



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, May 1, 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, May 1, 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. Public Hearing

a.

THE CITY OF FULSHEAR WILL HOLD TWO PUBLIC HEARINGS REGARDING

PROPOSED ZONING REGULATION TEXT AMENDMENTS SPECIFICALLY AMENDMENTS TO ARTICLE IV - REQUIRING A WILDLIFE IMPACT FOR CERTAIN RESIDENTIAL DEVELOPMENTS, OF THE COORDINATED DEVELOPMENT ORDINANCE (CDO). THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON MAY 1, 2026, AT 8:30 A.M. THE SECOND PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON MAY 19, 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

b.

THE CITY OF FULSHEAR WILL HOLD TWO PUBLIC HEARINGS REGARDING PROPOSED ZONING REGULATION TEXT AMENDMENTS SPECIFICALLY AMENDMENTS TO ARTICLE II - AMENDING AND ADDING ALLOWED, CONDITIONAL, AND SPECIFIC USES AND ARTICLE IX - AMENDING AND ADDING DEFINITIONS TO GROUP HOMES AND OTHER SIMILAR FACILITIES, EVENT CENTERS/VENUES, PLACE OF ASSEMBLY, BATTERY STORAGE, AND DATA CENTER OF THE COORDINATED DEVELOPMENT ORDINANCE (CDO). THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON MAY 1, 2026, AT 8:30 A.M. THE SECOND PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON MAY 19, 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

V. Business

- a. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON APRIL 10, 2026**
- b. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE TAMARRON**

74A PRELIMINARY PLAT

- c. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE TAMARRON SECTION 74B PRELIMINARY PLAT**
- d. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE TAMARRON SECTION 75 PRELIMINARY PLAT**
- e. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE FULSHEAR LAKES HILLSIDE SECTION 6 PRELIMINARY PLAT**
- f. **CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES WAY PHASE 4 STREET DEDICATION FINAL PLAT**
- g. **CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE HERITAGE CROSSING FINAL PLAT**
- h. **CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2026-1524, AN ORDINANCE OF THE CITY OF FULSHEAR, ADOPTING CHAPTER 28, ARTICLE IV-4 OF THE FULSHEAR CODE, CREATING A WILDLIFE IMPACT ANALYSIS FOR CERTAIN RESIDENTIAL DEVELOPMENT; PROVIDING FINDINGS AND RECITALS, PROVIDING FOR COMPLIANCE WITH APPLICABLE STATE AND FEDERAL LAW, INCLUDING GUIDANCE FROM THE TEXAS PARKS AND WILDLIFE DEPARTMENT AND THE U.S. FISH AND WILDLIFE SERVICE, PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL, AND PROVIDING FOR AN EFFECTIVE DATE**
- i. **CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2026-1526, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS AMENDING THE OFFICIAL CHAPTER 28, "COORDINATED DEVELOPMENT ORDINANCE (CDO)", ARTICLE II-2 AND ARTICLE IX-9 OF THE FULSHEAR CODE, AMENDING AND ADDING ALLOWED, CONDITIONAL, AND SPECIFIC USES AND ADDING DEFINITIONS TO GROUP HOMES AND OTHER SIMILAR FACILITIES, EVENT CENTERS/WEDDING VENUES, PLACE OF ASSEMBLY, AND BESS/DATA CENTERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL, AND PROVIDING FOR AN EFFECTIVE DATE**

VI. **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, April 24, 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