



CITY OF Incorporated 1977

# FULSHEAR

281-346-1796 (ph) 281-346-2556 (fax)

30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

---

## PLANNING AND ZONING COMMISSION MINUTES

AUGUST 5, 2016

### **1. Call to Order**

*A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 8:30 a.m. on Friday, August 5, 2016 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.*

### **2. Quorum**

*A quorum was present.*

#### *Members Present:*

*Amy Pearce-Chairman  
Austin Weant-Co-Chair  
Dar Hakimzakeh  
Bijay Aryal  
Dawn McRea*

#### *Members Absent:*

*Jason Cherubini  
Harold Collins*

#### *City Staff:*

*D. (Diana) Gordon Offord, City Secretary  
Kimberly Kopecky, Deputy City Secretary  
Michael Ross, Assistant City Manager  
David Leyendecker, City Engineer  
Apryl Jensen  
Angela Fritz*

#### *Others Present:*

*Trey Devillier  
Jander Ortiz  
Tim Kunz  
Steve Hoyt*

**FULSHEAR PLANNING AND ZONING MINUTES  
AUGUST 5, 2016**

*Rod Sias  
Ron Lindsey  
John Rose  
Julie Ward  
And 12 others who did not sign in*

**3. Public Comment**

**Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and 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.*

**4. Public Hearing- SPECIAL USE PERMIT (33014 Front Street/ 8 Brothers BBQ)**

*Chairman Pearce announced item #4 has been withdrawn from the agenda. No action was taken.*

**5. Consideration and possible action to approve minutes from July 11, 2016 meeting.**

*A motion was made by Planning and Zoning member Weant. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:*

*Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant*

*Nays: None*

*Absent: Jason Cherubini*

*Harold Collins*

*Motion Passes*

**6. Consideration and possible action on Pleasant Grove/Final Plat**

*David Leyendecker recommended the Planning Commission turn down approval of this plat until they get the lien correct. A motion was made by Planning and Zoning member Hakimzakeh to deny Pleasant Grove/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:*

*Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant*

*Nays: None*

*Absent: Jason Cherubini*

*Harold Collins*

*Motion Passes (Plat Denied)*

**FULSHEAR PLANNING AND ZONING MINUTES  
AUGUST 5, 2016**

**7. Consideration and possible action on Bonterra at Cross Creek Ranch Section**

**5/Preliminary Plat**

*David Leyendecker stated both item 7 and 8 Bonterra's have made corrections and he recommends approval. A motion was made by Planning and Zoning member Hakimzakeh to approve Bonterra at Cross Creek Ranch Section 5/Preliminary Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following:*

*Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant*

*Nays: None*

*Absent: Jason Cherubini*

*Harold Collins*

*Motion Passes*

**8. Consideration and possible action on Bonterra at Cross Creek Ranch Section**

**6/Preliminary Plat**

*A motion was made by Planning and Zoning member Hakimzakeh to approve Bonterra at Cross Creek Ranch Section 6/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following:*

*Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant*

*Nays: None*

*Absent: Jason Cherubini*

*Harold Collins*

*Motion Passes*

**9. Consideration and possible action on Tamarron Crossing Section 4- Street**

**Dedication/Preliminary Plat**

*David Leyendecker states these have also been corrected. This is in the ETJ and must be approved by FBC and have double approval. A motion was made by Planning and Zoning member Weant to approve Tamarron Crossing Section 4-Street Dedication/Preliminary Plat with an added note that an additional 50 ft right of way would be dedicated by Firethorne to eventually make a 100 ft right of way. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:*

*Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant*

*Nays: None*

*Absent: Jason Cherubini*

*Harold Collins*

*Motion Passes*

**FULSHEAR PLANNING AND ZONING MINUTES  
AUGUST 5, 2016**

**10. Consideration and possible action on Tamarron Trace- Street Dedication Section 1/Preliminary Plat**

*A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Trace-Street Dedication/Preliminary Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:*

*Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant  
Nays: None  
Absent: Jason Cherubini  
Harold Collins*

*Motion Passes*

**11. Consideration and possible action on Tamarron Section 27/Preliminary Plat**

*A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Section 27/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:*

*Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant  
Nays: None  
Absent: Jason Cherubini  
Harold Collins*

*Motion Passes*

**12. Consideration and possible action on Tamarron Crossing Section 3- Street Dedication/Final Plat**

*Chairperson Pearce has the same comment as the previous plat with the 50 ft. vs. the 100 ft. right of way. David Leyendecker states they have made all changes and we can ask them to put that note on the Final before it goes to City Council. A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Crossing Section 3- Street Dedication/Final Plat with an added note and changes in signature block. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:*

*Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant  
Nays: None  
Absent: Jason Cherubini  
Harold Collins*

*Motion Passes*

**13. Consideration and possible action on Tamarron Section 26/Final Plat**

*David Leyendecker states this is different because there is a 2 and a half foot sliver in both school districts and in both surveys and abstract. He recommends approval. A motion was made*

**FULSHEAR PLANNING AND ZONING MINUTES  
AUGUST 5, 2016**

*by Planning and Zoning member Hakimzakeh to approve Tamarron Section 26/Final Plat with changes made to the signature block. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:*

*Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant*

*Nays: None*

*Absent: Jason Cherubini*

*Harold Collins*

*Motion Passes*

**14. Consideration and possible action on Tamarron Section 38/Final Plat**

*A motion was made by Planning and Zoning member Weant to approve Tamarron Section 38/Final Plat with changes to the signature block. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:*

*Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant*

*Nays: None*

*Absent: Jason Cherubini*

*Harold Collins*

*Motion Passes*

**15. Consideration and possible action on a Special Use Permit for 8 Brothers BBQ**

*Chairman Pearce states Item 15 has been removed as previously discussed.*

**\*\*SHORT RECESS FOR SETUP**

**16. Consideration and possible action to approve Master Signage Plan for The Market at Cross Creek Ranch**

*A presentation was started by Jeff Read with Read-King, a developer for HEB at Cross Creek Ranch. John Rose, an engineer for HEB speaks about changing lanes and how important signs are to safety. Mr. Read states this is a 60 acre development. Read-King, Johnson Development, and HEB wants to partner with the City and create something that makes sense for this project. We have 4600 ft of linear frontage along FM 1463 which would allow 46 signs. We are requesting 17 signs. For full presentation, please request a copy of audio.*

*A motion was made to postpone and set up a Special Meeting to discuss this item on Wednesday, August 10, 2016 at 3:30 p.m. by Planning and Zoning member Hakimzakeh. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:*

*Ayes: Planning and Zoning member Aryal, Hakimzakeh, McRea, Pearce, and Weant*

*Nays: None*

*Absent: Jason Cherubini*

**FULSHEAR PLANNING AND ZONING MINUTES  
AUGUST 5, 2016**

*Harold Collins*

*Motion Passes to Postpone*

**17. Consideration and possible action to approve request from Lamar Consolidated Independent School District regarding location at 1 Huggins Drive for an Alternative Standard of Compliance of the Architectural Design Standard**

*A presentation was made by Tim Kunz with VLK Architects with his colleague Jander Ortiz, and Steve Hoyt. The canopy is a free-standing aluminum canopy in matching colors to the existing canopy. The request is for approval of a 190 foot canopy. For full presentation, please request a copy of the audio.*

*A motion was made by Planning and Zoning member Weant to approve LCISD request for an Alternative Standard of Compliance of the Architectural Design Standard. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Aryal, Hakimzakeh, McRea, Pearce, and Weant*

*Nays: None*

*Absent: Jason Cherubini*

*Harold Collins*

*Motion Passes*

**18. Adjournment**

*A motion was made by Planning and Zoning member Hakimzakeh to adjourn. It was seconded by Planning and Zoning member Aryal.*