



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 April 10, 2026

I. Call to Order

A MEETING OF THE PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, APRIL 10, 2026, 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 MALVEAUS
GREGORY EHMAN
JOHN DOWDALL
BILL CLIFFORD
JASON MAXWELL
DHARMIK SHAH @8:35AM

CITY STAFF

JOSH BROTHERS
MARIELA RODRIGUEZ
ZACH GOODLANDER
CHARLIE ZECH VIA TEAMS
ALEX ROJAS

OTHERS PRESENT

TREY DEVILLIER

AND 4 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.

JOHN DOWNDALL SPOKE AS A CITIZEN AGAINST THE EVENT CENTER.

IV. Public Hearing

a.

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.

CHAIRMAN PEARCE OPENED THE HEARING AT 8:36PM

NO ONE WISHED TO SPEAK.

CHAIRMAN PEARCE CLOSED THE HEARING AT 8:37PM

- b. **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.**

CHAIRMAN PEARCE OPENED THE HEARING AT 8:37AM

NO ONE WISHED TO SPEAK.

CHAIRMAN PEARCE CLOSED THE HEARING AT 8:38AM

- c. **IN COMPLIANCE WITH THE CITY OF FULSHEAR ZONING ORDINANCE AND CHAPTER 211 OF THE LOCAL GOVERNMENT CODE, THE CITY WILL HOLD TWO PUBLIC HEARINGS REGARDING A PROPOSED ZONING MAP AMENDMENT FOR AN APPROXIMATELY 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.

CHAIRMAN PEARCE OPENED THE HEARING AT 8:38AM

NO ONE WISHED TO SPEAK.

CHAIRMAN PEARCE OPENED THE HEARING AT 8:40AM

V. Business

a. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON FEBRUARY 06, 2026

A MOTION WAS MADE BY PLANNING AND ZONING CO-CHAIR MALVEAUX TO APPROVE THE MINUTES OF THE PLANNING AND ZONING MEETING HELD ON FEBRUARY 06, 2026. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, MAXWELL, MALVEAUX, PEARCE, EHMAN, CLIFFORD, SHAH

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

b. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES WAY PHASE 4 STREET DEDICATION FINAL PLAT

JOSH BROTHERS INFORMED THE BOARD THAT THERE WAS ONE COMMENT ON THIS PLAT THAT HAS SINCE BEEN ADDRESSED. STAFF RECOMMENDS APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES WAY PHASE 4 STREET DEDICATION PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, MAXWELL, MALVEAUX, PEARCE, EHMAN, CLIFFORD, SHAH

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

- c. 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 SEMI-URBAN DISTRICT; PROVIDING FOR A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE**

JOSH BROTHERS INFORMED THE BOARD THAT THIS SPECIAL USE PERMIT (SUP) WAS ORIGINALLY PRESENTED IN JANUARY; HOWEVER, THE APPLICATION WAS INCOMPLETE AT THAT TIME. THE APPLICANT HAS SINCE CORRECTED THOSE DEFICIENCIES AND SUBMITTED A COMPLETE APPLICATION ALONG WITH THE SUP REQUEST. JOSH ANSWERED QUESTIONS FROM THE PLANNING AND ZONING COMMISSION MEMBERS.

VERIZON WIRELESS REPRESENTATIVE ANSWERED QUESTIONS FROM THE PLANNING AND ZONING BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING CO-CHAIR MALVEAUX TO APPROVE ORDINANCE NO. 2026-153, A ZONING MAP AMENDMENT FOR AN APPROXIMATELY 4.03-ACRE TRACT OF LAND CURRENTLY IN THE EXTRA TERRITORIAL JURISDICTION, INTO THE GENERAL COMMERCIAL (GC) DISTRICT . IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, MAXWELL, MALVEAUX, PEARCE, EHMAN, CLIFFORD, SHAH

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

- d. 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, 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**

JOSH BROTHERS WENT OVER THE FOLLOWING CHANGES

- AN INCREASE OF THE FRONT SET BACK TO 10 FEET SPECIFICALLY IN THE DOWNTOWN DISTRICT*
- BUILDING CLUSTERS WILL BE REQUIRED TO INCORPORATE A COMMON GREEN SPACE*
- AMENDMENT TO THE NATURAL MANAGEMENT OF STORMWATER*

REQUIREMENT

- **SHOULD THE DEVELOPER INCORPORATE A GREY WATER IRRIGATION SYSTEM, THEY WILL NOT BE REQUIRED TO INCLUDE A SECOND FEATURE**

JOSH ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL 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, 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. IT WAS SECONDED BY PLANNING AND ZONING CO-CHAIR MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, MAXWELL, MALVEAUX, PEARCE, EHMAN, CLIFFORD, SHAH

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

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

- e. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND OR DENY APPROVAL OF ORDINANCE NO. 2026-1531, A ZONING MAP AMENDMENT FOR AN APPROXIMATELY 4.03-ACRE TRACT OF LAND CURRENTLY IN THE EXTRA TERRITORIAL JURISDICTION, INTO THE GENERAL COMMERCIAL (GC) DISTRICT**

JOSH BROTHERS ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING CO-CHAIR MALVEAUX TO APPROVE ORDINANCE NO. 2026-153, A ZONING MAP AMENDMENT FOR AN APPROXIMATELY 4.03-ACRE TRACT OF LAND CURRENTLY IN THE EXTRA TERRITORIAL JURISDICTION, INTO THE GENERAL COMMERCIAL (GC) DISTRICT . IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, MAXWELL, MALVEAUX, PEARCE, EHMAN, CLIFFORD, SHAH

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

VI. Adjournment

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

AYES: DOWDALL, MAXWELL, MALVEAUX, PEARCE, EHMAN, CLIFFORD, SHAH

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:06AM