



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES

OCTOBER 7, 2016

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Co-Chairman Austin Weant at 8:32 a.m. on Friday, October 7, 2016 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:

Austin Weant-Co-Chair

Dar Hakimzakeh

Jason Cherubini

Harold Collins

Bijay Aryal

Dawn McRea

Members Absent:

Amy Pearce

City Staff:

D. (Diana) Gordon Offord, City Secretary

Kimberly Kopecky, Deputy City Secretary

David Leyendecker, City Engineer

Others Present:

Trey Devillier

Gerald Grissom

Bobby Skinner

Sarah Starr

And 3 others that did not sign in

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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. Consideration and possible action to approve minutes from the September 2, 2016 meeting

A motion was made by Planning and Zoning member Collins to approve September 2, 2016 minutes. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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

Motion Passes

5. Consideration and possible action on Tamarron Trace/Section 1/Street Dedication/Final Plat

A motion was made by Planning and Zoning member Collins to approve Tamarron Trace Section 1-Street Dedication/Final Plat. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

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

Motion Passes

6. Consideration and possible action on Tamarron Trace/Section 2/Street Dedication/Final Plat

A motion was made by Planning and Zoning member Collins to approve Tamarron Trace Section 2-Street Dedication/Final Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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

Motion Passes

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7. Consideration and possible action on Tamarron Trace/Section 3/Street Dedication/Final Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Trace Section 3-Street Dedication/Final Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following:

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

Motion Passes

8. Consideration and possible action on Tamarron Crossing/Section 1/Street Dedication/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Crossing Section 1-Street Dedication/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following:

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

Motion Passes

9. Consideration and possible action on Tamarron Crossing/Section 2/Street Dedication/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Crossing Section 2-Street Dedication/Preliminary Plat. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

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

Motion Passes

10. Consideration and possible action on Tamarron/Section 16/Final Plat

A motion was made by Planning and Zoning member Collins to approve Tamarron Section 16/Final Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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

Motion Passes

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11. Consideration and possible action on Tamarron/Section 30/Final Plat

A motion was made by Planning and Zoning member Collins to approve Tamarron Section 30/Final Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

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

Motion Passes

12. Consideration and possible action on Tamarron/Section 32/Preliminary Plat

A motion was made by Planning and Zoning member McRea to approve Tamarron Section 32/Preliminary Plat. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:

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

Motion Passes

13. Consideration and possible action on Tamarron/Section 36/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Section 36/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

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

Motion Passes

14. Consideration and possible action on Tamarron/Section 57/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Section 57/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

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

Motion Passes

15. Consideration and possible action on Cross Creek Ranch Detention and Water Quality Basins/Preliminary Plat

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David Leyendecker explains to Planning and Zoning members that this plat was submitted and approved in 2013. It did not get recorded in the 12 month period it was required to be recorded. He recommends approval of Cross Creek Ranch Detention and Water Quality Basins/Preliminary Plat. A motion was made by Planning and Zoning member Collins to approve Cross Creek Ranch Detention and Water Quality Basins/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, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None*

Absent: Amy Pearce

Motion Passes

16. Consideration and possible action on Cross Creek Ranch Water Well No. 4/Preliminary Plat

A motion was made by Planning and Zoning member McRea to approve Cross Creek Ranch Water Well No. 4/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

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

Absent: Amy Pearce

Motion Passes

17. Consideration and possible action on Creek Falls at Cross Creek Ranch/Section 8/Partial Replat No. 1/Preliminary Plat

David Leyendecker explains they are re-platting 5 lots that were previously platted and approved and creating 4 larger lots. He recommends approval. A motion was made by Planning and Zoning member Aryal to approve Creek Falls at Cross Creek Ranch Section 8 Partial Replat No. 1/Preliminary Plat. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:

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

Absent: Amy Pearce

Motion Passes

18. Consideration and possible action on Shops at Cross Creek/Preliminary Plat

David Leyendecker explains this plat was from 2014. It was approved but not recorded in the 12 month period it was required to be recorded. He recommends it be approved with the revision of names of the Mayor, Planning Commission Chairman and Co-Chairman and Fort Bend County Clerk on the final plat. A motion was made by Planning and Zoning member Hakimzakeh to approve (pending revisions) Shops at Cross Creek/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

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

Motion Passes

19. Consideration and possible action on The Market at Cross Creek Ranch SWC, LLC/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve The Market at Cross Creek Ranch SWC, LLC/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

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

Motion Passes

20. Consideration and possible action on Box's Playground/Final Plat (2nd Review)

David Leyendecker explains that there is a minor change- the lienholder's name is wrong. He asked the Commission members to approve and he would make sure he would get corrections today before this goes to Council. This plat has already been turned down once before. A motion was made by Planning and Zoning member Collins to approve Box's Playground/Final Plat (2nd review). It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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

Motion Passes

21. Consideration and possible action on Bonterra at Cross Creek Ranch Master Signage Plan

Bobby Skinner from Taylor Morrison Homes addressed the Commission members. He stated he is the Development Manager for Bonterra at Cross Creek Ranch and he worked with Michelle to get this to her liking. (for all commentary, request a copy of the recording)

A motion was made by Planning and Zoning member Collins to approve Bonterra at Cross Creek Ranch Master Signage Plan. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

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

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Motion Passes

22. Adjournment

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

The meeting adjourned.