



CITY OF FULSHEAR

30603 FM 1093, P. O. BOX 279, FULSHEAR, TEXAS 77441
PHONE: 281-346-1796 FAX: 281-346-2556

NOTICE IS HEREBY GIVEN OF A REGULAR CITY COUNCIL MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **TUESDAY, NOVEMBER 19, 2013 AT 7:00 P.M.** IN THE CITY HALL OF THE CITY, 30603 FM 1093, FULSHEAR, TEXAS FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS RESERVES THE RIGHT TO MEET IN A CLOSED/EXECUTIVE SESSION OF ANY OF THE BELOW ITEMS SHOULD THE NEED ARISE AND IF AUTHORIZED UNDER THE PROVISIONS OF TITLE 5. CHAPTER 551, OF THE TEXAS GOVERNMENT CODE.

I. CALL TO ORDER

II. QUORUM

III. INVOCATION – John Crowe, Pastor of River Bend Baptist Church, Fulshear, Texas

IV. PLEDGE OF ALLEGIANCE

V. CITIZEN COMMENTS – NO ACTION CAN BE TAKEN

VI. PUBLIC HEARING – CITY’S ZONING ORDINANCE

Notice is hereby given that a public hearing shall be held by the City Council of the City Fulshear at its meeting Tuesday, November 19, 2013 at 7:00 PM, 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 revisions to the City’s Zoning Ordinance. Specifically the addition of provisions including:

- 1) The addition of a definition for the term “Tattoo Parlor”;
- 2) Modification of the density requirement for Multi-Family Housing;
- 3) Clarification on the Minimum Lot Sizes for Commercial Property;
- 4) Modification of the Parking requirements for Multi-Family Housing;
- 5) Changes to the uses permitted by Right and Special Use within the Commercial District; and
- 6) Regulations for Alternative Financial Services Businesses.

A copy of the proposed Zoning Ordinance Amendments are available in the office of the City Secretary, City Hall, 30603 FM 1093 West, Fulshear, Texas 77441.

VII. PUBLIC HEARING – ZONING MAP CHANGE

The City Council of the City of Fulshear hereby gives notice that a Public Hearing shall be held regarding a request from Kenneth G. McCann, Gerald W. McCann, and John Douglas McCann to zone the said property (20.943 acres) from Residential to Commercial. (No Address)

A Field Note Description of 20.943 Acres of Land out of the Call Tract A.-125.55 Acre Tract (FBC 2005014002), in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas. For the Metes and Bounds, contact the City Secretary’s office.

Date: November 19, 2013

Time: 7:00 p.m.

Place: Fulshear City Hall

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

COMMERCIAL USE:

The City Council of the City of Fulshear, Texas has received a request from Kenneth G. McCann, Gerald W. McCann, and John Douglas McCann to zone the said property (20.943 acres) to Commercial Use (retail, restaurants, office space). The property is located at southwest corner FM 1093 and James Lane. 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)

VIII. CONSENT AGENDA

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Council Member may request one or more items to be removed from the consent agenda for a separate discussion and action.

- A. CONSENT and APPROVAL of MINUTES from OCTOBER 22, 2013 MEETING**
- B. CONSENT and APPROVAL of the FISCAL YEAR 2012-2013 INVESTMENT REPORT for QUARTER 4**
- C. CONSENT and APPROVAL of FULBROOK on FULSHEAR CREEK: SECTION 4/FINAL PLAT**
- D. CONSENT and APPROVAL of FULBROOK on FULSHEAR CREEK: FULSHEAR TRACE STREET DEDICATION/FINAL PLAT**
- E. CONSENT and APPROVAL of FIRETHORNE: FIRETHORNE WEST SECTION 9/FINAL PLAT**
- F. CONSENT and APPROVAL of FIRETHORNE: FIRETHORNE WEST SECTION 10/FINAL PLAT**
- G. CONSENT and APPROVAL of FIRETHORNE: FIRETHORNE WEST SECTION 11/FINAL PLAT**
- H. CONSENT and APPROVAL of FIRETHORNE: FIRETHORNE WEST SECTION 16/FINAL PLAT**
- I. CONSENT and APPROVAL of CCC RANCH REPLAT/5.0067 ACRES being LOT 23 of NORTH FULSHEAR ESTATES/PRELIMINARY PLAT**
- J. CONSENT and APPROVAL of TAMARRON SECTION 1/FINAL PLAT**
- K. CONSENT and APPROVAL of TAMARRON SECTION 2/FINAL PLAT**
- L. CONSENT and APPROVAL of TAMARRON SECTION 3/FINAL PLAT**
- M. CONSENT and APPROVAL of TAMARRON SECTION 4/FINAL PLAT**
- N. CONSENT and APPROVAL of TAMARRON ACCESS ROAD and RESERVES/FINAL PLAT**
- O. CONSENT and APPROVAL of AROUND the BEND PLAZA/FINAL PLAT**

IX. REPORTS

Reports are presented to Council for informational purposes only and no action may be taken on any item contained in a report with a specific actionable item listed under Business Items.

- A. REPORT from SEVERN TRENT WATER COMPANY (Repairs, New installations, and reports to TCEQ.)**
- B. REPORT from the POLICE DEPARTMENT (Traffic Citations, arrests, incidents, calls for service)**
- C. REPORT from the MUNICIPAL COURT CLERK (Fees and Fines)**

D. REPORT from the BUILDING PERMIT OFFICE (permits, fees, etc)

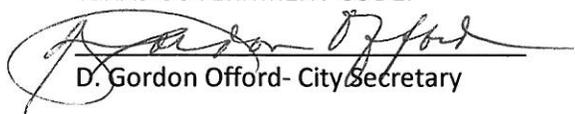
X. BUSINESS

- A. CONSIDERATION and POSSIBLE ACTION to APPROVE PAYABLES from OCTOBER 14, 2013 through NOVEMBER 14, 2013**
- B. CONSIDERATION and DISCUSSION of PRESENTATION on POSSIBLE MODIFICATIONS to the CITY'S EMPLOYEE RETIREMENT PROGRAM administered by the TEXAS MUNICIPAL RETIREMENT SYSTEM by ANTHONY MILLS**
- C. CONSIDERATION and POSSIBLE ACTION to APPROVE ORDINANCE NO. 2013-1120 an ORDINANCE of the CITY of FULSHEAR AMENDING ORDINANCE NO. 2010-1019 an ORDINANCE APPROVING the CITY'S PARTICIPATION in the TEXAS MUNICIPAL RETIREMENT SYSTEM; AMENDING said ORDINANCE to EXTEND the PERIOD of SERVICE CREDIT for EMPLOYEES with the CITY PRIOR to the ADOPTION of ORDINANCE NO. 2010-1019 allowing them to RECEIVE CREDIT WITHIN the SYSTEM for PRIOR SERVICE and AMENDING SAID ORDINANCE to INCREASE the MATCH from a 1:1 RATIO to a 2:1 RATIO for EMPLOYEES BEGINNING in FISCAL YEAR 2013-2014 as PREVIOUSLY BUDGETED**
- D. CONSIDERATION and POSSIBLE ACTION to APPROVE ORDINANCE NO. 2013-1121 an ORDINANCE of the CITY of FULSHEAR AMENDING the TEXT of ORDINANCE NO. 2012-1069 also known as the CITY'S ZONING ORDINANCE INCLUDING AMENDMENTS to include the FOLLOWING ITEMS: DEFINITION for the TERM "TATTOO PALOR"; MODIFICATION of the DENSITY REQUIREMENT for MULTI-FAMILY HOUSING; DEFINITION of MINIMUM LOT SIZES for COMMERCIAL PROPERTY; MODIFICATION of PARKING REQUIREMENTS for MULTI-FAMILY HOUSING; CHANGES to the USES PERMITTED by RIGHT and SPECIAL USE within the COMMERCIAL DISTRICT; and IMPLEMENTING REGULATIONS for ALTERNATIVE FINANCIAL SERVICES BUSINESSES.**
- E. CONSIDERATION and POSSIBLE ACTION to APPROVE ORDINANCE NO. 2013-1122 an ORDINANCE of the CITY of FULSHEAR APPROVING AMENDMENT to the OFFICIAL ZONING MAP REQUESTED by PROPERTY OWNERS (KENNETH MCCANN, GERALD MCCANN, and JOHN DOUGLAS MCCANN) to REZONE the PROPERTY is DESCRIBED as: 20.943 ACRES of LAND out of the CALL TRACT A.-125.55 ACRE TRACT (FBC 2005014002), in the CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS from RESIDENTIAL R-1 to COMMERCIAL C-1**
- F. CONSIDERATION and POSSIBLE ACTION to APPROVE ORDINANCE NO. 2013-1123 an ORDINANCE of the CITY of FULSHEAR APPROVING AMENDMENT of ORDINANCE NO. 2103-1108 an ORDINANCE ADOPTING CONVENIENCE FEES for the ACCEPTANCE of ONLINE PAYMENTS REVISING SAID FEE from \$3.00 to 3%**
- G. CONSIDERATION and POSSIBLE ACTION to APPROVE TRANSFER of POLICE VEHICLE PREVIOUSLY DESIGNATED SURPLUS/ SALVAGE by the CITY to SPRING ISD for USE in an EDUCATIONAL ENVIRONMENT**

XI. 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 281-346-1796 for further information.

I, D. Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the City Council of the City of Fulshear, Texas was posted on November 15, 2013 by 5:00 p.m. in place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.


D. Gordon Offord- City Secretary