



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

CITY COUNCIL:

MAYOR: Don McCoy

COUNCIL MEMBER AT-LARGE:
Camron K Miller

COUNCIL MEMBER AT-LARGE:
Kimberly Bow

MAYOR PRO-TEM/DISTRICT 1:
Sarah B Johnson

COUNCIL MEMBER DISTRICT 2:
Abhijeet Utturkar

COUNCIL MEMBER DISTRICT 3:
Omar Pena

COUNCIL MEMBER DISTRICT 4:
Richard Russell

COUNCIL MEMBER DISTRICT 5:
Randy Connor

REGULAR CITY COUNCIL MEETING AGENDA

Tuesday, October 20, 2026

6:00 PM

NOTICE IS HEREBY GIVEN OF A CITY COUNCIL REGULAR MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Tuesday, October 20, 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. 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

VIII. 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 MEETINGS HELD ON SEPTEMBER 01, 2026 (SPECIAL) AND SEPTEMBER 15, 2026 (REGULAR)**
- B. CONSENT AND APPROVAL OF AN UPDATE TO THE PRIMROSE ATHLETIC FACILITY USE POLICY REGARDING THE ADDITION OF FOOD TRUCK FEES AND POLICIES**
- C. CONSENT AND APPROVAL OF ORDINANCE NO. 2026-1556 AUTHORIZING UPDATED SERVICE CREDITS AND A COST-OF-LIVING ADJUSTMENT UNDER THE TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS)**
- D. CONSENT AND APPROVAL TO USE GOVMVT CONTRACT NO. 24-6800 TO PURCHASE UTILITY SUPPLIES FROM USA BLUEBOOK**
- E. CONSENT AND APPROVAL TO USE THE SOLE SOURCE, AQUAMETRIC, FOR SENSUS METERS AND SERVICES**
- F. CONSENT AND APPROVAL TO USE TIPS CONTRACT NO. 23010401 TO PURCHASE METER RELATED SUPPLIES FROM ACCURATE UTILITY SUPPLY**
- G. CONSENT AND APPROVAL TO USE TIPS CONTRACT NO. 26010402 WITH TRON ELECTRIC**
- H. CONSENT AND APPROVAL TO USE TIPS CONTRACT NO. 24010401 WITH**

VECTOR CONTROLS

- I. CONSENT AND APPROVAL OF RESOLUTION NO. 2026-721 PROCEDURES FOR THE PROCUREMENT OF PROFESSIONAL ENGINEERING SERVICES**
- J. CONSENT AND APPROVAL OF ORDINANCE NO. 2026-1555 ESTABLISHING AN IMPACT FEE CONSERVATION CREDIT**
- K. CONSENT AND APPROVAL OF THE FULSHEAR COMMONS FINAL PLAT**
- L. CONSENT AND APPROVAL OF AN ELECTRIC EASEMENT TO BE CONVEYED TO CENTERPOINT ENERGY FOR THE PURPOSES OF PROVIDING POWER TO A CELL TOWER AND ANTENNA AT PRIMROSE PARK**
- M. CONSENT AND APPROVAL OF AMENDING THE REGIONAL DETENTION CAPACITY AND NSF FEES WITHIN THE FEE SCHEDULE**
- N. CONSENT AND APPROVAL FOR AMENDMENT NO. 5 TO AGREEMENT NO. 20200-54 FOR THE DESIGN OF DOWNTOWN EASTSIDE DRAINAGE (4TH STREET) - PHASE I & PHASE II (CMET)**
- O. CONSENT AND APPROVAL TO AUTHORIZE THE MAYOR TO APPROVE A RIGHT OF WAY DEDICATION ALONG WOODS ROAD FROM THE CITY OF FULSHEAR TO FORT BEND COUNTY**

IX. BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION REGARDING THE TIP STRATEGIES ECONOMIC DEVELOPMENT STRATEGIC PLAN UPDATE PROPOSAL**
- B. CONSIDERATION AND POSSIBLE ACTION REGARDING A COST SHARING AGREEMENT FOR THE CONSTRUCTION OF ST27D: HUGGINS DRIVE EXTENSION (CHARGER WAY CONNECTION)**
- C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE 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 THE 0076 JNO RANDON AND 00259 C FULSHEAR IN FORT BEND COUNTY, TEXAS AS WATERS PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE**
- D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE 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

- E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, LLC., FULSHEAR EQUINE, LLC., MASON EQUEST INVESTMENT, LLC., AND LOUIS A. WATERS**
- F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE FIFTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS, AND FULSHEAR INVESTMENTS, LLC.**
- G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A UTILITY AGREEMENT FOR REALLOCATION OF UTILITY CONNECTIONS UNDER UTILITY AGREEMENT AMONG THE CITY OF FULSHEAR, TEXAS, FULSHEAR INVESTMENTS, LLC., FULSHEAR EQUINE, LLC., MASON EQUEST INVESTMENT, LLC., LOUIS A. WATERS, PULTE HOMES OF TEXAS, L.P., FULSHEAR WF-I LAND, LLC., AND INTEGRATED FULSHEAR II SLP, LLC.**
- H. CONSIDERATION AND POSSIBLE ACTION REGARDING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FULSHEAR AND 1093 FTS LLC REGARDING THE DEVELOPMENT AND FINANCING OF THE FULSHEAR TOWN SQUARE PROJECT**
- I. 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**
- J. CONSIDERATION AND POSSIBLE ACTION REGARDING THE SELECTION OF A TEXAS MUNICIPAL LEAGUE (TML) REGION 14 DIRECTOR**
- K. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2026-722, APPOINTING DIRECTORS TO THE BOARD OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION, A TYPE "A" ECONOMIC DEVELOPMENT SALES TAX CORPORATION**
- L. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE REVISED CITY OF FULSHEAR EMPLOYEE HANDBOOK**
- M. CONSIDERATION AND POSSIBLE ACTION REGARDING E-BIKES AND OTHER SIMILAR DEVICES**
- N. CONSIDERATION AND POSSIBLE ACTION REGARDING BOARD/COMMISSION ATTENDANCE AND CODE OF CONDUCT**

X. EXECUTIVE SESSION

- A. EXECUTIVE SESSION - CLOSED SESSION PURSUANT TO SECTION 551.071 OF THE TEXAS OPEN MEETINGS ACT (CHAPTER 551, GOVERNMENT CODE), CONSULT WITH THE ATTORNEY AND DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY FOR PARK LAND ACQUISITION**
- B. EXECUTIVE SESSION - CLOSED SESSION PURSUANT TO TEXAS GOVERNMENT CODE § 551.071 (CONSULTATION WITH ATTORNEY) TO DELIBERATE AND CONSULT WITH LEGAL COUNSEL REGARDING SETTLEMENT AGREEMENT REGARDING A BOUNDARY JURISDICTIONAL DISPUTE RELATED TO PROPERTIES ASSOCIATED WITH THE HERITAGE BEND DEVELOPMENT AND MUNICIPAL UTILITY DISTRICT 277**

XI. ACTION FROM EXECUTIVE SESSION

- A. DISCUSS AND CONSIDER PROPERTIES FOR PARK LAND ACQUISITION**
- B. DISCUSS AND CONSIDER SETTLEMENT AGREEMENT MUNICIPAL UTILITY DISTRICT 277 AND RELATED PARTIES REGARDING BOUNDARY DISPUTE**

- XII. 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.

XIII. 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, OCTOBER 14, 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.

MARIELA RODRIGUEZ, CITY SECRETARY