



6611 W. Cross Creek Bend Lane, PO Box 279
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.FulshearTexas.gov

CITY COUNCIL:

MAYOR: Don McCoy

MAYOR PRO-TEM/DISTRICT 4:
Joel Patterson

COUNCIL MEMBER AT-LARGE:
Kent Pool

COUNCIL MEMBER AT-LARGE:
Jason Knape

COUNCIL MEMBER DISTRICT 1:
Sarah B Johnson

COUNCIL MEMBER DISTRICT 2:
Patrick Powers

COUNCIL MEMBER DISTRICT 3:
Christina Baron

COUNCIL MEMBER DISTRICT 5:
Abhijeet Utturkar

REGULAR CITY COUNCIL MEETING AGENDA

Tuesday, February 18, 2025

6:00 PM

NOTICE IS HEREBY GIVEN OF A CITY COUNCIL REGULAR MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Tuesday, February 18, 2025** 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, HISTORIC PRESERVATION AND MUSEUM COMMISSION, ZONING BOARD OF ADJUSTMENT, CHARTER REVIEW COMMISSION, OR ANY OF THESE, MAY BE IN ATTENDANCE AT THE MEETING SPECIFIED IN THE FORGOING 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 FORGOING 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 FORGOING 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. UPDATE ON CONSTRUCTION ACTIVITY RELATED TO WATER PLANT #2/EST

B. CHANGES TO VARIOUS CITY STAFF MEMBERS

VIII. PUBLIC HEARING

A.

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT THE CITY OF FULSHEAR, TEXAS, PROPOSES TO INSTITUTE ANNEXATION PROCEEDINGS TO ENLARGE AND EXTEND THE BOUNDARY LIMITS OF THE CITY TO INCLUDE THE FOLLOWING DESCRIBED TERRITORY, TO-WIT: BEING A 9.06 ACRE TRACT OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, AND GENERALLY SITUATED AT THE END OF DIXON ROAD. A PUBLIC HEARING WILL BE HELD BY AND BEFORE THE CITY COUNCIL OF THE CITY OF FULSHEAR AT 6:00 P.M. ON TUESDAY, FEBRUARY 18, 2025, AT THE FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LN., FULSHEAR, TEXAS 77441, FOR ALL PERSONS INTERESTED IN THE ABOVE PROPOSED ANNEXATION. AT SAID TIME AND PLACE, ALL SUCH PERSONS SHALL HAVE THE RIGHT TO APPEAR AND BE HEARD. A MORE DETAILED DESCRIPTION AND MAP OF THE PROPERTY PROPOSED FOR ANNEXATION IS ON FILE AT THE OFFICE OF THE CITY SECRETARY OF THE CITY OF FULSHEAR, TEXAS. IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, PLEASE CALL JOSHUA BROTHERS AT 281-346-1796.

PURSUANT TO SECTION 43.905 AND 43.9051 OF THE TEXAS LOCAL GOVERNMENT CODE THIS IS NOTICE THAT THE CITY DOES NOT BELIEVE THAT THERE WILL BE ANY FINANCIAL IMPACT ON THE DISTRICT RESULTING FROM THE ANNEXATION.

B.

IN COMPLIANCE WITH THE CITY OF FULSHEAR ZONING ORDINANCE AND

CHAPTER 211 OF THE LOCAL GOVERNMENT CODE, THE CITY WILL HOLD TWO PUBLIC HEARINGS REGARDING A PROPOSED ZONING MAP AMENDMENT FOR AN APPROXIMATELY 9.06 ACRE TRACT OF LAND, SITUATED AT THE END OF DIXON ROAD, AND LOCATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, TEXAS. THE TRACT OF LAND, CURRENTLY VACANT, AND NOT ZONED, REQUESTS TO BE ZONED INTO THE DOWNTOWN DISTRICT UPON ANNEXATION INTO THE CITY. THE FIRST PUBLIC HEARING WAS HELD BY THE PLANNING AND ZONING COMMISSION ON JANUARY 3, 2025, AT 8:30 A.M. THE SECOND HEARING WILL BE HELD BY THE CITY COUNCIL ON FEBRUARY 18, 2025, AT 6:00 P.M. THE HEARINGS WILL BE HELD AT FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LN., FULSHEAR, TEXAS 77441. INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING AND BE HEARD WITH RESPECT TO THE APPLICATION. A COPY OF THE ZONING CHANGE IS ON FILE AT THE CITY SECRETARY'S OFFICE LOCATED AT 6611 W. CROSS CREEK BEND LN., FULSHEAR, TEXAS 77441 ON MONDAY THROUGH THURSDAYS FROM 8:00 A.M. TO 5:00 P.M. AND FRIDAYS FROM 8:00 A.M. TO 3:00 P.M. FOR ALL INTERESTED PARTIES PRIOR TO SAID HEARING. IF YOU HAVE ANY QUESTIONS REGARDING THIS REQUEST PLEASE CALL JOSHUA BROTHERS, CITY OF FULSHEAR, 281-346-1796.

C.

IN COMPLIANCE WITH THE CITY OF FULSHEAR ZONING ORDINANCE AND CHAPTER 211 OF THE LOCAL GOVERNMENT CODE, THE CITY WILL HOLD TWO PUBLIC HEARINGS REGARDING A PROPOSED ZONING MAP AMENDMENT FOR AN APPROXIMATELY 2.1784 ACRE TRACT OF LAND, ON PATTERSON RD., AND LOCATED IN THE 0029 C FULSHEAR, TRACT 102, FORT BEND COUNTY, TX. THE TRACT OF LAND, CURRENTLY VACANT, AND ZONED IN THE INDUSTRIAL DISTRICT, REQUESTS TO BE ZONED INTO THE DOWNTOWN DISTRICT. THE FIRST PUBLIC HEARING WAS HELD BY THE PLANNING AND ZONING COMMISSION ON JANUARY 3, 2025, AT 8:30 A.M. THE SECOND HEARING WILL BE HELD BY THE CITY COUNCIL ON FEBRUARY 18, 2025, AT 6:00 P.M. THE HEARINGS WILL BE HELD AT FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LN., FULSHEAR, TEXAS 77441. INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING AND BE HEARD WITH RESPECT TO THE APPLICATION. A COPY OF THE ZONING CHANGE IS ON FILE AT THE CITY SECRETARY'S OFFICE LOCATED AT 6611 W. CROSS CREEK BEND LN., FULSHEAR, TEXAS 77441 ON MONDAY THROUGH THURSDAYS FROM 8:00 A.M. TO 5:00 P.M. AND FRIDAYS FROM 8:00 A.M. TO 3 P.M. FOR ALL INTERESTED PARTIES PRIOR TO SAID HEARING. IF YOU HAVE ANY QUESTIONS REGARDING THIS REQUEST PLEASE CALL JOSHUA BROTHERS, CITY OF FULSHEAR, 281-346-1796.

D.

IN COMPLIANCE WITH THE CITY OF FULSHEAR'S COORDINATED DEVELOPMENT ORDINANCE, THE CITY WILL HOLD TWO PUBLIC

HEARINGS; THE FIRST PUBLIC HEARING WAS HELD BY THE PLANNING AND ZONING COMMISSION ON JANUARY 3, 2025 AT 8:30 AM. THE HEARING WILL BE HELD AT CITY HALL LOCATED AT 6611 W. CROSS CREEK BEND LN. FULSHEAR, TEXAS 77441. THE SECOND HEARING WILL BE HELD BY THE CITY COUNCIL ON FEBRUARY 18, 2025 AT 6:00 PM. THE HEARING WILL BE HELD AT CITY HALL LOCATED AT 6611 W. CROSS CREEK BEND LN. FULSHEAR, TEXAS 77441. BOTH HEARINGS WILL ALLOW ALL INTERESTED PERSONS AN OPPORTUNITY TO APPEAR AND BE HEARD.

THE LOCATION OF THE PREMISES IN QUESTION IS IN THE SEMI-URBAN RESIDENTIAL DISTRICT, FULSHEAR, BLOCK 1, ACRES 2.102, SPECIFICALLY THE ADDRESS IS 7903 1/2 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

THE APPLICANT IS SEEKING A SPECIFIC USE PERMIT PURSUANT TO THE COORDINATED DEVELOPMENT ORDINANCE, SECTION 28-2-17 (A), (B), (C), FOR THE PURPOSES OF CONSTRUCTING A CELL TOWER IN THE SEMI-URBAN RESIDENTIAL DISTRICT AS PROVIDED FOR BY TABLE 28-2-8-3.

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 6611 W. CROSS CREEK BEND LN. FULSHEAR, TEXAS 77441 ON MONDAY THROUGH THURSDAYS FROM 8:00 AM TO 5:00 PM AND FRIDAYS FROM 8:00 AM TO 3:00 PM IN THE CITY SECRETARY'S OFFICE FOR ALL INTERESTED PARTIES PRIOR TO SAID HEARING. IF YOU HAVE ANY QUESTIONS REGARDING THIS REQUEST PLEASE CALL JOSHUA BROTHERS, CITY OF FULSHEAR, 281-346-1796.

IX. 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 JANUARY 07, 2025 (SPECIAL) AND JANUARY 28, 2025 (REGULAR)**
- B. CONSENT AND APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FULSHEAR AND FORT BEND COUNTY FOR THE ADMINISTRATION OF THE MAY 03, 2025 GENERAL ELECTION**
- C. CONSENT AND APPROVAL OF AGREEMENT # 2025-015 FOR PAVEMENT AND SIDEWALK REPAIRS AND REPLACEMENTS**

- D. CONSENT AND APPROVAL OF AGREEMENT # 2025-017, SLUDGE HAULING SERVICES FOR UTILITIES**
- E. CONSENT AND APPROVAL OF AMENDMENT NO. 1 TO AGREEMENT # 2025-024 FOR THE DESIGN OF PECAN KNOLL WATER PLANT OFFSITE WELLS AND IMPROVEMENTS**
- F. CONSENT AND APPROVAL OF UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR LIFT STATION AT DEL WEBB FULSHEAR FROM MUD 245**
- G. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR PECAN KNOLL DRIVE PHASE III FROM MUD 175**
- H. CONSENT AND APPROVAL OF THE DECEMBER 2024 MONTHLY FINANCIAL REPORT FOR THE GENERAL & UTILITY FUNDS**
- I. CONSENT AND APPROVAL OF THE FY2025 1ST QUARTER INVESTMENT REPORT AND THE FY2025 INVESTMENT STRATEGY AND POLICY**
- J. CONSENT AND APPROVAL OF THE CROSS CREEK WEST SECTION 12 FINAL PLAT**
- K. CONSENT AND APPROVAL OF THE CROSS CREEK WEST SECTION 13 FINAL PLAT**
- L. CONSENT AND APPROVAL OF THE FULSHEAR BEND DRIVE STREET DEDICATION NO. 3 IN CROSS CREEK WEST FINAL PLAT**
- M. CONSENT AND APPROVAL OF THE FULSHEAR CENTRAL FINAL PLAT**
- N. CONSENT AND APPROVAL OF THE FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 5 FINAL PLAT**
- O. CONSENT AND APPROVAL OF THE LANDMARK FLEWELLEN PLACE LANE EAST FINAL PLAT**
- P. CONSENT AND APPROVAL OF THE LANDMARK FLEWELLEN PLACE LANE WEST FINAL PLAT**
- Q. CONSENT AND APPROVAL OF THE TAMARRON III MIXED USE FINAL PLAT**
- R. CONSENT AND APPROVAL OF THE WOODS CROSSING FINAL PLAT**
- S. CONSENT AND APPROVAL OF A COMMERCIAL CONTRACT - UNIMPROVED PROPERTY IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN THE CITY, POSITIVE DEVELOPMENTS LLC, AND GRANDES RICOS LLC**
- X. BUSINESS**

- A. PRESENTATION REGARDING THE FULSHEAR FAST TRACK PROGRAM**
- B. PRESENTATION REGARDING THE 2024 RACIAL PROFILING REPORT AND DEPARTMENT YEAR END REPORT**
- C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN FULSHEAR CENTRAL, LLC AND THE CITY OF FULSHEAR**
- D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2025-1474, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY**
- E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2025-1475, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, GRANTING A ZONING MAP AMENDMENT FOR THE PURPOSES OF ZONING A PARCEL INTO THE DOWNTOWN (DD) DISTRICT, FOR A 9.06-ACRE TRACT OR PARCEL OF LAND SITUATED IN THE C. FULSHEAR LEAGUE, ABSTRACT NO. 29 FORT BEND COUNTY, TEXAS PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE**
- F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2025-1476, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, GRANTING A ZONING MAP AMENDMENT FOR THE PURPOSES OF REZONING A PARCEL FROM THE INDUSTRIAL DISTRICT INTO THE DOWNTOWN DISTRICT (DD), FOR A 2.17-ACRE TRACT OR PARCEL OF LAND SITUATED IN THE C. FULSHEAR, ABSTRACT 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS**
- G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2025-1479, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, GRANTING A SPECIFIC USE PERMIT FOR A WIRELESS COMMUNICATIONS TOWER LOCATED AT 7903 1/2 W. CROSS CREEK BEND LANE, BEING IN THE SEMI-URBAN RESIDENTIAL DISTRICT (SU)**
- H. PRESENTATION AND DISCUSSION RELATED TO THE PARKS AND PATHWAYS MASTER PLAN UPDATE**
- I. PRESENTATION AND DISCUSSION RELATED TO PRIMROSE PARK PHASE III RENDERING**
- J. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2025-1480 FOR FY2025 BUDGET AMENDMENT NO. 1**

XI. EXECUTIVE SESSION

A. EXECUTIVE SESSION – PURSUANT TO SECTION 551.074 OF THE TEXAS OPEN MEETINGS ACT (CHAPTER 551, GOVERNMENT CODE), DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE

- CITY MANAGER
- CITY ATTORNEY

XII. ACTION FROM EXECUTIVE SESSION

- A.**
- CITY MANAGER
 - CITY ATTORNEY

XIII. 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.

XIV. 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 FRIDAY, FEBRUARY 14, 2025 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