



6611 W. Cross Creek Bend Lane
Fulshear, Texas 77441
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www.FulshearTexas.gov

CITY COUNCIL:

MAYOR: Don McCoy

MAYOR PRO-TEM/DISTRICT 1:
Sarah B Johnson

COUNCIL MEMBER DISTRICT 4:
Richard Russell

COUNCIL MEMBER AT-LARGE:
Camron K Miller

COUNCIL MEMBER DISTRICT 2:
Abhijeet Utturkar

COUNCIL MEMBER DISTRICT 5:
Randy Connor

COUNCIL MEMBER AT-LARGE:
Kimberly Bow

COUNCIL MEMBER DISTRICT 3:
Omar Pena

REGULAR CITY COUNCIL MEETING AGENDA

Tuesday, September 15, 2026

6:00 PM

NOTICE IS HEREBY GIVEN OF A CITY COUNCIL REGULAR MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Tuesday, September 15, 2026** IN THE CITY OF FULSHEAR MUNICIPAL COMPLEX, COUNCIL CHAMBERS 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 AND ROLL CALL

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD,
INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL.

V. PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG

HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE

UNDER GOD, ONE AND INDIVISIBLE

VI. CITIZEN COMMENTS

THIS IS AN OPPORTUNITY FOR CITIZENS TO SPEAK TO COUNCIL RELATING TO AGENDA AND NON-AGENDA ITEMS. SPEAKERS ARE ADVISED THAT COMMENTS CANNOT BE RECEIVED ON MATTERS WHICH ARE THE SUBJECT OF A PUBLIC HEARING ONCE THE HEARING HAS BEEN CLOSED. SPEAKERS ARE REQUIRED TO REGISTER IN ADVANCE AND MUST LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

VII. PROCLAMATIONS AND AWARDS

A. FETAL ALCOHOL SPECTRUM DISORDER PROCLAMATION

B. CONSTITUTION WEEK PROCLAMATION

C. CZECH HERITAGE MONTH PROCLAMATION

D. UNIVERSAL ONENESS DAY PROCLAMATION

VIII. CITY MANAGER

BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY SERVICES, ADMINISTRATIVE/PERSONNEL MATTERS, REAL ESTATE/DEVELOPMENT, INFRASTRUCTURE, EVENTS, REGULATIONS, COMMUNITY, AND INTERGOVERNMENTAL RELATIONS ISSUES.

A. CHANGES TO VARIOUS CITY STAFF MEMBERS

B. OCTOBER-DECEMBER COUNCIL MEETINGS

IX. PUBLIC HEARING

A.

THE CITY OF FULSHEAR WILL HOLD A PUBLIC HEARING REGARDING PROPOSED ZONING REGULATION TEXT AMENDMENTS TO THE CITY OF FULSHEAR COORDINATED DEVELOPMENT ORDINANCE (CDO), SPECIFICALLY:

- 1. ARTICLE II, AMENDING REGULATIONS FOR 2-ACRE PROPERTIES IN THE ESTATE RESIDENTIAL DISTRICT;**
- 2. ARTICLE III, AMENDING REQUIREMENTS FOR THE NATURAL MANAGEMENT OF STORM WATER (LOW IMPACT DEVELOPMENT); AND**
- 3. ARTICLE IV, AMENDING REGULATIONS RELATED TO THE WILDLIFE IMPACT ANALYSIS.**

B. CONDUCT A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR A SPECIFIC USE PERMIT PURSUANT TO SECTIONS 28-2-17(A), (B), AND (C) OF THE CITY OF FULSHEAR COORDINATED

DEVELOPMENT ORDINANCE, TO AUTHORIZE THE CONSTRUCTION AND OPERATION OF A TELECOMMUNICATIONS TOWER AS A USE PERMITTED BY SPECIFIC USE PERMIT UNDER TABLE 28-2-8-3, ON PROPERTY DESCRIBED AS 0322 A G SHARPLESS, BLOCK 1 ACRES 71.9572, FORT BEND COUNTY, TEXAS, LOCATED AT 27500 FULSHEAR BEND, FULSHEAR, TEXAS 77441, IN THE SEMI URBAN (SU) DISTRICT.

- C. CONDUCT A PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR A SPECIFIC USE PERMIT PURSUANT TO SECTIONS 28-2-17(A), (B), AND (C) OF THE CITY OF FULSHEAR COORDINATED DEVELOPMENT ORDINANCE, TO AUTHORIZE THE CONSTRUCTION AND OPERATION OF A LIQUOR STORE AS A USE PERMITTED BY SPECIFIC USE PERMIT UNDER TABLE 28-2-13-2, ON PROPERTY DESCRIBED AS FULSHEAR, BLOCK 3, LOTS 1 AND 2, FORT BEND COUNTY, TEXAS, LOCATED AT 8526 FM 359 RD, FULSHEAR, TEXAS 77441, IN THE DOWNTOWN DISTRICT (DD).

X. CONSENT ITEMS

ITEMS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE AND ARE GENERALLY ENACTED IN ONE MOTION, THE EXCEPTION TO THIS RULE IS THAT COUNCIL MEMBER(S) MAY REQUEST ONE OR MORE ITEMS TO BE REMOVED FROM THE CONSENT AGENDA FOR A SEPARATE DISCUSSION AND ACTION.

- A. **CONSENT AND APPROVAL OF THE MINUTES FROM THE CITY COUNCIL WORKSHOP AND MEETINGS HELD ON AUGUST 04, 2026 (SPECIAL), AUGUST 05, 2026 (WORKSHOP) AND AUGUST 18, 2026 (REGULAR)**
- B. **CONSENT AND APPROVAL OF AWARD OF RFP NO. 2026-017, TERM CONTRACT FOR VEHICLE MAINTENANCE SERVICES, TO WESTSIDE CHEVROLET INC.**
- C. **CONSENT AND APPROVAL OF HOUSTON METHODIST NAMING RIGHTS FOR PRIMROSE PARK AMPHITHEATER**
- D. **CONSENT AND APPROVAL TO PURCHASE FROM HD SUPPLY UNDER GOVMVMT CONTRACT NO. 24-6800 NOT TO EXCEED \$125,000**
- E. **CONSENT AND APPROVAL OF THE FULSHEAR LAKES HILLSIDE SECTION 5 FINAL PLAT**
- F. **CONSENT AND APPROVAL OF THE BEND AT FLEWELLEN WAY SUBDIVISION FINAL PLAT**
- G. **CONSENT AND APPROVAL OF CHANGE ORDER NO. 10 TO AGREEMENT NO. 2024-067 FOR PRIMROSE PARK PHASE II CONSTRUCTION**
- H. **CONSENT AND APPROVAL OF THE FIRST AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT WITH FORT BEND COUNTY FOR**

THE COLLECTION OF AD VALOREM TAXES

- I. CONSENT AND APPROVAL FOR THE PURCHASE OF ONE (1) JOHN DEERE TRACTOR WITH A DIAMOND 22-FOOT REAR CRADLE BOOM MOWER FROM SHOPPA'S FARM SUPPLY, INC. THROUGH THE SOURCEWELL CONTRACT NO. 032525-DMM, IN THE AMOUNT OF \$169,500.00**
- J. CONSENT AND APPROVAL TO AUTHORIZE THE CITY MANAGER TO ESTABLISH A PURCHASE WITH HAYES BUSINESS SOLUTIONS LLC FOR TECHNOLOGY, COMMUNICATIONS, AUDIOVISUAL, AND SECURITY EQUIPMENT AND RELATED INSTALLATION, MAINTENANCE, AND SUPPORT SERVICES VIA OUR TIP CO-OPERATIVE CONTRACT NO. 251003**

XI. BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION ON A WATER SUPPLY AGREEMENT WITH NORTH FORT BEND WATER AUTHORITY**
- B. CONSIDERATION AND POSSIBLE ACTION REGARDING A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT WITH HOME DEPOT USA, INC.**
- C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A MASTER SIGN PLAN FOR HOME DEPOT**
- D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2026-1549, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS GRANTING A SPECIFIC USE PERMIT FOR A CELLULAR ANTENNA LOCATED AT 27500 FULSHEAR BEND DRIVE, FULSHEAR, TX, 77441, BEING IN THE SEMI-URBAN RESIDENTIAL DISTRICT; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE**
- E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2026-1548, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS GRANTING A SPECIFIC USE PERMIT FOR A RETAIL LIQUOR STORE LOCATED AT 8526 FM 359, FULSHEAR, TX, 77441, BEING IN THE DOWNTOWN DISTRICT; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE**
- F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2026-1552, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS AMENDING THE CHAPTER 28, "COORDINATED DEVELOPMENT ORDINANCE (CDO)", ARTICLE III, SITE DEVELOPMENT, DIVISION III, BUILDING DESIGN, SECTION 28-3-2 GENERAL BUILDING AND SITE DESIGN STANDARDS OF THE FULSHEAR CODE, RELATING TO NATURAL MANAGEMENT OF STORMWATER REQUIREMENTS AND LOW IMPACT DEVELOPMENT REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL, AND PROVIDING FOR AN EFFECTIVE DATE**
- G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2026-1551, AN ORDINANCE OF THE CITY OF FULSHEAR, ADOPTING**

CHAPTER 28, ARTICLE IV-5 OF THE FULSHEAR CODE, CREATING MITIGATION REQUIREMENTS RELATED TO A WILDLIFE IMPACT ANALYSIS FOR CERTAIN RESIDENTIAL DEVELOPMENT; PROVIDING FINDINGS AND RECITALS, PROVIDING FOR COMPLIANCE WITH APPLICABLE STATE AND FEDERAL LAW, INCLUDING GUIDANCE FROM THE TEXAS PARKS AND WILDLIFE DEPARTMENT AND THE U.S. FISH AND WILDLIFE SERVICE, PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL, AND PROVIDING FOR AN EFFECTIVE DATE

- H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2026-1550, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS AMENDING THE OFFICIAL CHAPTER 28, "COORDINATED DEVELOPMENT ORDINANCE (CDO)", ARTICLE II, OF THE FULSHEAR CODE, AMENDING REGULATIONS FOR 2-ACRE HOME SITES IN THE ESTATE RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL, AND PROVIDING FOR AN EFFECTIVE DATE**
- I. DISCUSSION AND POSSIBLE ACTION ON THE EMPLOYMENT OF THE CHIEF OF POLICE**

XII. EXECUTIVE SESSION

- A. EXECUTIVE SESSION - CLOSED SESSION PURSUANT TO TEXAS GOVERNMENT CODE § 551.071 (CONSULTATION WITH ATTORNEY) TO CONSULT WITH LEGAL COUNSEL REGARDING FORT BEND MUD NO. 169 RECLAIMED WATER AGREEMENT WITH MUD NO. 275**
- B. EXECUTIVE SESSION - CLOSED SESSION PURSUANT TO TEXAS GOVERNMENT CODE § 551.071 (CONSULTATION WITH ATTORNEY) TO DELIBERATE AND CONSULT WITH LEGAL COUNSEL REGARDING LAND, BOUNDARY, JURISDICTIONAL, AND MUNICIPAL AUTHORITY ISSUES RELATED TO PROPERTIES ASSOCIATED WITH THE HERITAGE BEND DEVELOPMENT, INCLUDING ASSOCIATED MUNICIPAL UTILITY DISTRICT(S) AND ANY RELATED EXTRATERRITORIAL JURISDICTION (ETJ) AND ANNEXATION MATTERS**

XIII. ACTION FROM EXECUTIVE SESSION

- A. DISCUSS AND CONSIDER ACTION RELATED TO RECLAIMED WATER AGREEMENT WITH MUD NO. 275**
- B. DISCUSS AND CONSIDER ACTION RELATED TO PROPERTIES ASSOCIATED WITH THE HERITAGE BEND DEVELOPMENT**

XIV. CONSIDERATION AND POSSIBLE ACTION RELATING TO ABSENCES IN ACCORDANCE WITH SECTION 3.10 (d) OF THE CITY OF FULSHEAR HOME-

RULE CHARTER, PAST ABSENCES DUE TO SICKNESS MAY BE EXCUSED, AND LEAVES OF ABSENCE FOR FUTURE ABSENCES MAY BE GRANTED. ANY ACTION TO EXCUSE A PAST ABSENCE IS DEEMED TO INCLUDE A FINDING THAT THE ABSENCE WAS TO DUE TO SICKNESS UNLESS THE ACTION INDICATES OTHERWISE.

XV. ADJOURNMENT

NOTE: IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT, 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 218-346-1796 FOR FURTHER INFORMATION.

I, MARIELA RODRIGUEZ, CITY SECRETARY OF THE CITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA FOR THE CITY COUNCIL OF FULSHEAR, TEXAS WAS POSTED ON WEDNESDAY, SEPTEMBER 9, 2026 BY 5:00P.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