



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES JANUARY 6, 2017

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 8:32 a.m. on Friday, January 6, 2017 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

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

Sharon Valiante, Public Works Director

Others Present:

Mark Armstrong

Trey Devillier

Gerald Grissom

Kaye Kahlich

And 3 other people that did not sign in

3. Public Comment

**FULSHEAR PLANNING AND ZONING MINUTES
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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 – VARIANCE REQUEST

Notice is hereby given that a Public Hearing shall be held by the Planning and Zoning Committee of the City of Fulshear at its January 6, 2017 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.

The location of the premises in question is located in the Downtown District, Lot 1 Block 1, Platinum Estates, specifically the address is 30406 Second Street, Fulshear, Texas 77441.

The applicant is seeking a variance to the Zoning Ordinance so as to permit the construction of an accessory structure 5 foot off of the property line on Second Street.

Specific relief is requested from Section 1-163 (b)(5) which states that the minimum front building line setback shall be 25 feet for single family properties. 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.

Project Site Location: 30406 Second Street, Fulshear, Texas 77441

Property Owner: Mike Davenport

A copy of said application and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas 77441. If you have any questions regarding this request, please call the City Secretary's office at 281-346-1796 x204.

Posted: December 20, 2016

Sharon Valiante introduced herself as the new Public Works Director for the City of Fulshear. Michelle Killebrew took over the presentation. There is an existing accessory building that is a little over the property line. Owner is wanting to move it so it is more in compliance. (For full commentary, please request audio recording.) Michelle answered questions by several members from the Planning and Zoning Commission.

No citizens spoke at the Public Hearing.

The Public Hearing was closed by Chairman Pearce at 8:39 A.M.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on December 2, 2016

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A motion was made by Planning and Zoning member Collins to approve the Minutes from the Planning and Zoning Commission meeting held on December 2, 2016. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce, and Weant

Nays: None

Absent: None

Motion Passes

6. Consideration and possible action to approve Cross Creek Commons (Retail Site) Replat No. 1/Preliminary Plat

David Leyendecker explains they may be making more changes and will probably have to come back but the Engineer requests approval and he can recommend as such because it is a preliminary plat.

A motion was made by Planning and Zoning member Collins to approve Cross Creek Commons (Retail Site) Replat No. 1/Preliminary Plat contingent on the City Engineer recommendations (corrections still need to be made). It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant

Nays: None

Absent: None

Motion Passes

7. Consideration and possible action to approve Parklane Fulshear/Final Plat

Per David Leyendecker the corrections have been made and he recommends approval. A motion was made by Planning and Zoning member Collins to approve Parklane Fulshear/Final Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant

Nays: None

Absent: None

Motion Passes

8. Consideration and possible action to approve Fulbrook on Fulshear Creek- Section 8/Final Plat (already approved but did not get recordation done timely/Preliminary plat approved on 12/2/16)

A motion was made by Planning and Zoning member Collins to approve Fulbrook on Fulshear Creek-Section 8/Final Plat contingent on the City Engineer's recommendations. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant

Nays: None

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Absent: None

Motion Passes

9. Consideration and possible action to approve Fulbrook on Fulshear Creek- Section 12/Final Plat (already approved but did not get recordation done timely/Preliminary plat approved on 12/2/16)

***Dawn has concerns about the drainage. CJ Snipes and David Leyendecker explain to the Commission members about drainage and detention in this location. (For full commentary, please request the audio.) David Leyendecker recommends we approve this plat. He will look at the drainage but the drainage is not really a platting issue. A motion was made by Planning and Zoning member Collins to approve Fulbrook on Fulshear Creek-Section 12/Final Plat. It was seconded by Planning and Zoning member Hakimzakeh.*

The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant

Nays: None

Absent: None

Motion Passes

10. Consideration and possible action to approve a Variance Request to permit the construction of an accessory structure 5 foot off of the front property line, located at 30406 Second Street, Fulshear, Texas 77441

A motion was made by Planning and Zoning member McRea to approve the Variance located at 30406 Second Street, Fulshear, Texas 77441. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant

Nays: None

Absent: None

Motion Passes

Chairman Pearce asks the Commission to take Items 11 and 12 together. There were no objections.

11. Consideration and possible action to approve Tamarron Trace Section 2- Street Dedication/Preliminary Plat (previously approved by Planning & Zoning and City Council but developer changed plat after approval)

See Item 12

12. Consideration and possible action to approve Tamarron Trace Section 3- Street Dedication/Preliminary Plat (previously approved by Planning & Zoning and City Council but developer changed plat after approval)

A motion was made by Planning and Zoning member Aryal to approve Tamarron Trace Section 2-Street Dedication/Preliminary Plat AND Tamarron Trace Section 3-Street

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Dedication/Preliminary Plat (Items 11 and 12). It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant

Nays: None

Absent: None

Motion Passes

13. Consideration and possible action to approve Tamarron Coles Canyon and Rileys Ridge-Street Dedication/Preliminary Plat (previously approved by Planning & Zoning and City Council but developer changed plat after approval)

A motion was made by Planning and Zoning member Weant to approve Tamarron Coles Canyon and Rileys Ridge-Street Dedication/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant

Nays: None

Absent: None

Motion Passes

14. Consideration and possible action to approve Tamarron Section 16/Preliminary Plat (previously approved by Planning & Zoning and City Council but developer changed plat after approval)

Per David Leyendecker this plat has been through the Preliminary and Final stages, but the developer changed some configuration/added some extra street access. David Leyendecker recommends approval. A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Section 16/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant

Nays: None

Absent: None

15. Adjournment

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

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzakeh, McRea, Pearce and Weant

Nays: None

Absent: None

The meeting adjourns at 8:59 a.m.