is shown as a lower case "a."

18. Label Blocks on the plat.

A handwritten signature in black ink, appearing to read 'Cliff Brouhard', written in a cursive style.

Cliff Brouhard, P.E., PTOE
City Engineer
City of Fulshear, Texas