



6611 W. Cross Creek Bend Lane, PO Box 279
Fulshear, Texas 77441
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PLANNING AND ZONING COMMISSION:

CHAIRMAN: Amy Pearce
MEMBER: Bill Clifford
MEMBER: John Dowdall

CO-CHAIR: Joan Berger
MEMBER: Grace Malveaux

MEMBER: Gregory Ehman
MEMBER: Jason Maxwell

**REGULAR PLANNING AND ZONING COMMISSION
MEETING AGENDA
Friday, October 4, 2024
8:30 AM**

NOTICE IS HEREBY GIVEN OF A PLANNING AND ZONING COMMISSION REGULAR MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Friday, October 4, 2024** IN THE FULSHEAR MUNICIPAL COMPLEX 6611 W. CROSS CREEK BEND LANE FULSHEAR, TX 77441 FOR CONSIDERING THE FOLLOWING ITEMS. THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY MATTERS LISTED ON THE AGENDA, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE, INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), 551.087 (ECONOMIC DEVELOPMENT), 418.175.183 (DELIBERATIONS ABOUT HOMELAND SECURITY ISSUES) AND AS AUTHORIZED BY THE TEXAS TAX CODE, INCLUDING, BUT NOT LIMITED TO, SECTION 321.3022 (SALES TAX INFORMATION).

Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning and Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks and Recreation Commission, Historic Preservation and 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.

I. **Call to Order**

II. **Quorum**

III. **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.

IV. **Public Hearing**

a. **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 45.112 ACRE TRACT OF LAND, ON MCKINNON RD., AND LOCATED IN THE 0050 E LATHAM, TRACT 10 AND 15, FORT BEND COUNTY, TX. THE TRACT OF LAND, CURRENTLY VACANT, AND ZONED IN THE ESTATE RESIDENTIAL DISTRICT, REQUESTS PART OF THE TRACT TO BE ZONED INTO THE INDUSTRIAL DISTRICT AND PART OF THE TRACT TO BE ZONED INTO THE GENERAL COMMERCIAL DISTRICT. THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 4, 2024, AT 8:30 A.M. THE SECOND HEARING WILL BE HELD BY THE CITY COUNCIL ON OCTOBER 15, 2024, 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.**

b. **THE CITY OF FULSHEAR WILL HOLD TWO PUBLIC HEARINGS REGARDING PROPOSED AMENDMENTS TO THE FULSHEAR CODE FOR THE PURPOSE OF DISSOLVING THE HISTORIC PRESERVATION AND MUSEUM COMMISSION AND MAKING CONFORMING CHANGES, INCLUDING VARIOUS AMENDMENTS TO CHAPTER 28 OF THE FULSHEAR CODE, THE COORDINATED DEVELOPMENT ORDINANCE (THE "CDO"). SECTIONS OF THE CDO AFFECTED BY THE PROPOSED AMENDMENTS INCLUDE BUT ARE NOT LIMITED TO: SEC. 28-6-5, 28-7-3, 28-7-10, 28-7-22 & 28-7-23. THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 4, 2024, AT 8:30 A.M. THE SECOND PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON OCTOBER 15, 2024, 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.

V. Business

- a. Consideration and possible action to approve minutes from the Planning and Zoning Commission meeting held on September 6, 2024**
- b. Consideration and possible action to recommend approval of the Tamarron III Mixed Use Preliminary Plat**
- c. Consideration and possible action to recommend approval of the Tamarron Section 19 Final Plat**
- d. Consideration and possible action to recommend approval of the Tamarron Section 20 Final Plat**
- e. Consideration and possible action to recommend approval of the Tamarron West Section 22A Final Plat**
- f. Consideration and possible action to recommend approval of the Tamarron West Section 23 Final Plat**
- g. Consideration and possible action to recommend approval of the Tamarron West Section 24A Final Plat**
- h. Consideration and possible action to recommend approval of the Tamarron West Section 32 Final Plat**
- i. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Section 7 Final Plat**
- j. Consideration and possible action to recommend approval of the Fulshear Lakes Hillside Section 2 Final Plat**
- k. Consideration and possible action to recommend approval of the Fulshear Lakes Hillside Section 4 Final Plat**
- l. Consideration and possible action to recommend approval of the Fulshear Lakes Way Street Dedication Section 1 Final Plat**
- m. Consideration and possible action to recommend approval of the Enclave at Fulshear Final Plat**
- n. Consideration and possible action to approve the Fulshear Bend Drive Street**

Dedication No. 3 in Cross Creek West Preliminary Plat

- o. **Consideration and possible action to approve the Fulshear Flats Preliminary Plat**
- p. **Consideration and possible action to recommend approval of the Update to the Jordan Ranch General Plan**
- q. **Consideration and possible action to recommend approval of Ordinance No. 2024-1468 for the purpose of dissolving the Historic Preservation and Museum Commission and making conforming changes, including various amendments to Chapter 28 of the Fulshear Code, the Coordinated Development Ordinance**
- r. **Consideration and possible action to recommend or deny approval of a zoning map amendment for an approximately 45.112-acre tract of land, currently zoned in the Estate Residential (ER) District, into the General Commercial (GC) District and Industrial District**

VI. 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 extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services 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, Mariela Rodriguez, 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 Thursday, September 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.

MARIELA RODRIGUEZ, CITY SECRETARY