



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES MARCH 3, 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 8:30 a.m. on Friday, March 3, 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

Jason Cherubini

Bijay Aryal

Austin Weant

Members Absent:

Dawn McRea

Harold Collins

City Staff:

Diana Gordon Offord, City Secretary

Kimberly Kopecky, Deputy City Secretary

David Leyendecker, City Engineer

CJ Snipes, City Manager

Sharon Valiante, Public Works Director

Brant Gary, Executive Director of Planning and Development

Kerry Sigler, Chief Building Inspection Supervisor

Others Present:

Trey Devillier

Gerald Grissom

And 3 other people that did not sign in

3. Public Comment

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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. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on February 3, 2017

A motion was made by Planning and Zoning member Weant to approve Minutes from Planning and Zoning Commission meeting held on February 3, 2017. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:

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

Nays: None

Absent: Harold Collins

Dawn McRea

Motion Passes

5. Consideration and possible action to approve Cross Creek Commercial II/Final Plat

David Leyendecker states everything has been addressed and he recommends approval.

A motion was made by Planning and Zoning member Hakimzakeh to approve Cross Creek Commercial II/Final Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

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

Nays: None

Absent: Harold Collins

Dawn McRea

Motion Passes

6. Consideration and possible action to approve The Market at Cross Creek Ranch- Partial Replat No. 1/Final Plat

David Leyendecker recommends approval. All items have been addressed. A motion was made by Planning and Zoning member Hakimzakeh to approve The Market at Cross Creek Ranch- Partial Replat No. 1/Final 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, Hakimzakeh, Pearce and Weant

Nays: None

Absent: Harold Collins

Dawn McRea

Motion Passes

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7. Consideration and possible action to approve Cross Creek Commons Retail Site- Partial Replat No. 1/Final Plat

David Leyendecker recommends approval. A motion was made by Planning and Zoning member Hakimzakeh to approve Cross Creek Commons Retail Site- Partial Replat No. 1/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following:

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

Nays: None

Absent: Harold Collins

Dawn McRea

Motion Passes

8. Consideration and possible action to approve Tamarron Section 24/Final Plat

Planning and Zoning Chairman Pearce asks the Commission to take Items 8 through 10 together. There was no objection. (See Item 10)

9. Consideration and possible action to approve Tamarron Section 31/Final Plat

(See Item 10)

10. Consideration and possible action to approve Tamarron Section 36/Final Plat

David Leyendecker recommends approval of all three items. A motion was made by Planning and Zoning member Weant to approve Items 8 through 10 (Tamarron Section 24/Final Plat, Tamarron Section 31/Final Plat, and Tamarron Section 36/Final Plat). It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following:

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

Nays: None

Absent: Harold Collins

Dawn McRea

Motion Passes

11. Consideration and possible action to approve Katy ISD Elementary School No. 41/Final Plat

David Leyendecker states they turned in a traffic impact analysis. He recommends approval. Note the streets are not in yet on this plat. A motion was made by Planning and Zoning member Hakimzakeh to approve Katy ISD Elementary School No. 41/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

Nays: None

Absent: Harold Collins

Dawn McRea

Motion Passes

12. Consideration and possible action to approve Commercial Reserves at 1463/Preliminary Plat

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David Leyendecker states they are working on trying to move the sewer line to the front. He recommends this plat be approved and this issue will be worked out before the final plat. A motion was made by Planning and Zoning member Hakimzakeh to approve Commercial Reserves at 1463/Preliminary Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

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

Nays: None

Absent: Harold Collins

Dawn McRea

Motion Passes

13. Consideration and possible action to approve A Sign Variance Request located at 8030 FM 359 Suite G (Owner: Carla Casey, Applicant: David Newton)

Kerry Sigler states staff recommends approval. CJ Snipes explains that even though there is not a street there yet, there will be. A motion was made by Planning and Zoning member Aryal to approve A Sign Variance Request located at 8030 FM 359 Suite G (Owner: Carla Casey, Applicant: David Newton). It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:

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

Nays: None

Absent: Harold Collins

Dawn McRea

Motion Passes

14. Adjournment

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

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

Nays: None

Absent: Harold Collins

Dawn McRea

The meeting adjourns at 8:42 a.m.