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

PLANNING AND ZONING COMMISSION:

CHAIR: Grace Malveaux
CO-CHAIR: Bill Clifford
MEMBER: Gregory Ehman
MEMBER: John Dowdall
MEMBER: Christina Baron
MEMBER: Jake Endresen
MEMBER: Vacant .

REGULAR PLANNING AND ZONING COMMISSION MEETING AGENDA
Friday, September 4, 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, September 4, 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 CORPROATION (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. IN COMPLIANCE WITH THE CITY OF FULSHEAR'S COORDINATED DEVELOPMENT ORDINANCE, THE CITY WILL HOLD A PUBLIC HEARING;

THE PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 4, 2026, AT 8:30 AM. THE HEARING WILL BE HELD AT CITY HALL LOCATED AT 6611 W. CROSS CREEK BEND LN. FULSHEAR, TEXAS 77441. THE HEARING WILL ALLOW ALL INTERESTED PERSONS AN OPPORTUNITY TO APPEAR AND BE HEARD.
THE LOCATION OF THE PREMISES IN QUESTION IS IN THE DOWNTOWN DISTRICT (DD), FULSHEAR, BLOCK 3, LOT 1 & 2, FORT BEND COUNTY, TEXAS. 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 CONSTRUCTING A LIQUOR STORE 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.

b. **IN COMPLIANCE WITH THE CITY OF FULSHEAR'S COORDINATED DEVELOPMENT ORDINANCE, THE CITY WILL HOLD A PUBLIC HEARING; THE PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 4, 2026, AT 8:30 AM. THE HEARING WILL BE HELD AT CITY HALL LOCATED AT 6611 W. CROSS CREEK BEND LN. FULSHEAR, TEXAS 77441. THE HEARING WILL ALLOW ALL INTERESTED PERSONS AN OPPORTUNITY TO APPEAR AND BE HEARD. THE LOCATION OF THE PREMISES IN QUESTION IS IN THE SEMI-URBAN RESIDENTIAL (SU) DISTRICT, 0322 A G SHARPLESS, BLOCK 1, ACRES 71.9572, SPECIFICALLY THE ADDRESS IS 27500 FULSHEAR BND, 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 CONSTRUCTING A WIRELESS TELECOMMUNICATIONS ANTENNA IN THE SEMI-URBAN RESIDENTIAL DISTRICT AS PROVIDED FOR BY TABLE 28-2-8-3. 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.

c. **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.
THE PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 4, 2026, AT 8:30 A.M. THE HEARING WILL BE HELD AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, LOCATED AT 6611 W. CROSS CREEK BEND LN., FULSHEAR, TEXAS 77441. IMMEDIATELY FOLLOWING ITS PUBLIC HEARING, THE PLANNING AND ZONING COMMISSION MAY CONSIDER AND MAKE A RECOMMENDATION ON EACH PROPOSED AMENDMENT, AND THE CITY COUNCIL MAY CONSIDER AND ACT ON AN ORDINANCE ADOPTING EACH PROPOSED AMENDMENT. INTERESTED PARTIES AND CITIZENS 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. THE PROPOSED AMENDMENTS ARE ALSO POSTED ON THE CITY'S INTERNET WEBSITE AT WWW.FULSHEARTEXAS.GOV. PERSONS WITH DISABILITIES WHO REQUIRE AUXILIARY AIDS OR SERVICES TO PARTICIPATE IN A PUBLIC HEARING SHOULD CONTACT THE CITY SECRETARY'S OFFICE AT 281-346-1796 AT LEAST 48 HOURS BEFORE THE HEARING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE. 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 THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON AUGUST 07, 2026**

b. **CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES HILLSIDE SECTION 5 FINAL PLAT**

c. **CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE BEND AT FLEWELLEN WAY SUBDIVISION FINAL PLAT**

d. **CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF 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

e. **CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF 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**

f. **CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF 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**

g. **CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF A MASTER SIGN PLAN FOR HOME DEPOT**

h. **CONSIDERATION AND APPROVAL OF 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**

i. **CONSIDERATION AND APPROVAL OF 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**

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 Friday, August 28, 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.

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KATIE LEWIS, ASSISTANT CITY SECRETARY