



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 MARCH 4, 2016

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON *FRIDAY, MARCH 4, 2016 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-VARIANCE REQUEST

Notice is hereby given that a Public Hearing shall be held by the Planning and Zoning Commission of the City of Fulshear at its March 4, 2016 meeting at 8:30 A.M. in the Fulshear City Hall, Council Chambers located at 30603 FM 1093, Fulshear, Texas 77441.

The purpose of the hearing is to receive comments from interested individuals regarding request for Variance Application.

The property owner has requested for a Variance Application to allow for the following.

1. WordServe Church to use available Fulshear Downs complex parking based on Fulshear Downs tenant's hours of operation and available adjacent ReMax complex parking (Sundays only) as an exception to the literal interpretation of the parking requirements in the City Ordinance.

Project Site location: 29810 FM 1093, Fulshear, Texas 77441

Property Owner: Squirrel Holdings, LLC, 33210 West Forest Court., Fulshear, Texas 77441

A copy of the Variance Application request is available for review. Please contact the office of the City Secretary, 30603 FM 1093, Fulshear, Texas 77441 for more information or telephone 281-346-1796 X204.

Posted: January 26, 2016

5. PUBLIC HEARING- SPECIAL USE PERMIT

NOTICE OF PUBLIC HEARING-SPECIAL USE PERMIT

Notice is hereby given that a Public Hearing shall be held by the **PLANNING AND ZONING COMMISSION** of the City Fulshear at its meeting **MARCH 4, 2016 at 8:30 A.M.**, in the Fulshear City Hall, Council Chambers located at 30603 FM 1093 West, Fulshear, Texas 77441.

The purpose of the hearing is to receive comments from interested individuals regarding request for Special Use Permit in the downtown area.

The property owner has requested for a Special Use to allow vacant land within the downtown district to build commercial buildings for use of: Business, Retail, & Restaurant.

Property Address: 8411 FM 359

Zoning: Downtown District

Legal Description: 1.550 ac- lots 1-9, Block 7, Fulshear, Texas

Current use: Vacant Land

Represented by Property Owner: Rob Johnson Interests

A copy of the Special Use Permit Request is available for review. Please contact the office of the City Secretary, D. (Diana) Gordon Offord, City Hall, 30603 FM 1093 West, Fulshear, Texas 77441 for more information or telephone 281-346-1796 X204.

Posted: February 9, 2016

6. Consideration and possible action to approve minutes from February 5, 2016

**7. Consideration and possible action to approve Fulbrook on Fulshear Creek-
Section 9-Final Plat**

- 8. Consideration and possible action to approve Fulshear Bend Dr. Extension No. 2/Cross Creek Ranch/Preliminary Plat**
- 9. Consideration and possible action to approve Creek Cove at Cross Creek Ranch/Section 9/Cross Creek Ranch/ Preliminary Plat**
- 10. Consideration and possible action to approve Willows at Cross Creek/Cross Creek Ranch/Section 1 /Preliminary Plat**
- 11. Consideration and possible action to approve Fulshear Trace Crossing/Final Plat**
- 12. Consideration and possible action to approve The Market at Cross Creek Ranch SWC,LLC / Final Plat**
- 13. Consideration and possible action to approve The Brooks at Cross Creek Ranch/Section 1 Partial Replat No. 1/ Final Plat**
- 14. Consideration and possible action to approve variance request to allow WordServe Catholic Church to use available Fulshear Downs complex parking based on tenant's hours of operation and available adjacent ReMax complex parking (Sundays only) as an exception to the literal interpretation of the parking requirements in the City ordinance.**
- 15. Consideration and possible action to approve special use permit to allow vacant land within the downtown district to build commercial buildings for use of: business, retail, and restaurant**
- 16. Consideration and possible action to approve Tamarron Section 1 Partial Replat/Final Plat**
- 17. Consideration and possible action to approve Sugar Creek Montessori Fulshear/Preliminary Plat**
- 18. Consideration and possible action to approve ALDI Cross Creek Ranch/Final Plat**
- 19. Consideration and possible action to approve Master Signage Plan for Jordan Ranch**

20. Consideration and possible action to approve Master Signage Plan for Fulshear Run

21. Consideration and possible action to approve West Cross Bend Lane Extension No. 3/Cross Creek Ranch/ Preliminary Plat

22. Adjournment

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, D. (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 February 29, 2016 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.



D. (Diana) Gordon Offord - City Secretary/ TRMC