



*"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

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MEMBER- GRACE MALVEAUX

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MEMBER- GREGORY EHMAN

CO-CHAIR- JOAN BERGER  
MEMBER- JOHN DOWDALL

**STAFF:**

ACTING CITY MANAGER: Zachary Goodlander

CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

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## **PLANNING AND ZONING COMMISSION MEETING AGENDA AUGUST 02, 2024**

**NOTICE IS HEREBY GIVEN OF A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, AUGUST 02, 2024, 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. 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’s Coordinated Development Ordinance, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on August 2, 2024 at 8:30 AM. The hearing will be held at City Hall located at 6611 W. Cross Creek Bend Ln. Fulshear, Texas 77441. The second hearing will be held by the City Council on August 20, 2024 at 5:30 PM. The hearing will be held at City Hall located at 6611 W. Cross Creek Bend Ln. Fulshear, Texas 77441. Both hearings will allow all interested persons an opportunity to appear and be heard.

The location of the premises in question is in the Downtown District, Fulshear, Block 3, Lot 1 & 2, Acres 0.37, specifically the address is 8526 FM 359 Rd, Fulshear, TX 77441.

The applicant is seeking a Specific Use Permit pursuant to the Coordinated Development Ordinance, Section 28-2-17 (a), (b), (c), for the purposes of developing a gas station in the Downtown District as provided for by Table 28-2-13-2.

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 6611 W. Cross Creek Bend Ln. Fulshear, Texas 77441 on Monday through Thursdays from 8:00 AM to 5:00 PM and Fridays from 8:00 AM to 3:00 PM in the City Secretary’s office 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. Consideration and possible action to approve minutes from the Planning and Zoning Commission meeting held on July 5, 2024**

**6. Consideration and possible action to approve the Fulshear Rose Estates Preliminary Plat**

**7. Consideration and possible action to recommend approval for the Breaktime at Jordan Ranch Preliminary Plat**

**8. Consideration and possible action to recommend approval for the Jordan Ranch Section 45 Final Plat**

**9. Consideration and possible action to recommend approval for the Tamarron F.M. 1463 Commercial Reserve Section 2 Final Plat**

**10. Consideration and possible action to recommend approval for the Tamarron Section 74 Preliminary Plat**

**11. Consideration and possible action to recommend approval for the Tamarron Section 76 Preliminary Plat**

**12. Consideration and possible action to recommend approval for the Tamarron Section 77 Preliminary Plat**

**13. Consideration and possible action to recommend approval for the Tamarron West Section 23 Final Plat**

**14. Consideration and possible action to recommend approval for the Tamarron West Section 24A Final Plat**

**15. Consideration and possible action to recommend approval for the Tamarron West Section 24B Final Plat**

**16. Consideration and possible action to recommend approval for the Tamarron West Section 32 Final Plat**

**17. Consideration and possible action to recommend approval of an update to the Cross Creek West Master Sign Plan**

**18. Consideration and possible action to recommend approval of a Specific Use Permit for Country Mart**

**19. 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, July 26, 2024, 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*

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Katie Lewis, Assistant City Secretary