



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

CITY COUNCIL:

MAYOR: Don McCoy	COUNCIL MEMBER AT-LARGE: Camron K Miller	COUNCIL MEMBER AT-LARGE: Jason Knape
MAYOR PRO-TEM/DISTRICT 1: Sarah B Johnson	COUNCIL MEMBER DISTRICT 2: Patrick Powers	COUNCIL MEMBER DISTRICT 3: Christina Baron
COUNCIL MEMBER DISTRICT 4: Richard Russell	COUNCIL MEMBER DISTRICT 5: Abhijeet Utturkar	

REGULAR CITY COUNCIL MEETING AGENDA

Tuesday, April 21, 2026

6:00 PM

NOTICE IS HEREBY GIVEN OF A CITY COUNCIL REGULAR MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Tuesday, April 21, 2026** 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, 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 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. PROCLAMATIONS AND AWARDS

A. LEAMAN JUNIOR HIGH

B. FULSHEAR HIGH SCHOOL

C. JORDAN HIGH SCHOOL

VIII. 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. CHANGES TO VARIOUS CITY STAFF MEMBERS

B. QUARTERLY SPARK AWARD

IX. 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 4.03 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, AND GENERALLY SITUATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF ROGERS ROAD AND FARM TO MARKET ROAD 359. A PUBLIC HEARING WILL BE HELD BY AND BEFORE THE CITY COUNCIL OF THE CITY OF FULSHEAR AT 6:00 P.M. ON TUESDAY, APRIL 21, 2026, 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 THE CITY SECRETARY'S OFFICE AT 281-346-1796.

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 4.03 ACRE TRACT OF LAND, NEAR THE INTERSECTION OF FARM-TO-MARKET 359 AND ROGERS RD., 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 GENERAL COMMERCIAL (GC) DISTRICT UPON ANNEXATION INTO THE CITY. THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON APRIL 10, 2026, AT 8:30 A.M. THE SECOND HEARING WILL BE HELD BY THE CITY COUNCIL ON APRIL 21, 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.

C. THE CITY OF FULSHEAR WILL HOLD TWO PUBLIC HEARINGS REGARDING PROPOSED ZONING REGULATION TEXT AMENDMENTS SPECIFICALLY AMENDMENTS TO ARTICLE II - AMENDING SETBACK REQUIREMENTS IN THE DOWNTOWN DISTRICT AND ARTICLE III - AMENDING NATURAL MANAGEMENT OF STORMWATER REQUIREMENTS, OF THE COORDINATED DEVELOPMENT ORDINANCE (CDO). THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON APRIL 10, 2026, AT 8:30 A.M. THE SECOND PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON APRIL 21, 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.

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 APRIL 10, 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 APRIL 21, 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.

X. 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 MARCH 03, 2026 (WORKSHOP), MARCH 17, 2026 (SPECIAL), AND MARCH 17, 2026 (REGULAR)**
- B. CONSENT AND APPROVAL ON RENEWAL OPTIONS FOR WATER TREATMENT CHEMICAL SUPPLY CONTRACTS WITH PVS TECHNOLOGIES, INC. AND HAWKINS, INC. ORIGINALLY AWARDED UNDER BIND NO. 2025-039**
- C. CONSENT AND APPROVAL OF RESOLUTION NO. 2026-696 MVCPA, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS AMENDING THE APPOINTMENT OF THE FINANCIAL OFFICER TO APPLY FOR, ACCEPT, DECLINE, MODIFY, OR CANCEL THE GRANT APPLICATION FOR THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY GRANT PROGRAM UNDER THE SB 224 CATALYTIC CONVERTER GRANT**

PROGRAM

- D. CONSENT AND APPROVAL OF AN UPDATE TO THE MASTER FEE SCHEDULE TO INCLUDE CAPACITY FEES FOR THE WESTSIDE AND EASTSIDE DETENTION FACILITIES**
- E. CONSENT AND APPROVAL OF RESOLUTION NO. 2026-695, A RESOLUTION OF THE CITY OF FULSHEAR, TEXAS, CONSENTING TO THE ADDITION OF CERTAIN LAND INTO FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 222 AND IMPOSING CONDITIONS ON SAME**
- F. CONSENT AND APPROVAL OF CHANGE ORDER NO. 1 FOR CONRAD CONSTRUCTION CO, LTD FOR THE DOWNTOWN EASTSIDE DRAINAGE (4TH STREET) PROJECT**
- G. CONSENT AND APPROVAL OF CHANGE ORDER NO. 8 TO AGREEMENT NO. 2024-067 THE CONSTRUCTION OF PRIMROSE PARK PHASE II PROJECT**
- H. CONSENT AND APPROVAL OF THE MONTHLY FINANCIAL REPORTS FOR THE GENERAL & UTILITY FUNDS - FEBRUARY 2026**
- I. CONSENT AND APPROVAL FOR THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH SHI GOVERNMENT SOLUTIONS INC**
- J. CONSENT AND APPROVAL OF THE CITY OF FULSHEAR PUBLIC IMPROVEMENT DISTRICT (PID) POLICY**

XI. BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AGREEMENT NO. 2026-015 FOR THE HARRIS STREET RECONSTRUCTION PHASE II PROJECT IN THE AMOUNT OF \$2,300,000.00**
- B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE 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**
- C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A LEASE AGREEMENT WITH GTE MOBILNET OF SOUTH TEXAS LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS**
- D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A WRITTEN SERVICES AGREEMENT WITH FULSHEAR DEVELOPMENT PARTNERS LLC.**

- E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2026-1530, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS ANNEXING APPROXIMATELY 4.03 ACRES SITUATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF FARM-TO-MARKET 359 AND ROGERS ROAD. INTO THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID 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; AND PROVIDING AN EFFECTIVE DATE**
 - F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2026-1531, 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 GENERAL COMMERCIAL (GC) DISTRICT, FOR A 4.03 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, TEXAS; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE**
 - G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2026-1526, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS AMENDING THE OFFICIAL CHAPTER 28, "COORDINATED DEVELOPMENT ORDINANCE (CDO)", ARTICLE II AND ARTICLE III OF THE FULSHEAR CODE, AMENDING SETBACK REQUIREMENTS IN THE DOWNTOWN DISTRICT, AND AMENDING NATURAL MANAGEMENT OF STORMWATER REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE**
 - H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS AND D.R. HORTON FOR WESTRIDGE**
 - I. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A THIRD AMENDMENT TO THE WATER AND WASTEWATER FACILITIES AGREEMENT BETWEEN THE CITY OF FULSHEAR, TEXAS AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 222**
 - J. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2026-1533, AN ORDINANCE AMENDING CHAPTER 38 OF THE CODE OF ORDINANCES BY ADDING, REORGANIZING, UPDATING PROVISIONS AS THEY PERTAIN TO THE PARKING OF VEHICLES ON CERTAIN STREETS**
- XII. 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.

XIII. 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 APRIL 15, 2026 BY 5:00PM 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