



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 NOVEMBER 4, 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 8:31 a.m. on Friday, November 4, 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:

*Kimberly Kopecky, Deputy City Secretary
David Leyendecker, City Engineer
Michelle Killebrew, Building Official
CJ Snipes, City Manager
Michael Ross, Assistant City Manager*

Others Present:

*Trey Devillier
Gerald Grissom
Steve Sams
Eric Johnson*

**FULSHEAR PLANNING AND ZONING MINUTES
NOVEMBER 4, 2016**

And 9 others that 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

Notice is hereby given that a Public Hearing shall be held by the PLANNING AND ZONING COMMISSION of the City of Fulshear at its November 4, 2016 Meeting at 8:30 A.M. in the Fulshear City Hall, Council Chambers located at 30603 FM 1093, Fulshear, Texas 77441.

The purpose of the hearing is to receive comments from interested individuals regarding request for SPECIAL USE PERMIT.

Thrive Church is requesting a Special Use Permit for the property located at 30136 FM 1093. The property is currently in the downtown District and is used as Residential. They are requesting to use the property for Commercial Use, primarily for their offices. There will be 3 offices and a conference room, they will have 5 parking spaces behind the building. There will be no modifications made to the building at this time, except for code compliance. They will follow the regulation of the sign ordinance.

Project Site location: 30136 FM 1093, Fulshear, Texas 77441

A copy of the SPECIAL USE PERMIT request is available for review. Please contact the office of the City Secretary, 30603 FM 1093, Fulshear, Texas 77441 for more information or telephone 281-346-1796 x204.

Posted: October 17, 2016 CITY'S WEBSITE AND BULLETIN BOARD

A public hearing was called to order by Planning and Zoning Chairman Pearce for a Special Use Permit for Thrive Church at 8:32 a.m. Michelle Killebrew, Building Official (City of Fulshear) explained to the Planning and Zoning members and audience that no inspections were done yet. A Fire Marshall must come inspect and approve the building. There are 5 parking spaces in the back. There will be no major changes to the building. The signage must meet the ordinance. (Tom, from Thrive Church answered a couple questions) (For full commentary, request audio)

No citizens wished to speak.

Chairman Pearce closed this public hearing at 8:34 a.m.

**FULSHEAR PLANNING AND ZONING MINUTES
NOVEMBER 4, 2016**

5. Public Hearing

ORDINANCE NO. 2016-1228

An Ordinance calling a Public Hearing before the City Council of the City of Fulshear, Texas to be held on the 3rd day of November 2016, at 6:30 p.m. at the City of Fulshear City Hall, 30603 FM 1093 West, Fulshear, Texas to hear any and all persons desiring to be heard on or in connection with any matter or question involving the proposed imposition of a MORATORIUM on issuance of permits or plats for the development of hotels or motels within the jurisdiction of the City of Fulshear, Texas; and directing that said notice be published in the official newspaper of the City of Fulshear and posting on the City's website, and calling a second Public Hearing before the PLANNING AND ZONING COMMISSION of the City of Fulshear, Texas to be held on the 4th day of November 2016, at 8:30 a.m. at the City of Fulshear City Hall, 30603 FM 1093 West, Fulshear, Texas on the subject referenced above and notices be published and posted as reference above.

No Action Was Taken on Item #5

6. Consideration and possible action on Minutes from October 7, 2016 Planning and Zoning Meeting

A motion was made by Planning and Zoning member Weant to approve minutes from the Planning and Zoning meeting on October 7, 2016. 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

7. Consideration and possible action on Creek Falls at Cross Creek Ranch-Unrestricted Reserve/Preliminary Plat

David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzakeh to approve Creek Falls at Cross Creek Ranch-Unrestricted Reserve/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 Jordan Ranch Street Dedication No. 2 and Reserves/Preliminary Plat

**FULSHEAR PLANNING AND ZONING MINUTES
NOVEMBER 4, 2016**

David Leyendecker states that he received corrections on 8-14 (all of the Jordan Ranch/Preliminary Plats) and he recommends approval of all of these plats. Chairman Pearce asks the Commission to take Items 8 through 14 (all Jordan Ranch Preliminary Plats) as corrected together. A motion was made by Planning and Zoning member Hakimzakeh to approve line Item 8 through line Item 14 (Jordan Ranch Sections/Preliminary Plats). 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 Jordan Ranch Section 8/Preliminary Plat

Refer to Agenda Item 8 (Motion passes)

10. Consideration and possible action on Jordan Ranch Section 9/Preliminary Plat

Refer to Agenda Item 8 (Motion passes)

11. Consideration and possible action on Jordan Ranch Section 10/Preliminary Plat

Refer to Agenda Item 8 (Motion passes)

12. Consideration and possible action on Jordan Ranch Section 11/Preliminary Plat

Refer to Agenda Item 8 (Motion passes)

13. Consideration and possible action on Jordan Ranch Section 12/Preliminary Plat

Refer to Agenda Item 8 (Motion passes)

14. Consideration and possible action on Jordan Ranch Section 13/Preliminary Plat

Refer to Agenda Item 8 (Motion passes)

15. Consideration and possible action on The Brooks Section 2/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve The Brooks Section 2/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, Hakimzakeh, McRea, Pearce and Weant

Nays: None

Absent: Jason Cherubini

Harold Collins

**FULSHEAR PLANNING AND ZONING MINUTES
NOVEMBER 4, 2016**

Motion Passes

16. Consideration and possible action on Creek Falls at Cross Creek Ranch Section 8-Partial Replat No. 1/Final Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve Creek Falls at Cross Creek Ranch Section 8-Partial Replat No. 1/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

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

A motion was made by Planning and Zoning member Hakimzakeh to approve The Market at Cross Creek Ranch SWC, LLC/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, Hakimzakeh, McRea, Pearce and Weant

Nays: None

Absent: Jason Cherubini

Harold Collins

Motion Passes

18. Consideration and possible action on Cross Creek Ranch Water Well No. 4/Final Plat

David Leyendecker informs the Commission members that they need to add a minimum of 14 feet to the access easement. David Leyendecker recommends to approve and he will make sure the extra 4 foot gets added before it gets recorded. It will be done by metes and bounds description. A motion was made by Planning and Zoning member Hakimzakeh to approve Cross Creek Ranch Water Well No. 4/Final Plat (changing the easement to 14 feet). It was seconded by Planning and Zoning member Aryal. (For full commentary, request audio) 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

19. Consideration and possible action on Tamarron Section 32/Final Plat

Chairman Pearce asks the Commission to take Items 19 through 21 together. They are all Tamarron/Final Plats and all with no comments from the Engineer. David Leyendecker, City Engineer recommends approval of all 3 plats. A motion was made by Planning and Zoning member McRea to approve Items 19 through 21 (Tamarron Sections 32, 36, 57/Final Plats). It

**FULSHEAR PLANNING AND ZONING MINUTES
NOVEMBER 4, 2016**

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

20. Consideration and possible action on Tamarron Section 36/Final Plat

Refer to Agenda Item 19 (Motion passes)

21. Consideration and possible action on Tamarron Section 57/Final Plat

Refer to Agenda Item 19 (Motion passes)

22. Consideration and possible action on Cross Creek Ranch Detention and Water Quality Basins/Final Plat

A motion was made by Planning and Zoning member Weant to approve Cross Creek Ranch Detention and Water Quality Basins/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, Hakimzakeh, McRea, Pearce and Weant

Nays: None

*Absent: Jason Cherubini
Harold Collins*

Motion Passes

23. Consideration and possible action on Christian Brothers Fulshear/Final Plat

David Leyendecker recommended the members Deny this plat so the Title Company could fix the problems (lienholder subordination needed, discrepancy on acreage, add names of Chairman/Co-Chairman). A motion was made by Planning and Zoning member Hakimzakeh to Deny Christian Brothers Fulshear/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, Hakimzakeh, McRea, Pearce and Weant

Nays: None

*Absent: Jason Cherubini
Harold Collins*

Motion Passes (Plat Denied)

CJ Snipes requests a brief recess (by staff) to confer on issues. Chairman Pearce calls for a brief recess at 8:48 a.m.

Chairman Pearce calls the meeting back to order at 8:52 a.m.

**FULSHEAR PLANNING AND ZONING MINUTES
NOVEMBER 4, 2016**

24. Consideration and possible action on Shops at Cross Creek/Final Plat

David Leyendecker notifies the Commission that this plat has some major issues and he recommends that it be Denied. There are 2 projects with the exact same name but different owners. A motion was made by Planning and Zoning member Hakimzakeh to Deny Shops at Cross Creek/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, Hakimzakeh, McRea, Pearce and Weant

Nays: None

Absent: Jason Cherubini

Harold Collins

Motion Passes (Plat Denied)

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

This plat is the same as previous and David Leyendecker recommends to deny. A motion was made by Planning and Zoning member Hakimzakeh to Deny Shops at Cross Creek II/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 (Plat Denied)

26. Consideration and possible action on a Special Use Permit for Thrive Church

A motion was made by Planning and Zoning member Hakimzakeh to approve a Special Use Permit for Thrive Church. 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

27. Consideration and possible action on a proposed imposition of a Moratorium on issuance of permits or plats for the development of hotels or motels within the jurisdiction of the City of Fulshear

No Action Was Taken on Item #27

28. Adjournment

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

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

**FULSHEAR PLANNING AND ZONING MINUTES
NOVEMBER 4, 2016**

Nays: None

Absent: Jason Cherubini

Harold Collins

The meeting adjourned at 8:55 a.m.