



6611 W. Cross Creek Bend Lane, PO Box 279
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 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 KLEMICHE
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.