

STATE OF TEXAS
COUNTY FORT BEND
CITY OF FULSHEAR

CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

Phone: 281-346-1796 Fax: 281-346-2556

PLANNING AND ZONING COMMISSION AGENDA

APRIL 4, 2014

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON ***FRIDAY, APRIL 4, 2014 AT 8:00 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 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 members will only be made at the time the subject is scheduled for Consideration.

4. Public Hearing-Zoning Change Request/ Special Use Permit

The Planning and Zoning Commission of the City of Fulshear hereby gives notice that a Public Hearing shall be held regarding a request from Jeff Roberts to change – Address: **30634 Front Street, Fulshear, Texas 77441** from Residential to Commercial.

Date: April 4, 2014

Time: 8:00 a.m.

Place: Fulshear City Hall, 30603 FM 1093 Rd., Fulshear, Texas

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

COMMERCIAL USE:

The owner(s) and/or applicant(s) are seeking this request for the purposes of changing the existing structure from Residential Use to Commercial Occupancy Use (office building).

The application and site plan 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)

Date Posted: 3-20-2014 By: D. Gordon Offord ,City Secretary

5. PUBLIC HEARING-ZONING CHANGE REQUEST

The City Council of the City of Fulshear hereby gives notice that a Public Hearing shall be held regarding a request from DHK Fulshear LP/Fulshear Run and Fulshear Village (Doug Konopka) **for support of the Proposed PUD (Planned Unit Development).**

1.The land (262.6276 acres out of the Randon & Pennington League, A-75, Fort Bend County, Texas) is unique in that its northern area is located at a signalized intersection and adjacent to the major east-west thoroughfare in Fulshear. This location provides an opportunity for the development of a mixed use "village center". The village center has the potential to be developed with not only restaurants, retail and office facilities, but civic uses such as municipal buildings, a performing arts venue, and a public market, a town square and, if the PUD boundary is expanded, potentially a major park and festival area adjacent to Fulshear Lake.

2. The PUD land plan provides for a sequenced, coordinated development of the property. The residential lots will be developed in platted 4-5 sections. The land plan calls for acreage lots (Estate Lots of 160' width) to be developed generally on the east side of the property. Lots sized minimum of 0.5 acre (Transitional Lots of 110'width) will be developed generally on the west side of the property. The Transitional Lots areas will be adjacent to the lots being developed in Fulbrook on Fulshear Creek, sized at 62' wide.

3. The land plan calls for reconstruction of Bois D' Arc Lane immediately south of FM 1093 as landscaped boulevard. This would not be possible without a PUD.

Date: April 4, 2014

Time: 8:00 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)

6. Minutes

Regular Meeting, March 7, 2014

7. Consider and take action on Tamarron Master Signage Plan

8. Consider and take action on Tamarron Section 5 Final Plat

9. Consider and take action on Fulshear Bend Drive from FM 1463 to Cross Creek Bend Lane/ Preliminary Plat

10. Consider and take action on Request for Commercial Special Use Permit for a property located within the Downtown District. Location: 30364 Front Street, Fulshear, Texas from Residential to Commercial (office building/retail)

11. Consider and take action on the proposed Application for a Planned Unit Development (PUD) regarding 262.6276 acres for Fulshear Run and Fulshear Village

12. Consider and take action on Hand V Properties, LLC (Commercial Development) Preliminary Plat

13. Consider and take action on Fry Road Center/CVS Store Final Plat

14. Consider and take action on Tamarron Lift Station Final Plat

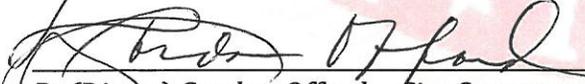
15. Consider and take action on Tamarron Wastewater Treatment Plant No. 1/Final Plat

16. Presentation, Discussion and consider and take action of Land Use Plan and Comprehensive Plan by Kendig Keast Collaborative

17. Adjourn

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. Gordon Offord, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning Commission of the City of Fulshear, Texas was posted on March 31, 2014 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