



6611 W. Cross Creek Bend Lane
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.FulshearTexas.gov

PLANNING AND ZONING COMMISSION:

CO-CHAIR: Grace Malveaux
MEMBER: John Dowdall
MEMBER: Jake Endresen

MEMBER: Bill Clifford
MEMBER: Jessieca Clark

MEMBER: Gregory Ehman
MEMBER: Christina Baron

REGULAR PLANNING AND ZONING COMMISSION

AMENDED MEETING AGENDA

Friday, June 5, 2026

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, June 5, 2026** 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, YOUTH ADVISORY COMMISSION, ZONING BOARD OF ADJUSTMENT, CHARTER REVIEW COMMISSION, OR ANY 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.

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. THE CITY OF FULSHEAR WILL HOLD TWO PUBLIC HEARINGS REGARDING PROPOSED ZONING REGULATION TEXT AMENDMENTS SPECIFICALLY**

AMENDMENTS TO ARTICLE II – DISSOLVING THE WALLIS STREET PUD AND CREATING WATERS PUD, OF THE COORDINATED DEVELOPMENT ORDINANCE (CDO). THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON JUNE 5, 2026, AT 8:30 A.M. THE SECOND PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON JUNE 16, 2026, AT 6:00 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 THURSDAY FROM 8:00 A.M. TO 5:00 P.M. AND FRIDAY 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

- b. THE CITY OF FULSHEAR WILL HOLD TWO PUBLIC HEARINGS REGARDING A PROPOSED ZONING MAP AMENDMENT FOR AN APPROXIMATE 32-ACRE TRACT OF LAND ON FM 1093 AND SOUTH OF THE POLO RANCH SUBDIVISION AND AN APPROXIMATE 22-ACRE TRACT OF LAND AT THE INTERSECTION OF FM 359 AND LIFESTYLE BLVD. AND LOCATED IN THE 0029 C FULSHEAR, FORT BEND COUNTY, TEXAS. THESE TRACTS OF LAND, CURRENTLY ZONED INTO THE GENERAL COMMERCIAL (GC) DISTRICT, REQUEST TO BE ZONED INTO THE WATERS PLANNED UNIT DEVELOPMENT (PUD). ADDITIONALLY, AN APPROXIMATE 21- ACRE TRACT OF LAND AND AN APPROXIMATE 13-ACRE TRACT OF LAND LOCATED NEAR THE INTERSECTION OF FM 359 AND ROGERS ROAD AND AN APPROXIMATE 21-ACRE TRACT OF LAND LOCATED ALONG FM 1093 AND ADJACENT TO THE POLO RANCH SUBDIVISION AND ALL LOCATED IN THE 0029 C FULSHEAR, FORT BEND COUNTY, TEXAS AND CURRENTLY ZONED INTO THE SEMI-URBAN RESIDENTIAL (SU) DISTRICT, REQUEST TO BE ZONED INTO THE WATERS PLANNED UNIT DEVELOPMENT (PUD). THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON JUNE 5, 2026, AT 8:30 A.M. THE SECOND PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON JUNE 16, 2026, AT 6:00 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**
- c. 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 3.4904 ACRE TRACT OF LAND, NEAR THE INTERSECTION OF FARM-TO-MARKET 359 AND ROGERS RD., AND LOCATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, 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 JUNE 5, 2026, AT 8:30 A.M. THE SECOND HEARING WILL BE HELD BY THE CITY COUNCIL ON JUNE 16, 2026, AT 6:00 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 3:00 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

V. Business

- a. DISCUSSION REGARDING THE ROLES, RESPONSIBILITIES, AUTHORITY, AND EXPECTATIONS OF THE CITY OF FULSHEAR PLANNING AND ZONING COMMISSION**
- b. CONSIDERATION AND POSSIBLE ACTION TO SELECT A CHAIRMAN AND CO-CHAIRMAN FOR THE PLANNING AND ZONING COMMISSION**
- c. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON MAY 01, 2026**
- d. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE WEST CROSSING STREET DEDICATION NO. 1 PRELIMINARY PLAT**
- e. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE CROSS CREEK WEST SECTION 21 PRELIMINARY PLAT**
- f. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE CROSS CREEK WEST SECTION 22 PRELIMINARY PLAT**
- g. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE CROSS CREEK WEST SECTION 23 PRELIMINARY PLAT**

- h. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE WESTRIDGE SECTION 1 PRELIMINARY PLAT**
- i. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 74A PRELIMINARY PLAT**
- j. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 74B FINAL PLAT**
- k. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 75 FINAL PLAT**
- l. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE LCISD ELEMENTARY SCHOOL NO. 42 FINAL PLAT**
- m. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES HILLSIDE SECTION 6 FINAL PLAT**
- n. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2026-1539, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FULSHEAR, TEXAS, ADOPTED IN THE CITY OF FULSHEAR, TEXAS ZONING CODE, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: FOR THE PURPOSES OF ZONING A PARCEL INTO THE GENERAL COMMERCIAL (GC) DISTRICT, FOR A 3.4905 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, TEXAS; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE**
- o. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2026-1540, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FULSHEAR, TEXAS ZONING CODE, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 91.1 ACRES OF LAND OUT OF THE 0076 JNO RANDON AND 0029 C FULSHEAR,**

**IN FORT BEND COUNTY, TEXAS AS WATERS PLANNED UNIT
DEVELOPMENT (PUD); PROVIDING FOR SEVERABILITY; PROVIDING FOR
REPEAL; AND PROVIDING AN EFFECTIVE DATE**

- p. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF
ORDINANCE NO. 2026-1541, AN ORDINANCE OF THE CITY OF FULSHEAR,
TEXAS AMENDING THE OFFICIAL CHAPTER 28, "COORDINATED
DEVELOPMENT ORDINANCE (CDO)", ARTICLE II OF THE FULSHEAR CODE,
DISSOLVING THE WALLIS STREET PLANNED UNIT DEVELOPMENT (PUD)
AND REPLACING IT WITH THE WATERS PLANNED UNIT DEVELOPMENT
(PUD); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND
PROVIDING FOR AN EFFECTIVE DATE**

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, 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 Monday, June 01, 2026, 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, ASSISTANT CITY SECRETARY