



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

PLANNING AND ZONING COMMISSION:

CHAIRMAN: Amy Pearce
CO-CHAIR: Grace Malveaux
MEMBER: Dharmik Shah

MEMBER: Gregory Ehman
MEMBER: Jason Maxwell

MEMBER: Bill Clifford
MEMBER: John Dowdall

**REGULAR PLANNING AND ZONING COMMISSION
MEETING AGENDA
Friday, February 6, 2026
8:30 AM**

NOTICE IS HEREBY GIVEN OF A PLANNING AND ZONING COMMISSION REGULAR MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Friday, February 6, 2026** IN THE FULSHEAR MUNICIPAL COMPLEX 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, YOUTH ADVISORY COMMISSION, ZONING BOARD OF ADJUSTMENT, CHARTER REVIEW COMMISSION, OR ANY OF THESE, MAY BE IN ATTENDANCE AT THE MEETING SPECIFIED IN THE FOREGOING 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 FOREGOING 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 FOREGOING NOTICE.

I. Call to Order

II. Quorum

III. 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. 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.

IV. Business

a. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON

JANUARY 9, 2026

- b. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR VILLAGE MART FINAL PLAT**
- c. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE HERITAGE CROSSING PRELIMINARY PLAT**

V. 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, and to extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services 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, Mariela Rodriguez, 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, January 30, 2026, 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



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PLANNING AND ZONING COMMISSION:

CHAIRMAN: Amy Pearce

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MEMBER: Dharmik Shah

MEMBER: Gregory Ehman

MEMBER: Jason Maxwell

MEMBER: Bill Clifford

MEMBER: John Dowdall

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES January 9, 2026

I. Call to Order

A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, JANUARY 9, 2025, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

II. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

AMY PEARCE

GRACE MALVEAUX

GREGORY EHMAN

JOHN DOWDALL

BILL CLIFFORD

MEMBERS ABSENT

JASON MAXWELL

DHARMIK SHAH

CITY STAFF

JOSH BROTHERS

KATIE LEWIS
DINA MOHAMMED
CLIFF BROUHARD
MARIELA RODRIGUEZ
JESUS ESCOBAR
RODRIGO RODRIGUEZ
CHARLIE ZECH VIA TEAMS

OTHERS PRESENT

MELONY GAY
HARRY FOLLODER
BONITA GROESSER
CECILE THOMPSON
PAT HOPKINS
MARISHIA CARRAJOLA
CHARLES HABLINSKI
IVETE HABLINSKI
BEN DONAHOO
LINDA MOORE
RODNEY MOORE
SANDY CEMMERER
MELINDA RIEKEN
M. R.
RYAN PIESZCHALA
MONTE HAMBLETON
REBECCA BLACKMON
JENNIFER BAYES
AUDRA BLACKMON
NICK HENLEY
THERESA BECK
CASLER
MARGARET
MARG
JOSEPH
KATY LOGAN
DAVE UPTON
TAMARA WAGNER
ELLIOT SMITH
SARA PIERCE
VERONICA WILSON
KIM STOMEROWSKI
STEVE OLEJNICZAK
TAMERON GORDON
RUTH LACAZE
DANNY WESTON
SARAH MOORE
AMIE BOSTER
BRIAN BOSTER
PHILLIP TREACY

EDWIN BROTHAMONTE
BRIAN WILLIAMS
EDDIE GARZA
DAVID BOLEN
STEVE CROWE
SHIRLEY SAUNDERS
KATHY WARD
JANEL TAYLOR
EVERETT DAO
LARRY DICK
SCOTT HOSMAN
KATHY DIXON WART
JULIE VICKNAIR
PAM D'URBO
GAYLA BAECHTOLD
LISA SUTTON
CHARLOTTE RODRIGUEZ
JIM NOWOTNY
DONICA NOWOTNY
LORETTA FARKAS
GABE GARKAS
LARRY FLEMING
DEBBIE KLEMCHE
SUZANNE COOK
GARRET SHRUM
SUSIE MCKASKLE
SARAH B. JOHNSON
ELLEN GREENE
NICHOLE SHRUM
AND 24 OTHERS THAT DID NOT SIGN IN

III. 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. 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.

THERE WERE NO CITIZEN COMMENTS.

IV. Public Hearing

- a. **THE CITY OF FULSHEAR WILL HOLD TWO PUBLIC HEARINGS REGARDING A PROPOSED ZONING MAP AMENDMENT FOR AN APPROXIMATE 32-ACRE TRACT OF LAND ON FM 1093 AND SOUTH OF THE POLO RANCH SUBDIVISION AND AN APPROXIMATE 22-ACRE TRACT OF LAND AT THE INTERSECTION OF FM 359 AND LIFESTYLE BLVD. AND LOCATED IN THE 0029 C FULSHEAR, FORT BEND COUNTY, TEXAS. THESE TRACTS OF LAND, CURRENTLY ZONED INTO THE GENERAL COMMERCIAL (GC) DISTRICT, REQUEST TO BE ZONED INTO THE WATERS PLANNED UNIT**

DEVELOPMENT (PUD). ADDITIONALLY, AN APPROXIMATE 21- ACRE TRACT OF LAND AND AN APPROXIMATE 13-ACRE TRACT OF LAND LOCATED NEAR THE INTERSECTION OF FM 359 AND ROGERS ROAD AND AN APPROXIMATE 21-ACRE TRACT OF LAND LOCATED ALONG FM 1093 AND ADJACENT TO THE POLO RANCH SUBDIVISION AND ALL LOCATED IN THE 0029 C FULSHEAR, FORT BEND COUNTY, TEXAS AND CURRENTLY ZONED INTO THE SEMI-URBAN RESIDENTIAL (SU) DISTRICT, REQUEST TO BE ZONED INTO THE WATERS PLANNED UNIT DEVELOPMENT (PUD). THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON JANUARY 9, 2026, AT 8:30 A.M. THE SECOND PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON JANUARY 20, 2026, AT 6:00 P.M. EACH HEARING WILL BE HELD AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, LOCATED AT 6611 W. CROSS CREEK BEND LN., FULSHEAR, TEXAS 77441. INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARINGS AND BE HEARD WITH RESPECT TO THE PROPOSED AMENDMENTS. A COPY OF THE PROPOSED AMENDMENTS IS ON FILE AT THE CITY SECRETARY'S OFFICE LOCATED IN THE CITY OF FULSHEAR MUNICIPAL COMPLEX AND MAY BE INSPECTED 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 QUESTIONS REGARDING THE PROPOSED AMENDMENTS, PLEASE CALL JOSHUA BROTHERS, CITY OF FULSHEAR, 281-346-1796.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:31 A.M.

SCOTT HOSMAN, FULSHEAR RESIDENT, SPOKE OF TRAFFIC CONCERNS AND INCREASE IN CRIME.

MARGARET KESSLER, FULSHEAR RESIDENT, SPOKE AGAINST THE ZONING CHANGE.

ELLIOTT SMITH, NONFULSHEAR RESIDENT, MENTIONED OF THE OVERCROWDED SCHOOLS AND THE NEED FOR COMMERCIAL.

MELONY GAY, NONFULSHEAR RESIDENT, SPOKE AGAINST THE REZONE.

LORETTA FARKAS, FULSHEAR RESIDENT, SPOKE ON TRAFFIC CONCERNS.

HARRY FOLLADER, FULSHEAR RESIDENT AND PRESIDENT OF FULBROOK COMMUNITY ASSOCIATION, SPOKE AGAINST THE PROPOSED REZONE.

BEN DONAHOO, NONFULSHEAR RESIDENT, RECOMMENDS THE BOARD DENY.

PHILIP TRACY, NONFULSHEAR RESIDENT, SPOKE AGAINST THE REZONE.

KEVIN MINGUS , FULSHEAR RESIDENT IN DEL WEBB, SPOKE AGAINST THE REZONE.

STEVE CROW, FULSHEAR RESIDENT IN DEL WEBB, SPOKE OF THE HIGH DENSITY AND IS AGAINST THE REZONE.

CHARLOTTE RODRIGUEZ, FULSHEAR RESIDENT IN DEL WEBB, MENTIONED THE NEED FOR MORE COMMERCIAL AND IS AGAINST THE REZONE.

JENNIFER, NONFULSHEAR RESIDENT, SPOKE OF KEEPING THE FULSHEAR CHARACTER AND IS AGAINST THE REZONE.

SARAH MOORE, NONFULSHEAR RESIDENT, SPOKE AGAINST THE REZONE.

FOR THE FULL COMMENTS GO TO THE CITY'S WEBSITE TO VIEW THE VIDEO

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 9:00 A.M.

- b. THE CITY OF FULSHEAR WILL HOLD TWO PUBLIC HEARINGS REGARDING A PROPOSED ZONING MAP AMENDMENT FOR AN APPROXIMATE 6.20-ACRE TRACT OF LAND AND AN APPROXIMATE 14.5-ACRE TRACT OF LAND LOCATED NEAR THE INTERSECTION OF FM 359 AND WALLIS STREET, AND LOCATED IN THE 0029 C FULSHEAR, FORT BEND COUNTY TEXAS. THESE TWO TRACTS OF LAND ARE CURRENTLY ZONED INTO THE WALLIS STREET PUD AND THE CITY IS PROPOSING THAT THESE TRACTS OF LAND BE ZONED INTO THE DOWNTOWN DISTRICT (DD). THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON JANUARY 9, 2026, AT 8:30 A.M. THE SECOND PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON JANUARY 20, 2026, AT 6:00 P.M. EACH HEARING WILL BE HELD AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, LOCATED AT 6611 W. CROSS CREEK BEND LN., FULSHEAR, TEXAS 77441. INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARINGS AND BE HEARD WITH RESPECT TO THE PROPOSED AMENDMENTS. A COPY OF THE PROPOSED AMENDMENTS IS ON FILE AT THE CITY SECRETARY'S OFFICE LOCATED IN THE CITY OF FULSHEAR MUNICIPAL COMPLEX AND MAY BE INSPECTED 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 QUESTIONS REGARDING THE PROPOSED AMENDMENTS, PLEASE CALL JOSHUA BROTHERS, CITY OF FULSHEAR, 281- 346-1796.**

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 9:00 A.M.

SUZANNE COOK, NONFULSHEAR RESIDENT, SPOKE AGAINST THE REZONE.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 9:03 A.M.

- c. IN COMPLIANCE WITH THE CITY OF FULSHEAR'S COORDINATED**

DEVELOPMENT ORDINANCE, THE CITY WILL HOLD TWO PUBLIC HEARINGS; THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON JANUARY 9, 2026 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 JANUARY 20, 2026 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 DOWNTOWN DISTRICT (DD), 0029 C. FULSHEAR, 2.35 ACRES, FORT BEND COUNTY, TEXAS. SPECIFICALLY THE ADDRESS IS 7514 DIXON ROAD, 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 AN ASSISTED LIVING CENTER IN THE DOWNTOWN DISTRICT AS PROVIDED FOR BY TABLE 28-2-13-2.

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.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 9:03 A.M.

THERE WERE NO PUBLIC COMMENTS.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 9:06 A.M.

- d. IN COMPLIANCE WITH THE CITY OF FULSHEAR'S COORDINATED DEVELOPMENT ORDINANCE, THE CITY WILL HOLD TWO PUBLIC HEARINGS; THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON JANUARY 9, 2026 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 JANUARY 20, 2026 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 (SU) DISTRICT, 0076 JNO RANDON, ACRES 2.489, SPECIFICALLY THE ADDRESS IS 7835 1/2 PECAN KNOLL DRIVE, 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 WIRELESS TELECOMMUNICATIONS ANTENNA 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.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 9:06 A.M.

THERE WERE NO PUBLIC COMMENTS.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 9:08 A.M.

- e. 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 25.17 ACRE TRACT OF LAND, NEAR THE INTERSECTION OF WOODS ROAD AND TAMARRON PARK DRIVE, AND LOCATED IN THE 0113 JNO D BOND, FORT BEND COUNTY, TEXAS. THE TRACT OF LAND, CURRENTLY A CITY PARK, AND NOT ZONED, REQUESTS TO BE ZONED INTO THE SEMI-URBAN RESIDENTIAL (SU) DISTRICT UPON ANNEXATION INTO THE CITY. THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON JANUARY 9, 2026, AT 8:30 A.M. THE SECOND HEARING WILL BE HELD BY THE CITY COUNCIL ON JANUARY 20, 2026, 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.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 9:08 A.M.

THERE WERE NO PUBLIC COMMENTS.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 9:10 A.M.

- f. THE CITY OF FULSHEAR WILL HOLD TWO PUBLIC HEARINGS REGARDING PROPOSED ZONING REGULATION TEXT AMENDMENTS SPECIFICALLY AMENDMENTS TO ARTICLE II - DISSOLVING THE WALLIS STREET PUD AND CREATING THE WATERS PUD AND ARTICLE VII - PROVIDING REASONABLE ACCOMMODATIONS, OF THE COORDINATED DEVELOPMENT ORDINANCE (CDO). THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON JANUARY 9, 2026, AT 8:30 A.M. THE SECOND PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON JANUARY 20, 2026, AT 6:00 P.M. EACH HEARING WILL BE HELD AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, LOCATED AT 6611 W. CROSS CREEK BEND LN., FULSHEAR, TEXAS 77441. INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARINGS AND BE HEARD WITH RESPECT TO THE PROPOSED AMENDMENTS. A COPY OF THE PROPOSED AMENDMENTS IS ON FILE AT THE CITY SECRETARY'S OFFICE LOCATED IN THE CITY OF FULSHEAR MUNICIPAL COMPLEX AND MAY BE INSPECTED ON MONDAY THROUGH THURSDAY FROM 8:00 A.M. TO 5:00 P.M. AND FRIDAY FROM 8:00 A.M. TO 3:00 P.M. FOR QUESTIONS REGARDING THE PROPOSED AMENDMENTS, PLEASE CALL JOSHUA BROTHERS, CITY OF FULSHEAR, 281-346-1796.**

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 9:10 A.M.

HARRY FOLLODER, FULSHEAR RESIDENT, SPOKE AGAINST THE ITEM.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 9:15 A.M.

V. Business

- a. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES**

**FROM THE PLANNING AND ZONING COMMISSION MEETING HELD
ON DECEMBER 5, 2025**

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER CLIFFORD TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING MEETING HELD ON DECEMBER 5, 2025. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, EHMAN, MALVEAUX, DOWDALL

NAYS:

ABSTAIN: PEARCE

ABSENT: MAXWELL, SHAH

CHAIRMAN PEARCE REQUESTED TO GO TO BUSINESS ITEM I, THERE WERE NO OBJECTIONS

GO TO BUSINESS ITEM I

b. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES LAKESIDE PARK BRIDGE STREET DEDICATION FINAL PLAT

DINA MOHAMMED STATED THERE WAS ONE COMMENT ON THE PLAT.

THE COMMENT HAS BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE FULSHEAR LAKES LAKESIDE PARK BRIDGE STREET DEDICATION FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, PEARCE, MALVEAUX, EHMAN

NAYS:

ABSTAIN:

ABSENT: MAXWELL, SHAH

c. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES LAKESIDE PARK SECTION 7 FINAL PLAT

PER DINA THE PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY CO-CHAIR MALVEAUX TO APPROVE THE FULSHEAR LAKES LAKESIDE PARK SECTION 7 FINAL PLAT AND REFERENCE TO ENSURE THE STREET NAME IS EITHER SPLIT OR ADD DIRECTIONAL ON BOTH SIDES. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, EHMAN, MALVEAUX, DOWDALL, PEARCE

NAYS:

ABSTAIN:

ABSENT: MAXWELL, SHAH

- d. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2026-1524, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FULSHEAR, TEXAS ADOPTED IN THE CITY OF FULSHEAR, TEXAS ZONING CODE, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 91.1 ACRES OF LAND OUT THE 0076 JNO RANDON AND 0029 C FULSHEAR, IN FORT BEND COUNTY, TEXAS, AS WATERS PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE**

JOSH BROTHERS RECOMMENDED ITEM D BE POSTPONED TO RE-EVALUATE THE CONDITIONS OF THE PLANNED UNIT DEVELOPMENT (PUD).

JOSH EXPLAINED THE HISTORY OF THE PROPERTIES IN THE SLIDESHOW.

THE SLIDESHOW INCLUDED:

- 2016/2019 DEVELOPMENT/UTILITY AGREEMENT GENERAL PLAN*
- FIRST AMENDMENT TO THE UTILITY AGREEMENT*

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

CHARLIE ZECH ANSWERED QUESTIONS FROM THE BOARD.

THE BOARD GAVE THEIR SUGGESTIONS TO CITY STAFF.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO POSTPONE ANY DECISION ON WATERS PUD UNTIL A LATER DATE UNTIL THE CITY HAS TIME TO RENEGOTIATE WHAT WILL BE IN THE PUD. IT WAS

SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, EHMAN, MALVEAUX, DOWDALL, PEARCE

NAYS:

ABSTAIN:

ABSENT: MAXWELL, SHAH

FOR THE FULL DISCUSSION GO TO THE CITY'S WEBSITE TO VIEW THE VIDEO

- e. **CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2026-1525, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FULSHEAR, TEXAS, ADOPTED IN THE CITY OF FULSHEAR, TEXAS ZONING CODE, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 14.5 ACRES OF LAND AND 6.20 ACRES OF LAND OUT OF THE 0029 C FULSHEAR, IN FORT BEND COUNTY, TEXAS, INTO THE DOWNTOWN DISTRICT (DD); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; PROVIDING AN EFFECTIVE DATE**

JOSH STATED THE WALLIS STREET PLANNED UNIT DEVELOPMENT (PUD) EXPIRED IN FEBRUARY 2025. THEREFORE, THE CITY WOULD LIKE TO DISSOLVE THE WALLIS STREET PUD AND REZONE INTO THE DOWNTOWN DISTRICT (DD).

JOSH ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY CO-CHAIR MALVEAUX TO PROVIDE A POSITIVE RECOMMENDATION TO THE REZONING OF 14.5 ACRES OF LAND AND 6.20 ACRES OF LAND TO THE DOWNTOWN DISTRICT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, EHMAN, MALVEAUX, DOWDALL, PEARCE

NAYS:

ABSTAIN:

ABSENT: MAXWELL, SHAH

- f. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2026-1523, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS AMENDING THE OFFICIAL CHAPTER 28, "COORDINATED DEVELOPMENT ORDINANCE (CDO)", ARTICLE II OF THE FULSHEAR CODE, DISSOLVING THE WALLIS STREET PLANNED UNIT DEVELOPMENT (PUD) AND REPLACING IT WITH THE WATERS PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE**

JOSH MENTIONED THIS IS A HOUSEKEEPING ITEM TO AMEND THE COORDINATED DEVELOPMENT ORDINANCE (CDO). THE AMENDMENT INCLUDES THE REMOVAL OF THE WALLIS STREET PLANNED UNIT DEVELOPMENT (PUD) AND REPLACE WITH THE WATERS PLANNED UNIT DEVELOPMENT (PUD).

JOSH ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY CO-CHAIR MALVEAUX TO POSTPONE THIS AGENDA ITEM WHICH CONSISTS OF DISSOLVING THE WALLIS STREET PLANNED UNIT DEVELOPMENT AND REPLACING IT WITH THE WATERS PLANNED UNIT DEVELOPMENT IN THE CHAPTER 28 COORDINATED DEVELOPMENT ORDINANCE ARTICLE II. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, EHMAN, MALVEAUX, DOWDALL, PEARCE

NAYS:

ABSTAIN:

ABSENT: MAXWELL, SHAH

CHAIRMAN PEARCE ALLOWED HARRY FOLLODER TO SPEAK.

HARRY FOLLODER SPOKE ON THE DEVELOPMENT AGREEMENT AND UTILITY AGREEMENT.

FOR THE FULL DISCUSSION GO TO THE CITY'S WEBSITE TO VIEW THE VIDEO

- g. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2026-1518, AN ORDINANCE PROVIDING FOR "REASONABLE ACCOMMODATION OR MODIFICATION FOR RESIDENTIAL USES" FOR PERSONS WITH DISABILITIES; PROVIDING A PROCESS FOR REQUEST AND APPROVAL OF SUCH ACCOMMODATION IN ACCORDANCE WITH FEDERAL AND STATE LAW; ESTABLISHING DEFINITIONS AND STANDARDS FOR THE CITY'S DETERMINATION AND ISSUANCE OF A REASONABLE ACCOMODATION PERMIT, AND PROVIDING A PENALTY FOR VIOLATION**

JOSH EXPLAINED THE PURPOSE OF THE ORDINANCE IS TO BRING THE CITY INTO COMPLIANCE WITH STATE AND FEDERAL REASONABLE ACCOMODATION LAWS.

CHARLIE ZECH OUTLINED THE LEGAL BACKGROUND OF THE ORDINANCE.

CHARLIE ANSWERED QUESTIONS FROM THE BOARD.

CHARLIE REQUESTED GUIDANCE FROM THE BOARD ON THE SPECIFIC CHANGES THEY WOULD LIKE TO SEE IMPLEMENTED INTO THE ORDINANCE.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND TO POSTPONE UNTIL THE CITY HAS TIME TO REVIEW THE INPUT FROM THE P AND Z COUNCIL IF IT HAPPENS WITHIN A TWO WEEK PERIOD OF TIME THEN CITY COUNCIL CAN DECIDE WHETHER TO ACCEPT IT OR NOT. IT WAS SECONDED BY CO-CHAIR MALVEAUX.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER CLIFFORD TO AMEND THE PRIOR MOTION TO INCLUDE THE COMMENTS BY THE COMMITTEE IN OUR POSTPONE OF THE ACTION. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL.

THE MOTION TO AMEND WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, EHMAN, MALVEAUX, DOWDALL, PEARCE

NAYS:

ABSTAIN:

ABSENT: MAXWELL, SHAH

THE BOARD RETURNED TO THE ORIGINAL MOTION.

THE ORIGINAL MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, EHMAN, MALVEAUX, DOWDALL, PEARCE

NAYS:

ABSTAIN:

ABSENT: MAXWELL, SHAH

- h. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2026-1522, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS GRANTING A SPECIFIC USE PERMIT FOR AN ASSISTED LIVING CENTER LOCATED AT 7514 DIXON ROAD, FULSHEAR, TX, 77441, BEING IN THE DOWNTOWN DISTRICT; PROVIDING FOR A PENALTY; PROVIDING FORE SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE**

JOSH STATED THE PROPOSED ASSISTED LIVING CENTER IS LOCATED AT THE END OF HIDDEN TRAIL. THEY PROPOSE TO DEVELOP TWO (2) STRUCTURES CONSISTING OF 16 RESIDENTS(UNITS) IN EACH STRUCTURE.

EDWIN BROTONTE, APPLICANT FOR THE ASSISTED LIVING CENTER GAVE BACKGROUND INFORMATION OF THE FACILITY.

EDWIN ANSWERED QUESTIONS FROM THE BOARD.

JOSH AND CLIFF BROUHARD ANSWERED QUESTIONS FROM THE BOARD.

RAEGAN, ARCHITECT FOR THE ASSISTED LIVING CENTER ANSWERED QUESTIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE ORDINANCE NO. 2026-1522, AND ORDINANCE OF THE CITY OF FULSHEAR, TEXAS GRANTING A SPECIFIC USE PERMIT TO AN ASSISTED LIVING CENTER. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, EHMAN, MALVEAUX, DOWDALL, PEARCE

NAYS:

ABSTAIN:

ABSENT: MAXWELL, SHAH

- i. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2026-1521, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS GRANTING A SPECIFIC USE PERMIT FOR A CELLULAR ANTENNA LOCATED AT 7835 1/2 PECAN KNOLL DRIVE, FULSHEAR, TX, 77441, BEING IN THE DOWNTOWN DISTRICT; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE**

JOSH MENTIONED THE PROPOSED CELLULAR ANTENNA IS TO BE PLACED ON TOP OF THE PECAN KNOLL WATER TOWER.

JOSH ANSWERED QUESTIONS FROM THE BOARD.

THE SPECIFIC USE PERMIT APPLICATION WAS NOT COMPLETED BEFORE THE DEADLINE.

A MOTION WAS MADE BY CO-CHAIR MALVEAUX TO POSTPONE THIS ITEM TO A LATER DATE SO WE HAVE TIME TO PROPERLY EVALUATE A COMPLETE APPLICATION AND THEN MAKE A RECOMMENDATION AT THAT TIME . IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, EHMAN, MALVEAUX, DOWDALL, PEARCE

NAYS:

ABSTAIN:

ABSENT: MAXWELL, SHAH

THE BOARD RETURNED TO ITEM B

GO TO ITEM B

- j. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2026-1526, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FULSHEAR, TEXAS, ADOPTED IN THE CITY OF FULSHEAR, TEXAS ZONING CODE, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: FOR THE PURPOSES OF ZONING A PARCEL INTO THE SEMI-URBAN RESIDENTIAL (SU) DISTRICT, FOR A 26.83 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE 0013 JNO D BOND, FORT BEND COUNTY, TEXAS; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE**

JOSH STATED THE ANNEXATION OF EAGLE LANDING PARK WAS APPROVED AT THE JANUARY 6, 2026 SPECIAL CITY COUNCIL MEETING.

SINCE ANNEXED THE CITY OWNED PROPERTY IS NOT ZONED.

CITY STAFF IS RECOMMENDING EAGLE LANDING PARK BE ZONED TO THE SEMI-URBAN RESIDENTIAL (SU) DISTRICT.

JOSH AND CHARLIE ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE ORDINANCE NO. 2026-1523, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FULSHEAR, TEXAS, ADOPTED IN THE CITY OF FULSHEAR, TEXAS ZONING CODE, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP TO BE ZONED INTO ESTATE RESIDENTIAL AT THIS TIME.

THE MOTION WAS WITHDRAWN BY PLANNING AND ZONING MEMBER DOWDALL.

A MOTION WAS MADE BY CO-CHAIR MALVEAUX TO DENY THE ZONING REQUEST AND REQUEST THE CITY OF FULSHEAR BRING BACK A MORE APPROPRIATE ZONING DESIGNATION CATEGORY THAT FITS THIS PARCEL OF LAND. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, EHMAN, MALVEAUX, DOWDALL, PEARCE

NAYS:

ABSTAIN:

ABSENT: MAXWELL, SHAH

CHARLIE ANSWERED MORE QUESTIONS FROM THE BOARD.

VI. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO ADJOURN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, EHMAN, MALVEAUX, DOWDALL, PEARCE

NAYS:

ABSTAIN:

ABSENT: MAXWELL, SHAH

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 11:42 A.M.



CITY OF FULSHEAR

PO Box 279 / 6611 W. Cross Creek Bend Ln
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-2556
www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 12/02/2025 Date Received by the City of Fulshear: _____
Subdivision: HERITAGE CROSSING Development: COMMERCIAL

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary Final Short Form Final
 Replat Vacation Plat Admin. (Minor) Plat
 Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential Zero Lot Line/ Patio Home Multi-Family Residential
 Planned Development Commercial Industrial

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: A SUBDIVISION OF 8.000 AC. / 348,469 SQ. FT. SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT NO. 339 CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

Variance: Yes (Attach a Copy of Approval Letter) No

Total Acreage: 8.000
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 9 Unrestricted Reserves
Total Acres in Reserve: 6.9758
Owner: Warberg Deal 16, LP
Address: 12001 Bella Italia Dr, Suite 300
City/State: Fort Worth TX 76126
Telephone: 1(917)370-2031
Email Address: N/A

Engineer/Planner: WINDROSE
Contact Person: AMANDA RABIUS
Telephone: 713-458-2281
Fax Number: N/A
Email Address: AMANDA.RABIUS@WINDROSESERVICES.COM

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
acre	<small>\$500.00 + \$3.50 per lot (\$0) + \$12.50 per acre (\$12.50 X 8 = \$100.00) = \$600.00 + \$100.00 = \$600.00</small>
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$600.00
Park Fees (due at Final Plat Application)	_____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

Amanda Rabiuss
SIGNATURE

AMANDA RABIUS, PLATTING PROJECT MANAGER
TYPED OR PRINTED NAME/TITLE

12/02/2025
DATE

STATE OF TEXAS
COUNTY OF FORT BEND

We, Warberg Deal 16, LP, acting by and through Warberg Partners, Inc., its General Partner, acting by and through Edouard de Bernis and Alexis de Warren, Owners of the property directly affected by this plat, being HERITAGE CROSSING, as indicated hereon, do hereby consent to this plat for the purposes herein expressed.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements [U.E. and A.E.] as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining all public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, we do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas," and do hereby covenant and agree that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the Warberg Deal 16, LP, acting by and through Warberg Partners, Inc., its General Partner, has caused these presents to be signed by Edouard de Bernis and Alexis de Warren, and its common seal hereunto affixed.

this _____ day of _____, 20____.

Warberg Deal 16, LP

By: Warberg Partners, Inc., it's General Partner

By: _____
Edouard de Bernis

By: _____
Alexis de Warren

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Edouard de Bernis and Alexis de Warren of Warberg Partners, Inc. known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

I, MATTHEW CARPENTER, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

This is to certify that the City Manager and City Engineer of the City of Fulshear, Texas, has approved this plat and subdivision of HERITAGE CROSSING in conformance with the laws of the State of Texas and Ordinance No. 2013-1091 - Section 12 of the City of Fulshear is shown hereon on and authorized the recording of this plat

this _____ day of _____, 20____.

By: _____
Zach Goodlander
Acting City Manager

By: _____
Cliff Brouhard
City Engineer

CO. ASSISTANCE DISTRICT	NONE
WCID	NONE
MUD	NONE
LID	NONE
DID	FBC DRAINAGE
SCHOOL	LAMAR ISD
FIRE	F.B.C. ESD NO. 4
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF FULSHEAR ETJ
EMERGENCY SERVICE	F.B.C. ESD NO. 4
COUNTY COMMISSIONER	PRECINCT NO. 1

GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999870000.
- ALL OF THE PROPERTY LOCATED IN THIS PLAT IS WITHIN FORT BEND COUNTY, AND THE CITY OF FULSHEAR, TEXAS, ETJ.
- ALL VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0020L REVISED/DATED 04-02-2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT MEAN THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL (NAVD 83 DATUM). HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF TWENTY-FOUR (24) INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, OR IN THE ABSENCE OF A CURB, TWENTY-FOUR (24) INCHES ABOVE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION, OR TWELVE (12) INCHES ABOVE THE DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LIGHTING ZONE LZ3.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT, DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE WARBERG DEAL 16, LP WILL HAVE OWNERSHIP AND THE MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE RESERVES.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THE MINIMUM SLAB ELEVATION FOR THIS SECTION SHALL BE 152.10' (NAVD88).

BENCHMARK PUBLISHED ELEVATION — 154.03

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 180073R, BEING AN ALUMINUM DISK STAMPED "180073R" LOCATED FROM 1-10 WEST AND PETERSON RD., TRAVEL SOUTH ON TEXAS HERITAGE PARKWAY 0.36 MILES TO THE BRIDGE OVER WILLOW FORK. (NAVD88, 2001 ADJ.)

TEMPORARY BENCHMARK "A" ELEVATION — 156.84

BEING A CUT BOX ON A STORM INLET, BEGIN AT CENTER OF THE ROUNDABOUT AT THE INTERSECTION OF TEXAS HERITAGE PARKWAY AND JORDAN CROSSING BLVD. TRAVEL EAST ON TEXAS HERITAGE PARKWAY 275 FEET ALONG THE WESTERLY CURB, TURN RIGHT ALONG THE NORTH SIDE OF CURBING FOR JORDAN CROSSING BLVD. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" ELEVATION — 156.16

BEING A CUT BOX ON A STORM INLET, BEGIN AT CENTER OF THE ROUNDABOUT AT THE INTERSECTION OF TEXAS HERITAGE PARKWAY AND JORDAN CROSSING BLVD. TRAVEL EAST ON TEXAS HERITAGE PARKWAY 275 FEET ALONG THE WESTERLY CURB, TURN RIGHT ALONG THE EAST SIDE OF CURBING FOR TEXAS HERITAGE PARKWAY. (SHOWN HEREON)

DESCRIPTION

A TRACT OR PARCEL CONTAINING 8,000 ACRES OR 348,469 SQUARE FEET OF LAND, SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT NUMBER (NO.) 339, FORT BEND COUNTY, TEXAS, BEING A PORTION OF A CALLED 1,352.43 ACRE TRACT DESCRIBED IN DEED TO FORT BEND JORDAN RANCH LP, AS RECORDED IN FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2015027940, WITH SAID 8,000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204);

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "MILLER SURVEY" FOUND ON THE CURVED EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF TEXAS HERITAGE PARKWAY (200 FEET WIDE) AS RECORDED IN F.B.C.C.F. NO. 2022002689, MARKING THE MOST WESTERLY SOUTHWEST CORNER OF UNRESTRICTED RESERVE "A", BLOCK 1, BROADSTONE JORDAN RANCH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT NO. 20220078, OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWESTERLY LINES OF SAID BROADSTONE JORDAN RANCH, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- SOUTH 73 DEG. 25 MIN. 33 SEC. EAST, A DISTANCE OF 434.49 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "IDS" FOUND MARKING THE MOST NORTHERLY NORTH-EAST CORNER OF THE HEREIN DESCRIBED TRACT;
- SOUTH 16 DEG. 30 MIN. 45 SEC. WEST, A DISTANCE OF 233.39 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "IDS" MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- SOUTH 08 DEG. 25 MIN. 12 SEC. WEST, A DISTANCE OF 234.15 FEET TO A 5/8 INCH IRON ROD (BENT) FOUND MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- SOUTH 01 DEG. 07 MIN. 24 SEC. EAST, A DISTANCE OF 33.68 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "IDS" FOUND MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAME BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,482.72 FEET, A CENTRAL ANGLE OF 08 DEG. 31 MIN. 24 SEC., AN ARC LENGTH OF 220.57 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 81 DEG. 58 MIN. 57 SEC. EAST ? 220.37 FEET TO A POINT FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CUT "X" FOUND BEARS NORTH 77 DEG. 04 MIN. WEST ? 0.6 FEET;
- SOUTH 12 DEG. 05 MIN. 56 SEC. WEST, A DISTANCE OF 224.76 FEET TO A POINT ON THE CURVED NORTH R.O.W. LINE OF JORDAN CROSSING BOULEVARD (100 FEET WIDE) ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT NO. 202210058, F.B.C.P.R., FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID UNRESTRICTED RESERVE "A", AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CUT "X" FOUND BEARS NORTH 72 DEG. 55 MIN. WEST ? 0.5 FEET;

THENCE, WITH THE CURVED NORTH R.O.W. LINE OF SAID JORDAN CROSSING BOULEVARD, AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,300.00 FEET, A CENTRAL ANGLE OF 13 DEG. 56 MIN. 47 SEC., AN ARC LENGTH OF 316.44 FEET, AND A CHORD BEARING AND

DISTANCE OF NORTH 84 DEG. 52 MIN. 27 SEC. WEST ? 315.66 FEET TO A CUT "X" FOUND MARKING A POINT OF TANGENCY;

THENCE, SOUTH 88 DEG. 09 MIN. 09 SEC. WEST, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID JORDAN CROSSING BOULEVARD, AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,300.00 FEET, A CENTRAL ANGLE OF 13 DEG. 56 MIN. 47 SEC., AN ARC LENGTH OF 316.44 FEET, AND A CHORD BEARING AND

DISTANCE OF NORTH 84 DEG. 52 MIN. 27 SEC. WEST ? 315.66 FEET TO A CUT "X" FOUND MARKING A POINT OF TANGENCY;

THENCE, SOUTH 88 DEG. 09 MIN. 09 SEC. WEST, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID JORDAN CROSSING BOULEVARD, AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,300.00 FEET, A CENTRAL ANGLE OF 13 DEG. 56 MIN. 47 SEC., AN ARC LENGTH OF 316.44 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 42 DEG. 12 MIN. 53 SEC. WEST ? 176.92 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "IDS" FOUND MARKING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE, CONTINUING WITH SAID TEXAS HERITAGE PARKWAY, AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 60 DEG. 46 MIN. 38 SEC., AN ARC LENGTH OF 78.56 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 30 DEG. 57 MIN. 03 SEC. WEST ? 75.88 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "IDS" FOUND MARKING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, SAME BEING THE WEST CUTBACK CORNER OF SAID TEXAS HERITAGE PARKWAY;

THENCE, CONTINUING WITH SAID TEXAS HERITAGE PARKWAY, AND WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,900.00 FEET, A CENTRAL ANGLE OF 18 DEG. 12 MIN. 44 SEC., AN ARC LENGTH OF 603.94 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 09 DEG. 32 MIN. 37 SEC. EAST ? 601.40 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8,000 ACRES OR 348,469 SQUARE FEET OF LAND.

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this Office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery, parent stream, or any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this
the _____ day of _____, 20____.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

W. A. "Andy" Meyers
Commissioner, Precinct 3

Dexter L. McCoy
Commissioner, Precinct 4

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in this office on _____, 20____ at _____ o'clock _____ m., and duly recorded on _____, 20____, in Plat No. _____ of the Map Records of Fort Bend County, for said county.

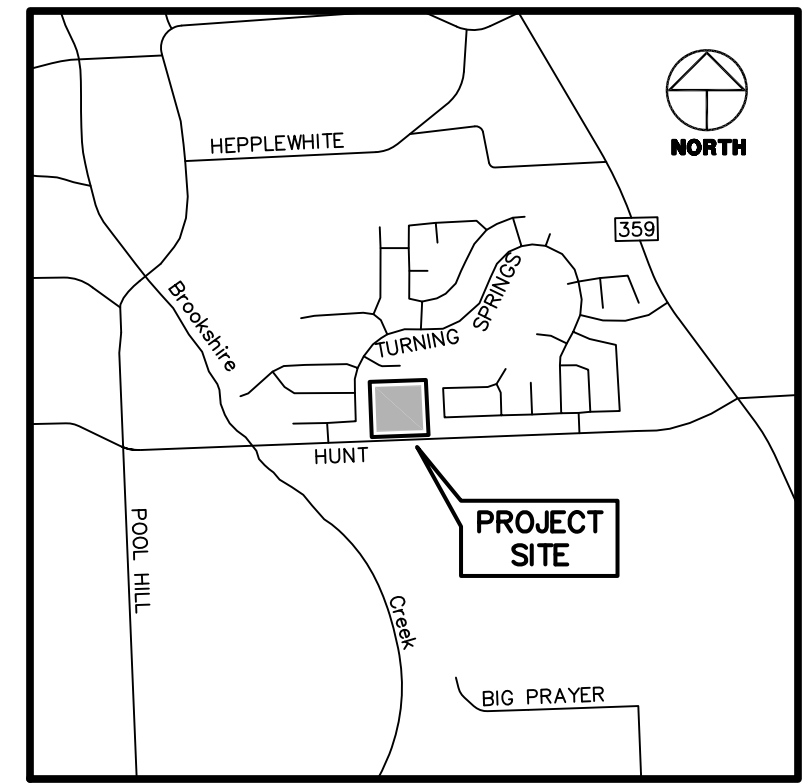
Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Clerk of the County Court
of Fort Bend County, Texas

By: _____
Deputy

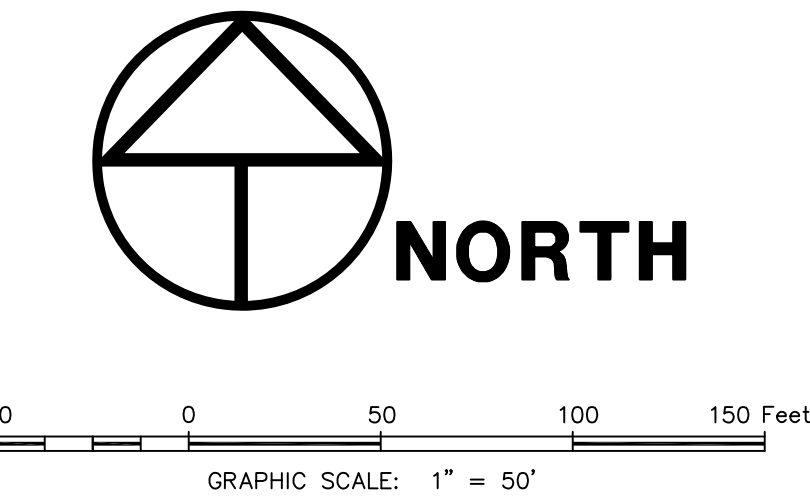
I, Kenneth Cargill, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

Kenneth Cargill, P.E.
Texas Registration No. 123923
Kinley-Horn and Associates, Inc.
6160 Warren Park Way, Suite 210
Frisco, TX 75034
Texas Firm Registration No. 928



CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS
KEY MAP: 482W

VICINITY MAP
SCALE: 1" = 2000'



ABBREVIATIONS

- FND - FOUND
- F.C. - FILM CODE
- F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- S.S.E. - SANITARY SEWER EASEMENT
- ST.S.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- L.E. - LANDSCAPE EASEMENT
- W.L.E. - WATER LINE EASEMENT
- Ⓢ - SET 5/8" CAPPED IR "WINDROSE"

MINOR PLAT

HERITAGE CROSSING

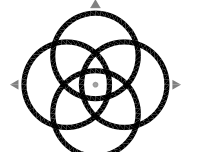
A SUBDIVISION OF
8,000 AC. / 348,469 SQ. FT.
SITUATED IN THE
J.D. VERMILLION SURVEY, ABSTRACT NO. 339
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

1 BLOCK 9 RESERVES

DECEMBER 2025

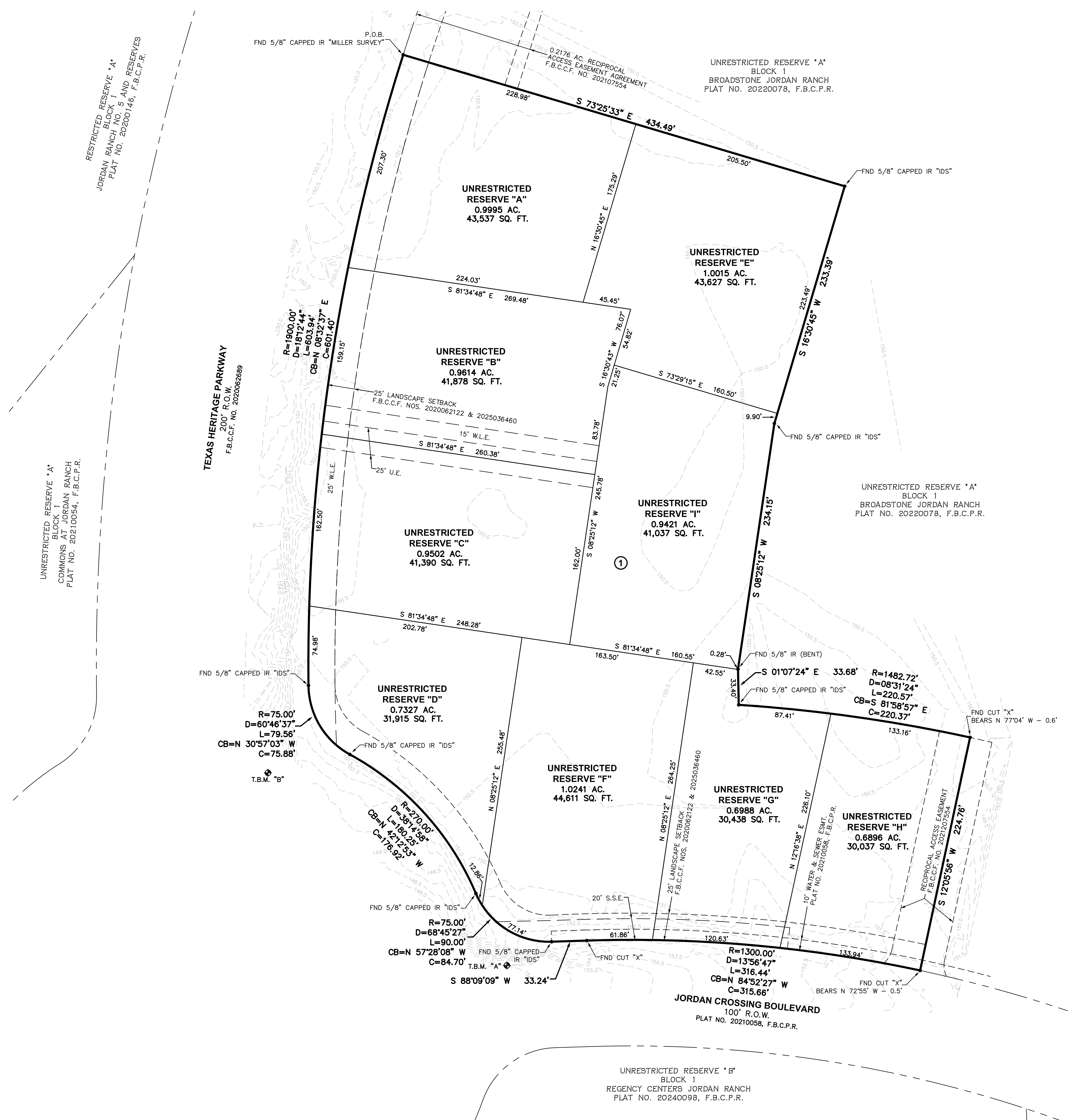
Owner
Warberg Deal 16, LP
12001 Bella Italia Dr, Suite 300
Fort Worth TX 76126
(917) 370-2031

Surveyor

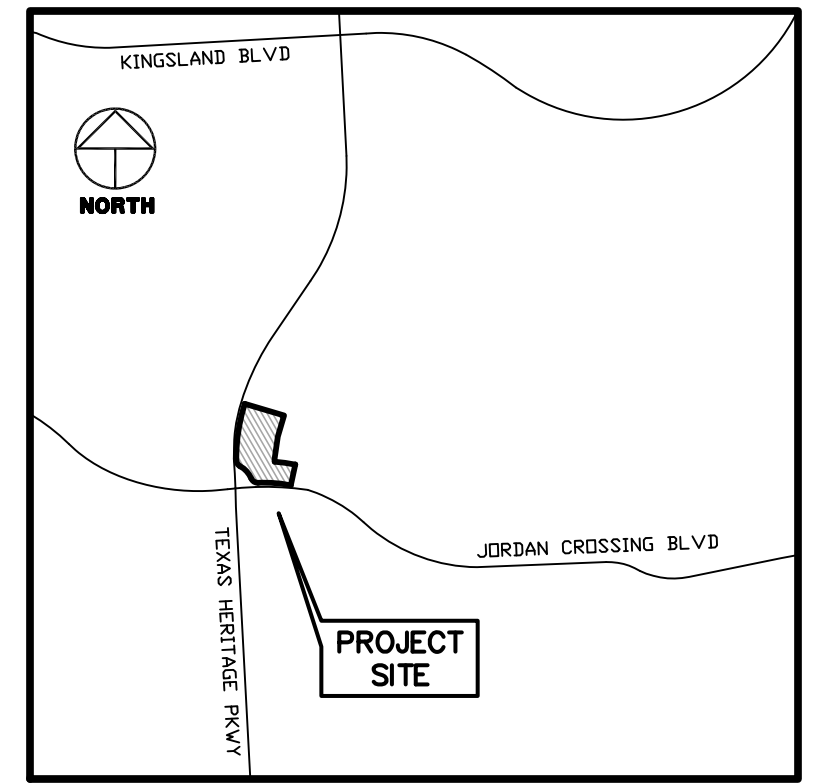


WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

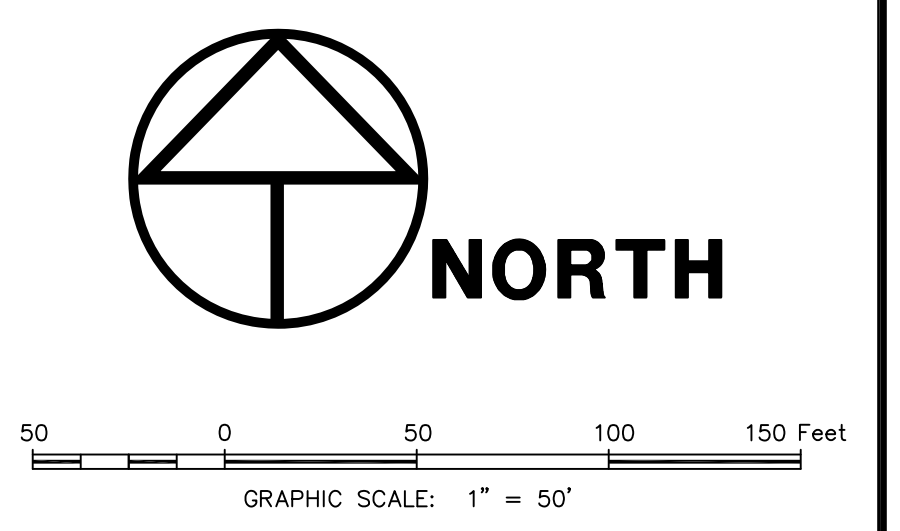
Z:\02256-TEXAS HERITAGE RETAIL PLAT\20250202-PLAT-HERITAGE CROSSING-60256-PI\333.DWG - ARMBUS - 12/02/25



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FORT BEND COUNTY, TEXAS
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