



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 DECEMBER 2, 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, December 2, 2016 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.*

### **2. Quorum**

*A quorum was present.*

#### *Members Present:*

*Amy Pearce-Chairman*

*Dar Hakimzakeh*

*Dawn McRea*

*Jason Cherubini*

#### *Members Absent:*

*Harold Collins*

*Bijay Aryal*

*Austin Weant*

#### *City Staff:*

*Diana Gordon Offord, City Secretary*

*Kimberly Kopecky, Deputy City Secretary*

*David Leyendecker, City Engineer*

*Michelle Killebrew, Building Official*

*CJ Snipes, City Manager*

#### *Others Present:*

*Gerald Grissom*

*Mark Armstrong*

*Ryan Moeckel*

*And 5 others that did not sign in*

### **3. Public Comment**

**FULSHEAR PLANNING AND ZONING MINUTES  
DECEMBER 2, 2016**

**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 November 4, 2016 Planning and Zoning meeting**

*A motion was made by Planning and Zoning member Hakimzakeh to approve minutes from November 4, 2016 Planning and Zoning meeting. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce*

*Nays: None*

*Absent: Bijay Aryal*

*Harold Collins*

*Austin Weant*

*Motion Passes*

**5. Consideration and possible action to approve Creek Falls at Cross Creek Ranch-Unrestricted Reserve/Final Plat**

*Per David Leyendecker, this is complete and used for recreational. It will be used for a pool or pool house. David Leyendecker recommends approval. A motion was made by Planning and Zoning member McRea to approve Creek Falls at Cross Creek Ranch-Unrestricted Reserve/Final Plat. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce*

*Nays: None*

*Absent: Bijay Aryal*

*Harold Collins*

*Austin Weant*

*Motion Passes*

*\*\*This plat is listed as single family only because our form does not have an option to list as recreational/other.*

**6. Consideration and possible action to approve Parklane Fulshear/Preliminary Plat**

*David Leyendecker recommends approval. This is a multi-family tract that was set up in the development agreement. A motion was made by Planning and Zoning member Hakimzakeh to approve Parklane Fulshear/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce*

*Nays: None*

**FULSHEAR PLANNING AND ZONING MINUTES  
DECEMBER 2, 2016**

*Absent: Bijay Aryal  
Harold Collins  
Austin Weant*

*Motion Passes*

**7. Consideration and possible action to approve Christian Brothers/Final Plat (2<sup>nd</sup> Review)**  
*David Leyendecker recommends approval. A motion was made by Planning and Zoning member Cherubini to approve Christian Brothers/Final Plat (2<sup>nd</sup> Review). It was seconded by Planning and Zoning member McRea. The motion was carried by the following:*

*Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce*

*Nays: None*

*Absent: Bijay Aryal  
Harold Collins  
Austin Weant*

*Motion Passes*

*Chairman Pearce asks the Commission to take Items 8 and 9 together.*

**8. Consideration and possible action to approve Tamarron Crossing Section 1-Street Dedication/Final Plat**

*David Leyendecker states both items 8 and 9 are straight street dedications and he recommends approval. A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Crossing Section 1-Street Dedication/Final Plat. It was seconded by Planning and Zoning member McRea. The motion was carried by the following:*

*Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce*

*Nays: None*

*Absent: Bijay Aryal  
Harold Collins  
Austin Weant*

*Motion Passes*

**9. Consideration and possible action to approve Tamarron Crossing Section 2-Street Dedication/Final Plat**

*David Leyendecker states both items 8 and 9 are straight street dedications and he recommends approval. A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Crossing Section 2-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 members Cherubini, Hakimzakeh, McRea, and Pearce*

*Nays: None*

*Absent: Bijay Aryal  
Harold Collins  
Austin Weant*

**FULSHEAR PLANNING AND ZONING MINUTES  
DECEMBER 2, 2016**

*Motion Passes*

**10. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 2/Final Plat**

*David Leyendecker recommends approval. Everything was set up in the development agreement for this plat. A motion was made by Planning and Zoning member Hakimzakeh to approve Bonterra at Cross Creek Ranch Section 2/Final Plat. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce*

*Nays: None*

*Absent: Bijay Aryal*

*Harold Collins*

*Austin Weant*

*Motion Passes*

*Chairman Pearce asks the Commission to take Items 11 and 12 together.*

**11. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 8/Preliminary Plat**

*These were both plats that were not filed in a timely manner (not recorded with Fort Bend County) and needed to be re-submitted as preliminary plats. David Leyendecker states the Ordinance does allow a variance for 50 foot streets if they are just a short cul-de-sac and not a thru street. These were previously given a variance and he recommends we do the same and approve. A motion was made by Planning and Zoning member Hakimzakeh to approve Fulbrook on Fulshear Creek Section 8/Preliminary Plat. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce*

*Nays: None*

*Absent: Bijay Aryal*

*Harold Collins*

*Austin Weant*

*Motion Passes*

**12. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 12/Preliminary Plat**

*These were both plats that were not filed in a timely manner (not recorded with Fort Bend County) and needed to be re-submitted as preliminary plats. David Leyendecker states the Ordinance does allow a variance for 50 foot streets if they are just a short cul-de-sac and not a thru street. These were previously given a variance and he recommends we do the same and approve. A motion was made by Planning and Zoning member Hakimzakeh to approve Fulbrook on Fulshear Creek Section 12. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce*

**FULSHEAR PLANNING AND ZONING MINUTES  
DECEMBER 2, 2016**

*Nays: None*

*Absent: Bijay Aryal  
Harold Collins  
Austin Weant*

*Motion Passes*

**13. Consideration and possible action to approve Cross Creek Commercial/Final Plat (Re-submittal) \*\*\*Previously named Shops at Cross Creek**

*Per CJ and David Leyendecker, the staff requested a name change. David Leyendecker states everything has been taken care of (corrections) on plats. A motion was made by Planning and Zoning member McRea to approve Cross Creek Commercial/Final Plat (Re-submittal). It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce*

*Nays: None*

*Absent: Bijay Aryal  
Harold Collins  
Austin Weant*

*Motion Passes*

**14. Consideration and possible action to approve Cross Creek Commercial II/Preliminary Plat (Re-submittal) \*\*\* Previously named Shops at Cross Creek II**

*Per CJ and David Leyendecker, the staff requested a name change. David Leyendecker states everything has been taken care of (corrections) on plats. A motion was made by Planning and Zoning member Hakimzakeh to approve Cross Creek Commercial II/Preliminary Plat (Re-Submittal). It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce*

*Nays: None*

*Absent: Bijay Aryal  
Harold Collins  
Austin Weant*

**15. Adjournment**

*A motion was made by Planning and Zoning member Hakimzakeh to adjourn. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:*

*Ayes: Planning and Zoning members Cherubini, Hakimzakeh, McRea, and Pearce*

*Nays: None*

*Absent: Bijay Aryal  
Harold Collins  
Austin Weant*

*The meeting adjourns at 8:42 a.m.*