CITY OF Incorporated 1977
FULSHEAR
281-346-1796 (ph) 281-346-2556 (fax)
30603 FM 1093
P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION AGENDA
JANUARY 5, 2018

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON *FRIDAY, JANUARY 5, 2018 AT 8:30 A.M. IN THE CITY HALL OF THE CITY, 30603 F.M. 1093 FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.

1. **Call to Order**

2. **Quorum**

3. **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. The number of speakers will be limited to the first ten (10) speakers and 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.

4. PUBLIC HEARING – SPECIAL USE REQUEST

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on January 5, 2017 at 8:30 a.m., the hearing will be held at city hall located at 30603 FM 1093. The second hearing will be held by the City Council on January 16, 2017 at 7:00 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Downtown District, Block 26 (PT) of the Town of Fulshear, specifically the address is 8050 FM 359 South, Fulshear, Texas 77441.

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance to permit the use of a structure to be Commercial Use for Restaurant/Bar.

Specific relief is requested from Section 1-193 (c) (2) (e) which states that the use of eating and drinking places; within the Downtown District is permitted if they are approved in the process outlined in section 1-283.

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 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5 p.m. and Fridays from 8:00 a.m. to 3 p.m. in the City Secretary's office for all interested parties prior to said hearing.

If you have any questions regarding this request please call the City Secretary's office at 281-346-1796.

Posted: 12/22/2017

5. PUBLIC HEARING – ZONING CHANGE

The Planning and Zoning Commission of the City of Fulshear hereby gives notice that a Public Hearing shall be held regarding a request from Texana Center, Thrive Church and the City of Fulshear (for property commonly known as the Fulshear Cemetery (a.k.a. Union Chapel Cemetery)) for support of the Proposed Wallis Street PUD (Planned Unit Development). The land is composed of three parcels located on the west side of Wallis Street south of its intersection with FM 359:

1. **Texana Center – 14.44 acres tract of land in the Churchill Fulshear League, Abstract No. 29, City of Fulshear, Fort Bend County, Texas, being that certain called 14.456 acres tract recorded under County Clerk's File Number 2005099822, Official Public Records, Fort Bend County, Texas; Fort Bend County, Texas.**

2. **Thrive Church – A 6.00 acres tract of land being out of a called 44.512 acres tract of land conveyed to Grandes Ricos, L.L.C., as recorded under Fort Bend County clerk's file Number 2015091411, situated in the Churchill Fulshear League, Abstract no.29, Fort Bend County, Texas.**

3. **Fulshear Cemetery – 9.78 acres of land including six plus acres of the Mexican Land Grant acquired in 1824 the "Old 300" colonist Churchill Fulshear, Sr. and donated to the Methodist Episcopal Church in 1851.**

Proposed land uses at this time include:

1. **Texana Center - a new regional center, to include:**
    a. **Administrative and office space.**
    b. **Facilities to support autism programs and services.**
    c. **"Center for Learning" education facility**
    d. **Retail and café facility for jobs skill training.**
    e. **Outdoor recreation areas to support above.**
    f. **Parking and site landscape development.**
2. **Thrive Church - a new church campus, to include:**

a. Worship Center, Education, Youth, Children and Fellowship areas with ancillary support facilities.
b. Outdoor recreation facilities.
c. Parking and site landscape development.
d. Child care/day care services

3. Fulshear Cemetery - continued use for a cemetery and accessory uses.

Due to the community-service oriented uses desired, existing zoning requirements/allowances, geographic proximity of the three properties, and the common theme of non-profit ownership, a PUD zoning classification is being requested to consider the proposed projects and uses.

The Planning and Zoning Commission will hold a public hearing on this item as follows:
Date: January 5, 2018
Time: 8:30 a.m.
Place: Fulshear City Hall

Interested Parties may appear at the Public Hearing and be heard with respect to the application.

The application may be inspected by the public at Fulshear City Hall Monday through Thursday from 8:00 a m. -5:00 p.m. and Fridays 8:00 a.m. -3:00 p.m. For more details, contact the City Secretary, D. Gordon Offord at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441 (Phone number: 281-346- 1796 x204)

Posted: 12-26-2017

6. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on December 8, 2017

7. Consideration and possible action to approve a Variance Request for 15 Floral Hills Lane, Fulshear, Texas 77441

8. Consideration and possible action to approve Fulbrook Section 5C- Replat No. 1/Final Plat (Previously named: Riverbluff Court (Replat)/Final Plat)

9. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 2 – Partial Replat No. 1/Final Plat

10. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 5/Final Plat (2nd Review)

11. Consideration and possible action to approve Polo Ranch Boulevard – Street Dedication Section 1/Preliminary Plat

12. Consideration and possible action to approve Polo Ranch Section 1/Preliminary Plat

13. Consideration and possible action to approve Polo Ranch Section 2/Preliminary Plat

14. Consideration and possible action to approve Polo Ranch Section 3/Preliminary Plat

15. Consideration and possible action to approve a Special Use Request for 8050 FM 359 South, Fulshear, Texas 77441

16. Consideration and possible action to approve a Zoning Change composed of three parcels located on the west side of Wallis Street south of its intersection with FM 359

17. 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, 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 281-346-1796 for further information.

I, Diana Gordon Offord, 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, December 29, 2017 at 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.

Diana Gordon Offord – City Secretary