



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES JULY 7, 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, July 7, 2017 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:

*Amy Pearce-Chairman
Jason Cherubini
Bijay Aryal
Austin Weant*

Members Absent:

*Dar Hakimzadeh
Dawn McRea
Harold Collins*

City Staff:

*Diana Gordon Offord, City Secretary
Kimberly Kopecky, Deputy City Secretary
CJ Snipes, City Manager
Sharon Valiante, Public Works Director
Brant Gary, Executive Director of Planning and Development (arrived @ 8:35 a.m.)*

Others Present:

*Gerald Grissom
Eric Johnson
And 4 other people that did not sign in*

3. Public Comment

**FULSHEAR PLANNING AND ZONING MINUTES
JULY 7, 2017**

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 June 2, 2017

A motion was made by Planning and Zoning member Aryal to approve Minutes from Planning and Zoning Commission meeting held on June 2, 2017. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

Nays: None

Absent: Harold Collins

Dar Hakimzadeh

Dawn McRea

Motion Passes

5. Consideration and possible action to approve Tamarron Section 29/Preliminary Plat

A motion was made by Planning and Zoning member Weant to approve Tamarron Section 29/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, Pearce, and Weant

Nays: None

Absent: Harold Collins

Dar Hakimzadeh

Dawn McRea

Motion Passes

6. Consideration and possible action to approve Creek Cove at Cross Creek Ranch Section 11/Final Plat

A motion was made by Planning and Zoning member Aryal to approve Creek Cove at Cross Creek Ranch Section 11/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, Pearce, and Weant

Nays: None

Absent: Harold Collins

Dar Hakimzadeh

Dawn McRea

Motion Passes

**FULSHEAR PLANNING AND ZONING MINUTES
JULY 7, 2017**

7. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 12-Partial Replat No. 1/Final Plat

Per Sharon Valiante, this is a replat to remove an aerial easement that is no longer required. There are no other changes to this plat. Per Amy Pearce, the signature page needs to be updated. A motion was made by Planning and Zoning member Aryal to approve Fulbrook on Fulshear Creek Section 12- 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 members Aryal, Cherubini, Pearce, and Weant

Nays: None

Absent: Harold Collins

Dar Hakimzadeh

Dawn McRea

Motion Passes

8. Consideration and possible action to approve Jordan Ranch- Section 14/Preliminary Plat

A motion was made by Planning and Zoning member Weant to approve Jordan Ranch- Section 14/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, Pearce, and Weant

Nays: None

Absent: Harold Collins

Dar Hakimzadeh

Dawn McRea

Motion Passes

9. Consideration and possible action to approve Creek Falls Drive- Extension No. 2/Preliminary Plat

Per Sharon Valiante, the comments on the City Engineer's report have been addressed. A motion was made by Planning and Zoning member Weant to approve Creek Falls Drive- Extension No. 2/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, Pearce, and Weant

Nays: None

Absent: Harold Collins

Dar Hakimzadeh

Dawn McRea

Motion Passes

10. Consideration and possible action to approve Creek Falls at Cross Creek Ranch- Section 10/Preliminary Plat

Per Sharon Valiante, the recommendation is that the plat be approved on the stipulation that the ROW for Damon Creek Lane be increased to 60'. A motion was made by Planning and Zoning

**FULSHEAR PLANNING AND ZONING MINUTES
JULY 7, 2017**

member Aryal to approve Creek Falls at Cross Creek Ranch- Section 10/Preliminary Plat with the stipulation that the Right of Way for Damon Creek Lane be increased to 60'. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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

Nays: None

Absent: Harold Collins

Dar Hakimzadeh

Dawn McRea

Motion Passes

11. Consideration and possible action to approve Creek Falls at Cross Creek Ranch- Section 11/Preliminary Plat

Per Amy Pearce, all corrections have been made. Sharon Valiante confirmed. Ms. Pearce asks if the lot or part of lot is partly in a ditch or berm, is that affected when you build on it? The representative from the Engineering firm (she did not sign in) stated those were the existing contours but as the final design comes in, they will be addressing them.

A motion was made by Planning and Zoning member Cherubini to approve Creek Falls at Cross Creek Ranch- Section 11/Preliminary 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, Pearce, and Weant

Nays: None

Absent: Harold Collins

Dar Hakimzadeh

Dawn McRea

Motion Passes

****Diana Offord, City Secretary, asked if the stipulation on **Item 10** (increasing ROW to 60') needed to be corrected by the final plat. Planning and Zoning members Pearce, Aryal, and Cherubini agreed it needed to be done by the final plat submission.*

12. Adjournment

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

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

Nays: None

Absent: Harold Collins

Dar Hakimzadeh

Dawn McRea

Motion Passes

The meeting was adjourned at 8:42 a.m.