



"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

CHAIRMAN- AMY PEARCE
MEMBER- BILL CLIFFORD
MEMBER- GRACE MALVEAUX

PLANNING & ZONING:
MEMBER- JASON MAXWELL
MEMBER- GREGORY EHMAN

CO-CHAIR- JOAN BERGER
MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Zachary Goodlander CITY SECRETARY: Mariela Rodriguez CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING AGENDA SEPTEMBER 06, 2024

NOTICE IS HEREBY GIVEN OF A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, SEPTEMBER 06, 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. Consideration and possible action to approve minutes from the Planning and Zoning Commission meeting held on August 2, 2024

5. Consideration and possible action to approve the Lamar Consolidated ISD Campus Eight East Preliminary Plat

6. Consideration and possible action to recommend approval for the GM Equity Final Plat

7. 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 Tuesday, August 27, 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

Katie Lewis, Assistant City Secretary



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STAFF:

ACTING CITY MANAGER: Zachary Goodlander

CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING MINUTES AUGUST 02, 2024

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, AUGUST 2, 2024, 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
JOHN DOWDALL
GREGORY EHMAN
BILL CLIFFORD
GRACE MALVEAUX*

MEMBERS ABSENT

JASON MAXWELL

CITY STAFF

*JOSH GREEN
JOSH BROTHERS
KATIE LEWIS
CLIFF BROUHARD*

*KIM KOPECKY
SHARON VALIANTE
JESSIKA VILLARREAL
MEREDITH DUSEK
ZACH GOODLANDER*

OTHERS PRESENT

*CHANTELLE JAMNIK
HALA ELMACHTOUB
RUSS COSBEY
TREY DEVLIER
NOAH SAVOIE
SARAH JOHNSON*

AND 1 OTHER THAT DID NOT SIGN IN

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.

THERE WERE NO CITIZEN COMMENTS

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.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:33 A.M.

THERE WERE NO PUBLIC COMMENTS

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:33 A.M.

5. Consideration and possible action to approve minutes from the Planning and Zoning Commission meeting held on July 5, 2024

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE MINUTES FROM THE PLANNING & ZONING COMMISSION MEETING HELD ON JULY 5, 2024. IT WAS SECONDED BY PLANNING & ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MAXWELL

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

CLIFF BROUHARD MENTIONED THERE WERE SEVEN (7) COMMENTS. THE COMMENTS HAVE NOT BEEN CORRECTED AS OF THIS MORNING.

JOSH GREEN & CLIFF BROUHARD ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE FULSHEAR ROSE ESTATES PRELIMINARY PLAT CONTINGENT UPON FULLFILLING THE ENGINEER'S COMMENTS. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MAXWELL

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

CLIFF STATED THIS PLAT HAD TWO (2) COMMENTS.

THE COMMENTS HAVE BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE BREAKTIME AT JORDAN RANCH PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:
ABSTAIN:
ABSENT: MAXWELL

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

PER CLIFF THIS PLAT HAD THREE (3) COMMENTS.

THE COMMENTS HAVE BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

NOAH SAVOIE WITH IDS ENGINEERING ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE JORDAN RANCH SECTION 45 FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, DOWDALL, PEARCE, CLIFFORD, MALVEAUX
NAYS:
ABSTAIN:
ABSENT: MAXWELL

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

PER CLIFF THE PLAT IS APPROVED AS SUBMITTED AND IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER MALVEAUX TO APPROVE THE TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 2 FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, DOWDALL, PEARCE, CLIFFORD, MALVEAUX
NAYS:
ABSTAIN:
ABSENT: MAXWELL

****CHAIRMAN PEARCE ASKED TO TAKE ITEMS 10-12 TOGETHER. THERE WERE NO OBJECTIONS****

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

CLIFF STATED THERE ARE MINOR COMMENTS ON TAMARRON SECTION 74 AND SECTION 77 PRELIMINARY PLATS. THE COMMENTS HAVE BEEN CORRECTED AND ARE RECOMMENDED FOR APPROVAL.

TAMARRON SECTION 76 IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER EHMAN TO APPROVE TAMARRON SECTION 74, 76, AND 77 PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MAXWELL

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 13-16 TOGETHER. THERE WERE NO OBJECTIONS

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

PER CLIFF THERE WERE MINOR COMMENTS ON EACH PLAT.

THE COMMENTS HAVE BEEN CORRECTED ON EACH PLAT AND THEY ARE ALL RECOMMENDED FOR APPROVAL.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE TAMARRON WEST SECTIONS 23, 24A, 24B, 32 FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MAXWELL

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

JOSH BROTHERS MENTIONED THE DEVELOPER WITH CROSS CREEK WEST WOULD LIKE TO UPDATE THE CROSS CREEK WEST MASTER SIGN PLAN.

THE UPDATE WOULD INCLUDE:

- 1. ADDITIONAL THREE (3) 7' x 8' PERIMETER SIGNS*
- 2. ADDITIONAL SIX (6) 10' X 20' MARKETING SIGNS*

THE DEVELOPER IS ASKING TO REPLACE THE CURRENT 8' X 8' MARKETING SIGNS WITH 10' X 20' MARKETING SIGNS.

CITY STAFF RECOMMENDS THE BOARD APPROVE THE CURRENT 7' x 8' PERIMETER SIGNS AND EITHER MAINTAIN THE CURRENT SIZE OR REDUCE THE 10' X 20' MARKETING SIGNS.

STEVEN WITH JOHNSON DEVELOPMENT WENT OVER THE CHANGES AND ANSWERED QUESTIONS FROM THE BOARD.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE AN UPDATE TO THE CROSS CREEK WEST MASTER SIGN PLAN WITH THE SIX MARKETING SIGN MEASUREMENTS TO BE 8' X 12' AND A MAXIMUM INSTALL HEIGHT OF 13' AND THE 3 PERIMETER SIGNS WILL KEEP THE EXISTING SPECIFICATIONS. IT WAS SECONDED BY PLANNING & ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MAXWELL

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

JOSH STATED THE APPLICANT IS WANTING TO DEMOLISH THE EXISTING STRUCTURE AND GAS CANOPY AND REPLACE WITH A NEW CONVENIENT STORE AND GAS CANOPY.

CITY STAFF HAS SIX (6) RECOMMENDED CHANGES FOR THE APPLICANT:

- 1. BRICK POLES UNDER THE CANOPY*
- 2. STAMPED CONCRETE FOR THE PEDESTRIAN CROSSING (DRIVEWAY) ALONG MAIN STREET*

3. *DUMPSTER LOCATED IN THE REAR OPPOSED TO THE FRONT OF THE PROPERTY*
4. *REMOVE THE PARALLEL PARKING (SPACES 20 AND 21) ALONG MAIN STREET*
5. *RECONFIGURE PARKING SPACE #4 TO ACCOMMODATE LOADING/UNLOADING AS WELL AS CIVIL SPACE*
6. *SEND IN ADDITIONAL INFORMATION, DEPICTIONS, AND CONCEPTS OF THE MONUMENT SIGNS ALONG FM 359 AND FM 1093*

CITY STAFF RECOMMENDS APPROVING THE SPECIFIC USE PERMIT BASED ON THE RECOMMENDATIONS MADE BY STAFF.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE A SPECIFIC USE PERMIT FOR COUNTRY MART BASED ON THE RECOMMENDATIONS FROM CITY STAFF TO ADHERE TO THE CDO. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MAXWELL

19. Adjournment

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

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

NAYS:

ABSTAIN:

ABSENT: MAXWELL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:10 A.M.



CITY OF FULSHEAR

PO Box 279 /6611 W. Cross Creek Bend Ln
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-2556
www.fulsheartexas.gov



Subdivision/Development Platting Application

Date: 8/19/2024 Date Received by the City of Fulshear: _____
Subdivision: Twinwood Development: Lamar Consolidated ISD Campus
Eight East

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Final Short Form Final
 Replat Vacation Plat Admin. (Minor) Plat
 Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential Zero Lot Line/ Patio Home Multi-Family Residential
 Planned Development Commercial Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)
Being the Lamar Consolidated Independent School District Call 99.99 acre tract together with a call 0.8756 acre

Legal Description: tract, all being in the Nathan Brookshire Survey, Abstract No. 14, FBC, TX

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 100.871
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 3/2 Commercial & 1 Detention
Total Acres in Reserve: 95.566

Owner: Lamar C.I.S.D.
Address: 3911 Avenue I
City/State: Rosenberg, TX 77471
Telephone: 832-223-0252
Email Address: mckeever@lcisd.org

Engineer/Planner: Kaluza, Inc.
Contact Person: Brad Schodek / Llarance Turner
Telephone: 281-341-0808
Fax Number: 281-341-6333
Email Address: bschodek@kaluzainc.com / lturner@kaluzainc.com

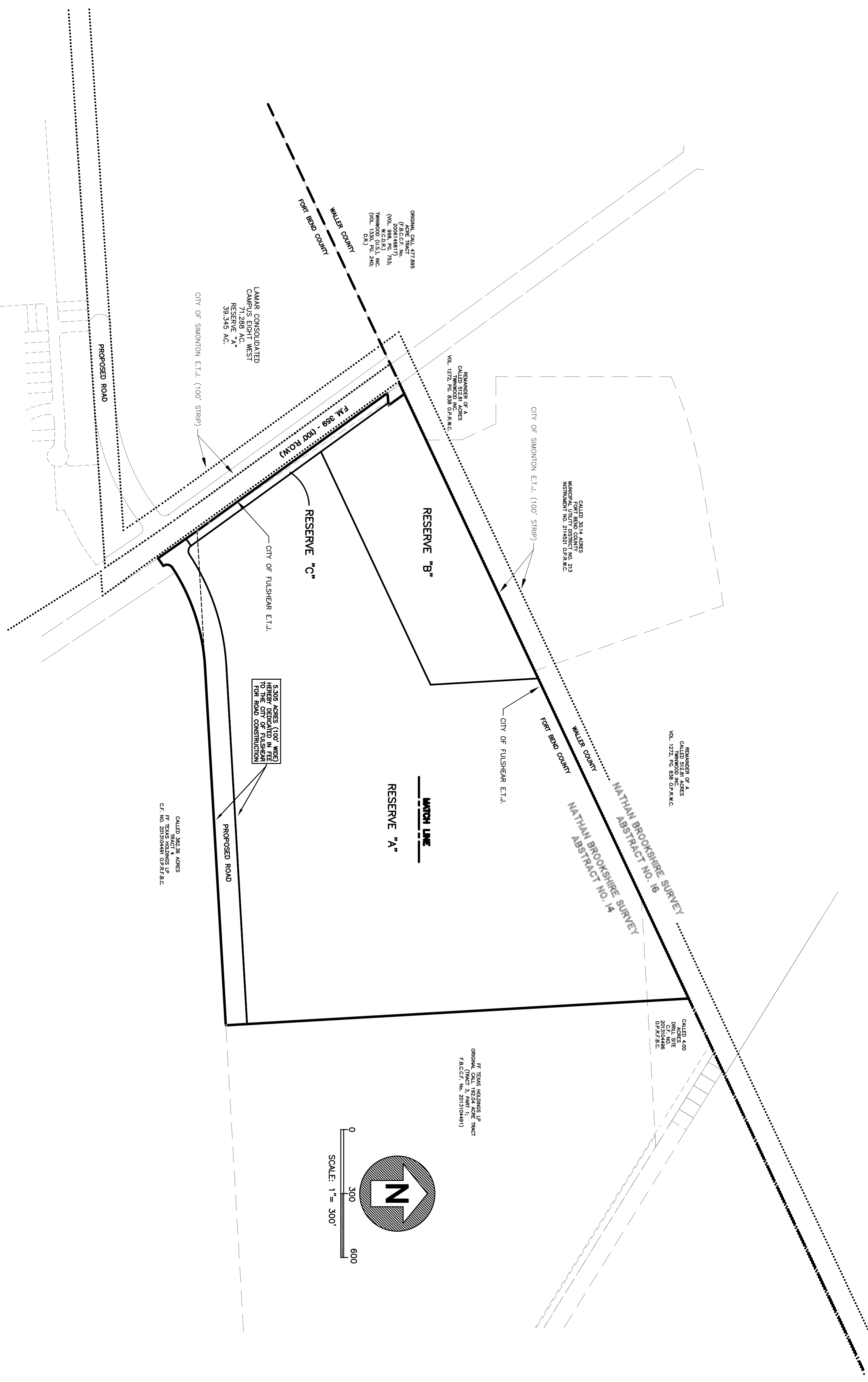
Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,760.89</u>
Park Fees (due at Final Plat Application)	_____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Llarance Turner Llarance Turner, President 8/19/2024
SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

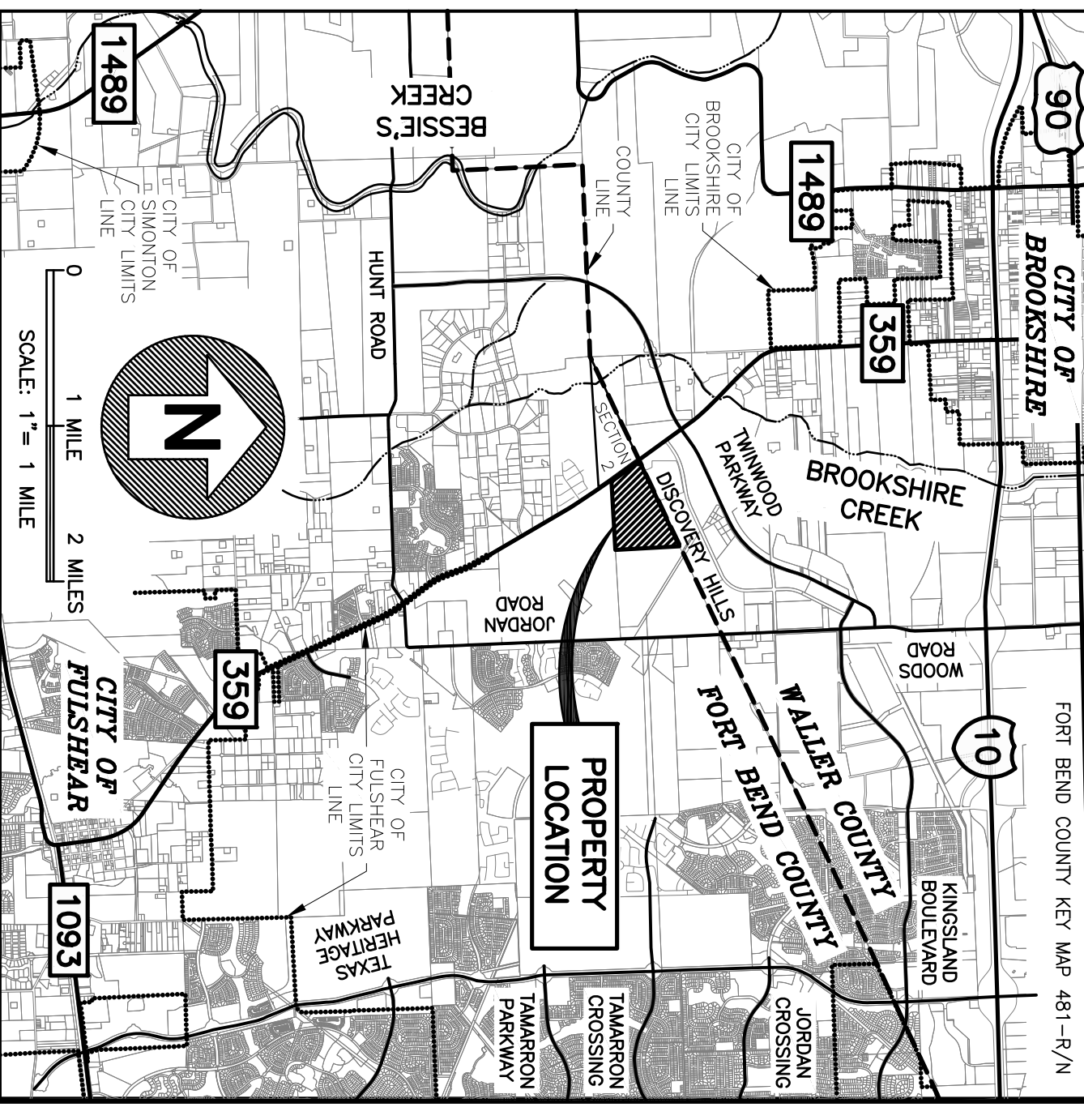
- GENERAL NOTES**
- 1.) T.L.E.* INDICATES TILITY EASEMENT
 T.B.L.* INDICATES BUILDING EASEMENT
 T.W.L.* INDICATES WATER LINE EASEMENT
 T.S.W.S.E.* INDICATES SANITARY SEWER EASEMENT
 T.S.U.S.E.* INDICATES STORM SEWER EASEMENT
 T.S.W.A.* INDICATES WATER AND SEWER EASEMENT
 T.S.C.F.* INDICATES CULVERT EASEMENT
 T.B.C.P.* INDICATES FORT BEND COUNTY PLAT T.O.R.* INDICATES FORT BEND COUNTY T.O.R.* INDICATES FORT BEND COUNTY T.O.M.* INDICATES FORT BEND COUNTY T.O.M.*
 - 2.) THIS TRACT IS LOCATED WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP NO. 4815700000 AND NO. 4815700050, MAPS REVISED JANUARY 29, 2021), DISTRICT, AND EMERGENCY SERVICE DISTRICT ESD No. 4.
 - 3.) THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF FULSHEAR AND FORT BEND COUNTY, TEXAS.
 - 4.) THE PROPERTY DEPICTED ON THIS PLAT LIES WITHIN LIGHTING ZONE LZ3 ACCORDING TO THE ORDERS FOR THE REGULATION OF OUTDOOR LIGHTING.
 - 5.) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP NO. 4815700000 AND NO. 4815700050, MAPS REVISED JANUARY 29, 2021), IT APPEARS THAT THIS TRACT LIES WITHIN ZONE X (NO SCORE) - AREA OF MINIMAL FLOOD HAZARD.
 - 6.) TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, ALL EXISTING FIRELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN ON THE PLAT.
 - 7.) ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES.

- 8.) ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 9.) THE DRAINAGE SYSTEM FOR CAMPUS EIGHT EAST IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
- 10.) ALL DRAINAGE EASEMENTS SHOWN ON THE FOREGOING PLAT WILL BE MAINTAINED BY THE OWNER. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY.
- 11.) THE RESERVES ON THIS PLAT ARE RESTRICTED TO NON-RESIDENTIAL USE.
- 12.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 13.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO THE DRIVEWAY OF AN ADJACENT PROPERTY; THE DRIVEWAY SHALL BE MAINTAINED BY THE OWNER OF THE ADJACENT PROPERTY; THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- 14.) A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJACENT ADJACENT TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE STREET RIGHT-OF-WAY PURPOSES AND THE TITLE THEREIN SHALL BE REVERT AND REVEIN IN THE ORDINATION, THE TERMS, ASSUMES OR SUCCESSORS.
- 15.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.S.C.
- 16.) ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE). ALL COORDINATES LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED PROJECT SCALE FACTOR= 0.999970017. ELEVATION REFERENCE: N.G.S. N-159X 1987 [PD AN543] - FOUND STAINLESS STEEL ROD ON NORTH SIDE OF FM-1093 AT 300 FEET EAST OF BESSIE'S CREEK TRACE ROAD. ELEVATION= 109.50' (NAVD89)



AREA TABLE

RESERVE No.	RESTRICTED USE	ACREAGE
RESERVE "A"	JUNIOR AND HIGH SCHOOL	80.032
RESERVE "B"	DETENTION	14.476
RESERVE "C"	NON-RESIDENTIAL	1.058
PROPOSED ROAD RIGHT-OF-WAY		5.305
OVERALL TOTAL		100.871



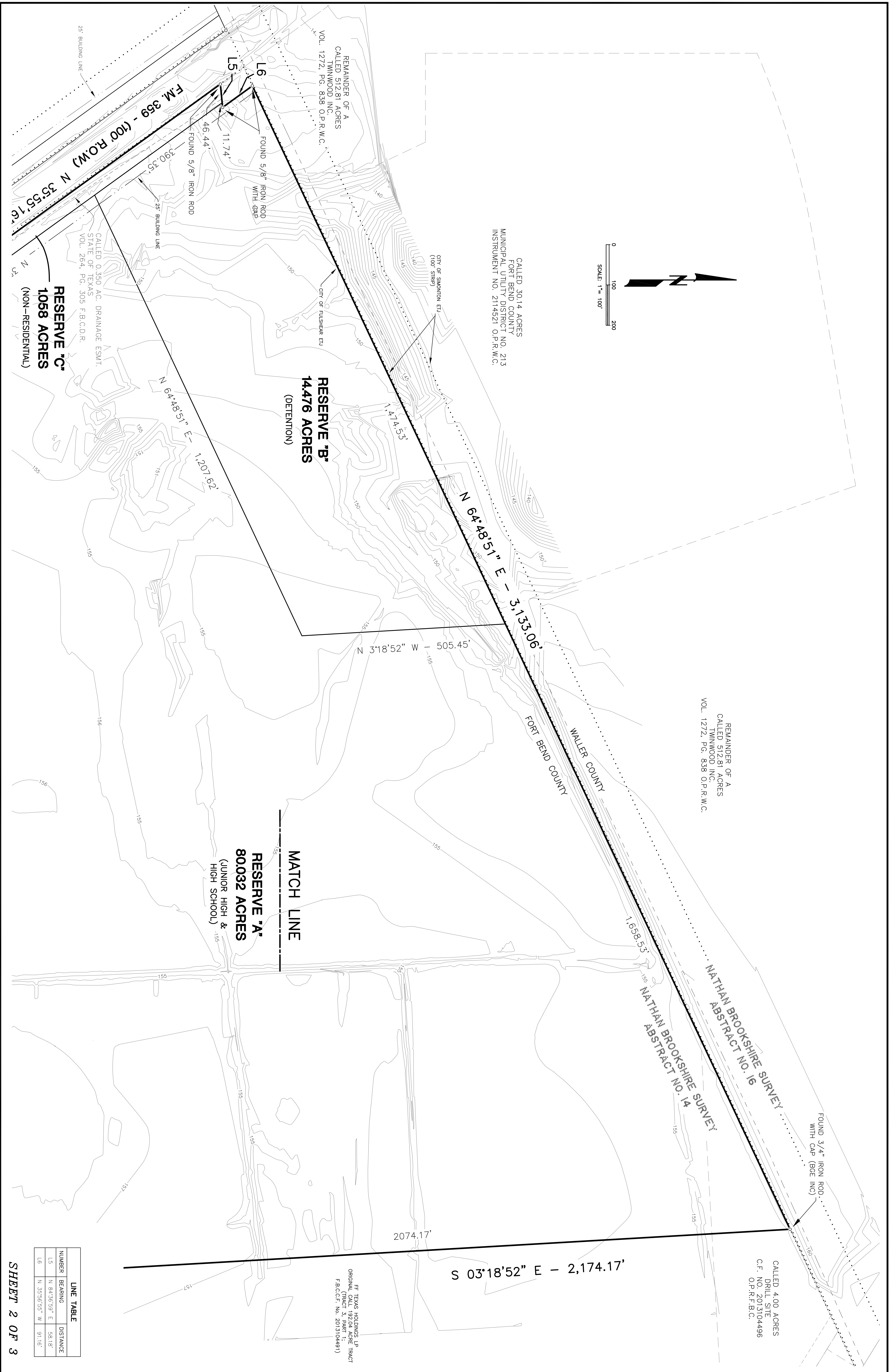
**LAMAR CONSOLIDATED ISD
 CAMPUS EIGHT EAST**

A SUBDIVISION OF 100.871 ACRES OF LAND BEING THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT CALL 99.99 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2023193932) OUT OF THE FULSHEAR F.P. TEXAS HOLDINGS LP ORIGINAL CALL 192.04 ACRE TRACT (TRACT 3, PART 1 - FORT BEND COUNTY CLERK'S FILE NO. 2013104491) TOGETHER WITH A CALL 0.8766 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2024064490), ALL BEING IN THE NATHAN BROOKSHIRE SURVEY, ABSTRACT No. 14, FORT BEND COUNTY, TEXAS.

OWNERS 0 LOTS 3 RESERVES 1 BLOCK

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
 3901 AVENUE I
 ROSENBERG, TEXAS 77471
 PHONE (281) 341-3100

ENGINEERS AND ENGINEERS
KALDZA, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 ENGINEERING DISTRICT NO. 1-5339
 TEXAS LICENSE NO. 100100000
 3014 AVENUE I
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschoeder@kaldza.com



LINE TABLE

NUMBER	BEARING	DISTANCE
L5	N 84°38'59" E	56.18'
L6	N 35°56'55" W	91.16'

SHEET 2 OF 3

FF TEXAS HOLDINGS LP
 ORIGINAL CALL 192.04 ACRE TRACT
 F.B.C.F. No. 2013104491

S 03°18'52" E - 2,174.17'

CALLED 4.00 ACRES
 DRILL SITE
 C.F. NO. 2013104496
 O.P.R.F.C.

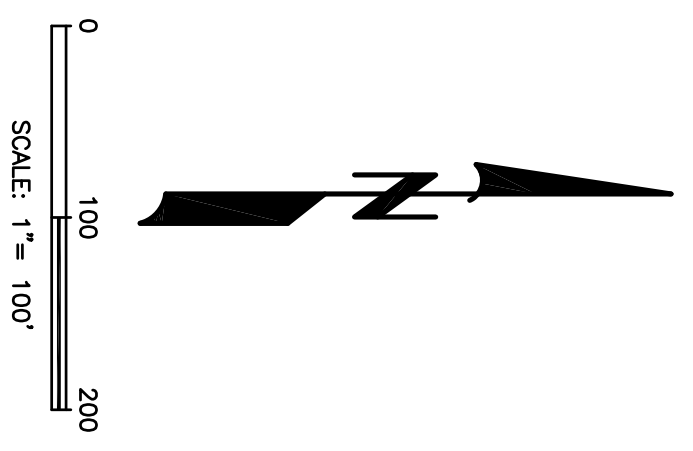
REMAINDER OF A
 CALLED 512.81 ACRES
 TWINWOOD, INC.
 VOL. 1272, PG. 838 O.P.R.W.C.

CALLED 30.14 ACRES
 FORT BEND COUNTY
 MUNICIPAL UTILITY DISTRICT NO. 213
 INSTRUMENT NO. 2114521 O.P.R.W.C.

RESERVE 'B'
 14,476 ACRES
 (DETENTION)

RESERVE 'A'
 80,032 ACRES
 (JUNIOR HIGH &
 HIGH SCHOOL)

RESERVE 'C'
 1,058 ACRES
 (NON-RESIDENTIAL)



25' BUILDING LINE

25' BUILDING LINE

MATCH LINE

WALLER COUNTY
 FORT BEND COUNTY

NATHAN BROOKSHIRE SURVEY
 NATHAN BROOKSHIRE SURVEY
 NATHAN BROOKSHIRE SURVEY

FOUND 3/4" IRON ROD
 WITH CAP (BGE INC.)

CALLLED 0.350 AC. DRAINAGE ESMT.
 STATE OF TEXAS
 VOL. 264, PG. 305 F.B.C.D.R.

REMAINDER OF A
 CALLED 512.81 ACRES
 TWINWOOD, INC.
 VOL. 1272, PG. 838 O.P.R.W.C.

CITY OF SIMONTON ETU
 (100' STRIP)

CITY OF FULSHEAR ETU

FOUND 5/8" IRON ROD
 WITH CAP

FOUND 5/8" IRON ROD
 WITH CAP

1,658.53'

2074.17'

N 64°48'51" E - 1,207.62'

N 64°48'51" E - 1,474.53'

N 3°18'52" W - 505.45'

N 64°48'51" E - 3,133.06'

F.M. 359 - (100 R.O.W.) N 35°55'16"

N 35°55'16"

N 64°48'51" E

N 64°48'51" E

N 64°48'51" E

N 64°48'51" E

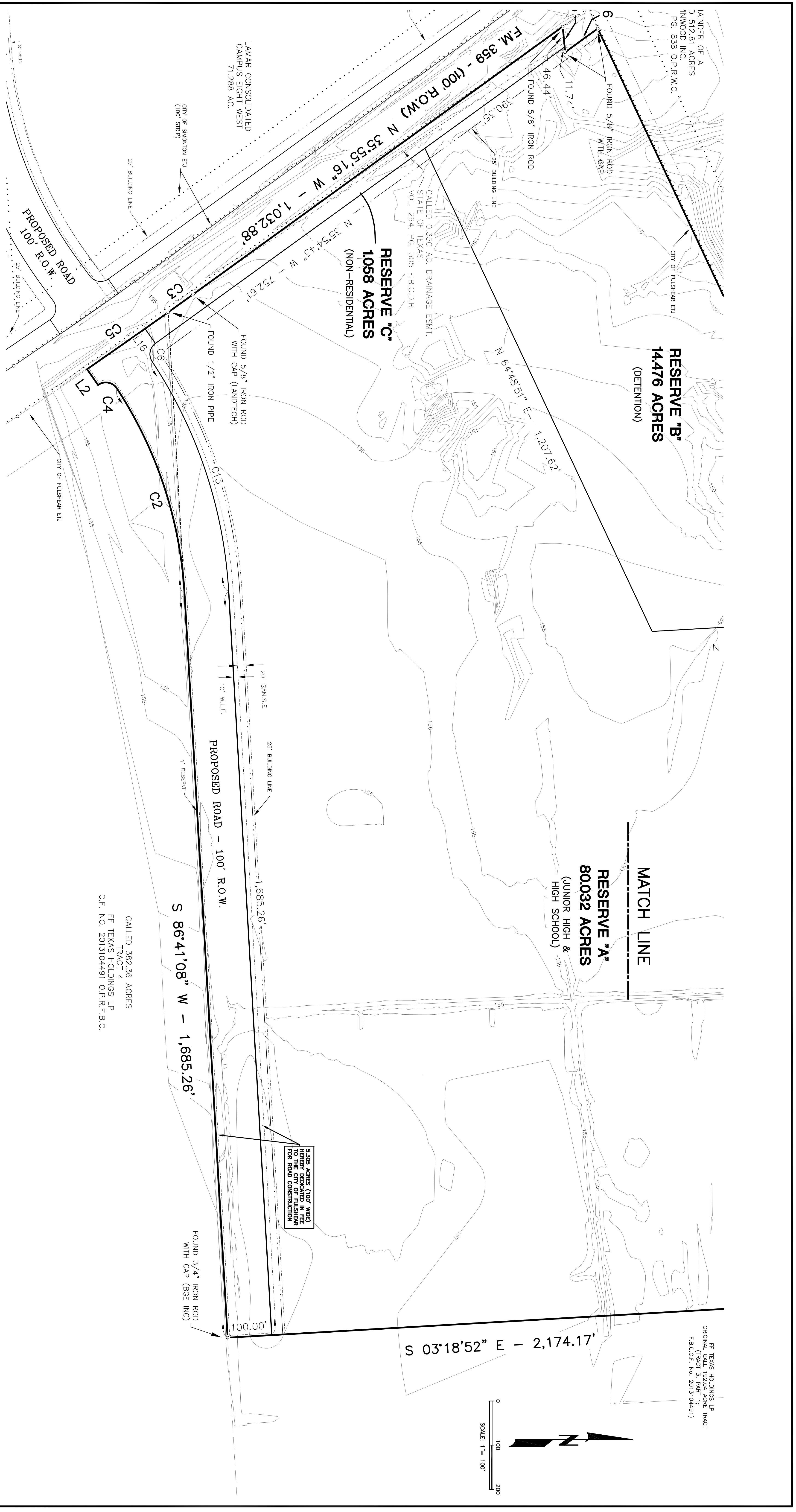
N 64°48'51" E

N 64°48'51" E

N 64°48'51" E

N 64°48'51" E

N 64°48'51" E



RESERVE 'B'
 14,476 ACRES
 (DETENTION)

RESERVE 'A'
 80,032 ACRES
 (JUNIOR HIGH &
 HIGH SCHOOL)

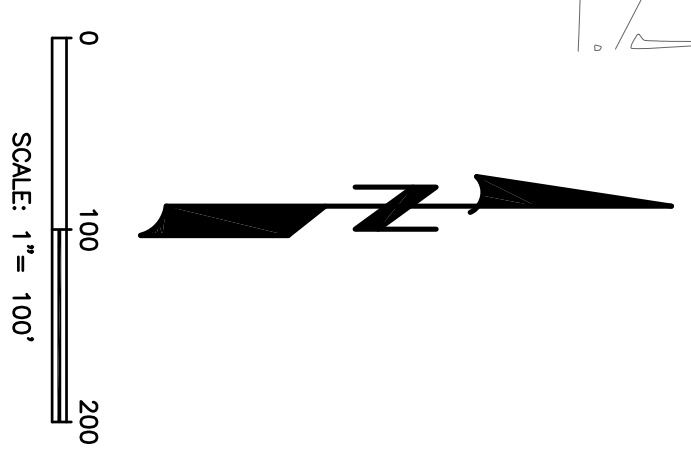
RESERVE 'C'
 1,058 ACRES
 (NON-RESIDENTIAL)

LAMAR CONSOLIDATED
 CAMPUS EIGHT WEST
 71,288 AC.

CALLED 382.36 ACRES
 TRACT 4
 FF TEXAS HOLDINGS LP
 C.F. NO. 2013104491 O.P.R.F.B.C.

5,305 ACRES (100' WIDE)
 HEREBY DEDICATED IN FEE
 TO THE CITY OF FULSHEAR
 FOR ROAD CONSTRUCTION

FF TEXAS HOLDINGS LP
 TRACT 3 22.98 ACRES
 F.A.C.C.F. No. 2013104491



CURVE TABLE						
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TANGENT
C2	494.50'	950.00'	29°49'26"	N 71°46'29" E	488.94'	252.99'
C3	68.83'	11780.86'	00°20'05"	S 35°46'29" E	68.83'	34.41'
C4	48.08'	30.00'	92°46'25"	S 10°28'30" W	43.44'	31.49'
C5	224.12'	20044.41'	00°38'26"	S 35°02'29" E	224.12'	112.06'
C6	45.89'	30.00'	87°38'29"	S 79°43'57" E	41.54'	28.79'
C13	554.09'	1049.72'	301°4'35"	N 71°34'06" E	547.67'	283.66'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L2	S 55°16'49" W	43.42'
L5	N 84°36'59" E	58.18'
L6	N 35°58'55" W	91.16'
L16	S 54°49'24" W	40.72'



CITY OF FULSHEAR

PO Box 279 /6611 W. Cross Creek Bend Ln
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-2556
www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 08/23/2024

Date Received by the City of Fulshear: _____

Subdivision: GM Equity Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Final Short Form Final
 Replat Vacation Plat Admin. (Minor) Plat
 Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential Zero Lot Line/ Patio Home Multi-Family Residential
 Planned Development Commercial Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 137.69 -Acres, Situated in the Enoch Lathan Survey, Abstract No: 50

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 137.69-Acres

Number of Streets: 3

Number of Lots: 0

Number and Types of Reserves: 10

Total Acres in Reserve: 114.80-Acres

Owner: 1.) GM Equity Group LLC, 2.) Fort Bend County 3.) Eduardo Morales

Address: Multiple (Reference Plat Title Block)

City/State: Multiple (Reference Plat Title Block)

Telephone: Multiple (Reference Plat Title Block)

Email Address: Multiple (Reference Plat Title Block)

Engineer/Planner: Weisser Engineering & Surveying

Contact Person: Thomas J. Forscher

Telephone: 281-344-7001

Fax Number: 281-828-0055

Email Address: tforschner@weissereng.com

Platting Fees

Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre

Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre

Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

2nd Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE (PAID 12-2023)

Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

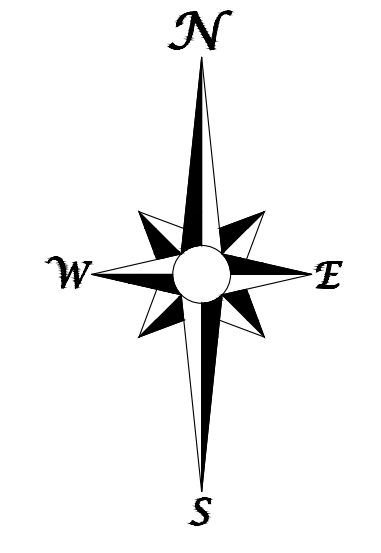
SIGNATURE

Thomas J. Forscher/Survey Project Manager

TYPED OR PRINTED NAME/TITLE

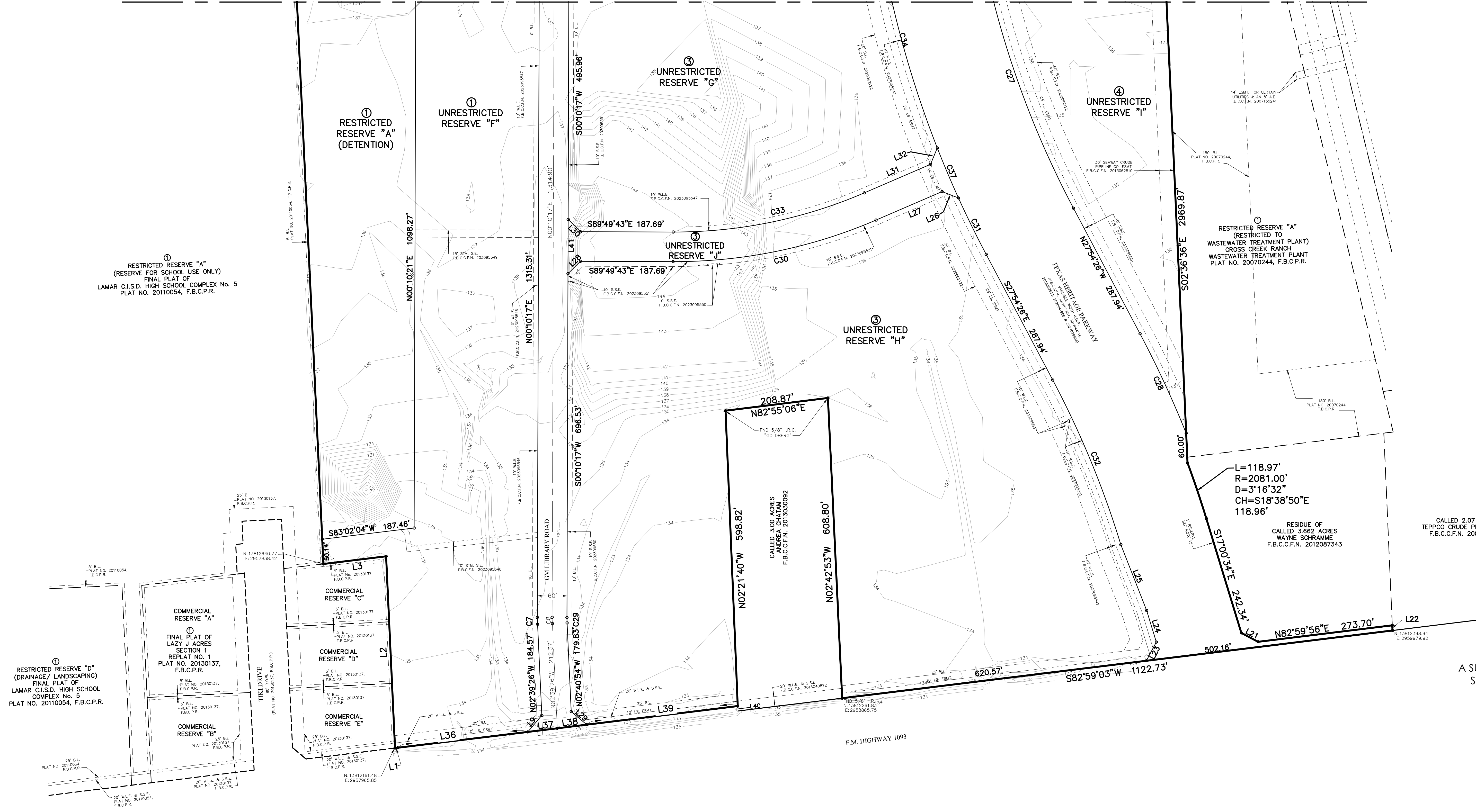
08/23/2024

DATE



SCALE IN FEET
0 100' 200'
SCALE: 1" = 100'

MATCH LINE



① RESTRICTED RESERVE "A"
(RESERVE FOR SCHOOL USE ONLY)
FINAL PLAT OF
LAMAR C.I.S.D. HIGH SCHOOL COMPLEX No. 5
PLAT NO. 20110054, F.B.C.P.R.

① RESTRICTED RESERVE "D"
(DRAINAGE/ LANDSCAPING)
FINAL PLAT OF
LAMAR C.I.S.D. HIGH SCHOOL
COMPLEX No. 5
PLAT NO. 20110054, F.B.C.P.R.

① COMMERCIAL RESERVE "A"
FINAL PLAT OF
LAZY J ACRES
SECTION 1
REPLAT NO. 1
PLAT NO. 20130137,
F.B.C.P.R.

① COMMERCIAL RESERVE "C"

① COMMERCIAL RESERVE "D"

① COMMERCIAL RESERVE "E"

① UNRESTRICTED RESERVE "F"

③ UNRESTRICTED RESERVE "G"

⑤ UNRESTRICTED RESERVE "J"

⑤ UNRESTRICTED RESERVE "H"

④ UNRESTRICTED RESERVE "I"

208.87'
N82°55'06"E
FND 5/8" I.R.C.
"GOLDBERG"
CALLED 3.00 ACRES
F.B.C.C.F.N. 2013030092

① RESTRICTED RESERVE "A"
(RESTRICTED TO
WASTEWATER TREATMENT PLANT)
CROSS CREEK RANCH
WASTEWATER TREATMENT PLANT
PLAT NO. 20070244, F.B.C.P.R.

RESIDUE OF
CALLED 3.662 ACRES
WAYNE SCHRAMME
F.B.C.C.F.N. 2012087343

CALLED 2.07 ACRES
TEPPCO CRUDE PIPELINE, L.P.
F.B.C.C.F.N. 2004025376

L=118.97'
R=2081.00'
D=3°16'32"
CH=S18°38'50"E
118.96'

GM EQUITY

A SUBDIVISION OF 137.69 ACRES (5,997,755 SQ. FT.),
SITUATED IN THE ENOCH LATHAM SURVEY, A-50,
FORT BEND COUNTY, TEXAS.

4 BLOCKS 10 RESERVES

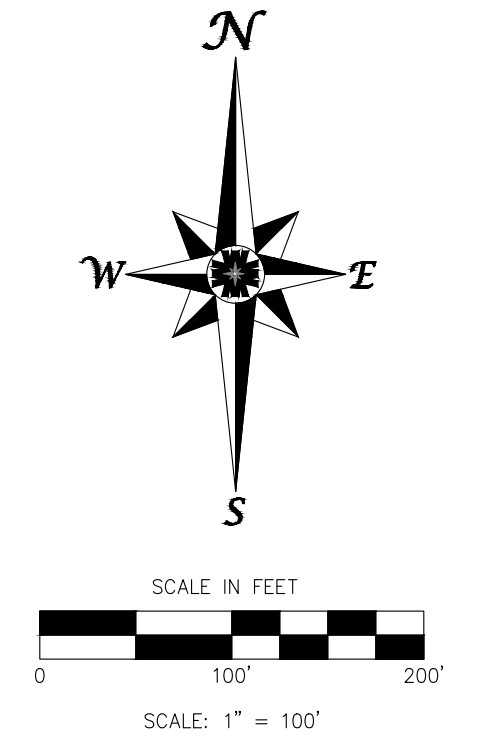
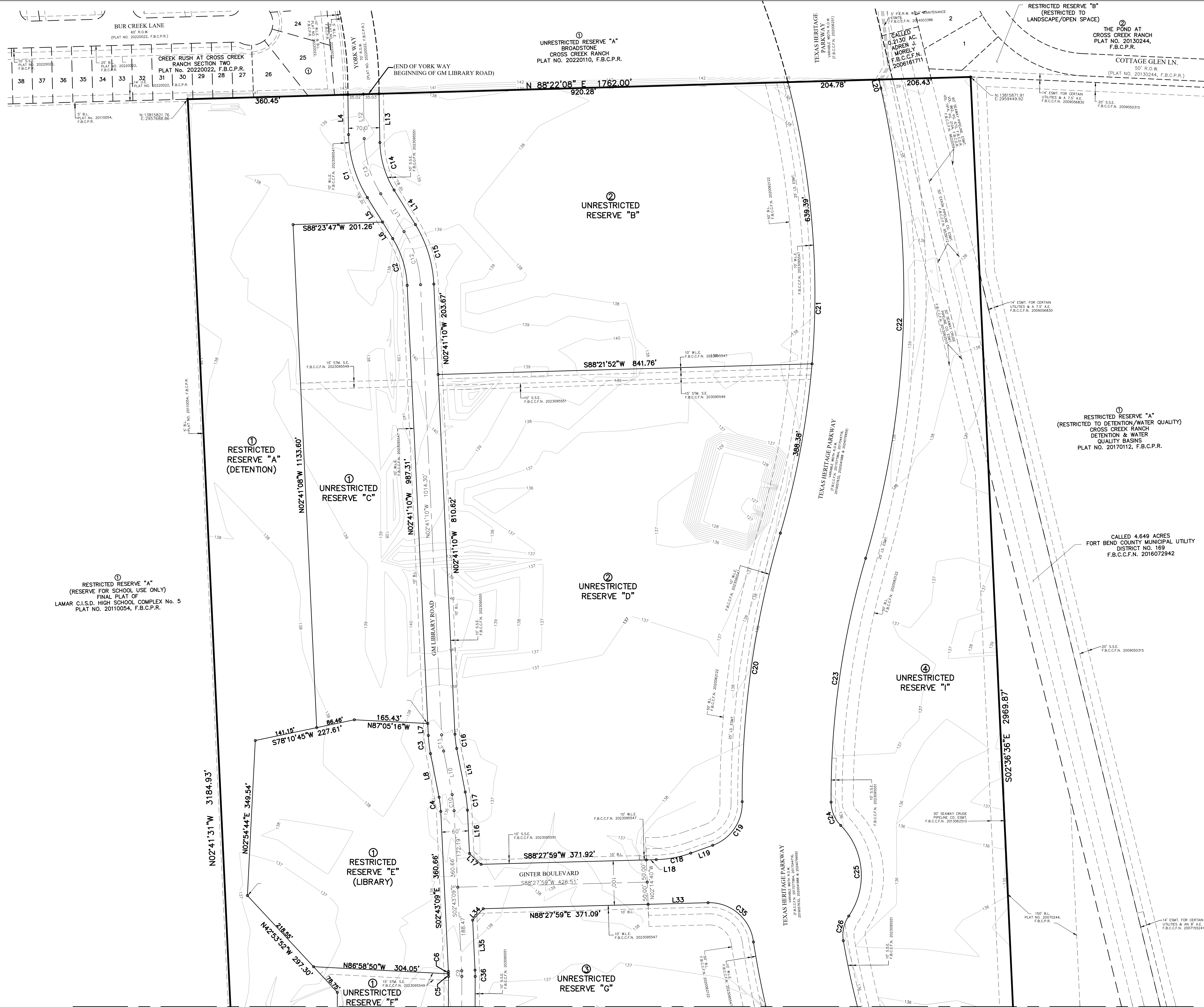
OWNER
FORT BEND COUNTY
401 JACKSON STREET
RICHMOND, TX 77469
(281) 342-3411

OWNER
GM EQUITY GROUP LLC,
a Texas limited liability company
423 MASON PARK BLVD, STE. C
KATY, TX 77450
(713) 530-0127

OWNER
EDUARDO MORALES
11177 COMPAQ CENTER WEST DR.,
HOUSTON, TX 77071
(713) 541-3686

SURVEYOR:

 **WEISSER**
Engineering & Surveying
19500 Park Row | Houston, Texas 77084
T.B.P.E.L.S. Reg. No. 10194324 | T.B.P.E. Reg. No. F-68
www.weissereng.com | 281.579.7300



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