



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 AUGUST 4, 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, August 4, 2017 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:

*Dar Hakimzadeh
Jason Cherubini
Amy Pearce
Bijay Aryal
Harold Collins*

Members Absent:

*Austin Weant
Dawn McRea*

City Staff:

*Diana Gordon Offord, City Secretary
Kimberly Kopecky, Deputy City Secretary
Michelle Killebrew, Chief Building Official
David Leyendecker, City Engineer
Brant Gary, Executive Director of Planning & Development*

Others Present:

*Gerald Grissom
Trey Devillier
Mike Roller (*did not stay for meeting*)
John Herzog
Luis Valencia
John Lebourhis (*came in late*)
And 3 others that did not sign in*

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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

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; **the first Public Hearing will be held by the Planning and Zoning Commission on August 4, 2017 at 8:30 a.m.**; the second hearing will be held by the City Council. First hearing will be in the City Council Chambers of the City of Fulshear, located at 30603 FM 1093 at which time and place all interested persons will be given an opportunity to be heard. (The second hearing will be held by the City Council on August 15, 2017 at 7:00 p.m., Irene Stern Community Center, located at 6920 Katy Fulshear Road, Fulshear, TX).

The location of the premises in question is located in the Downtown District, Lots 5 & 8 Block 10 of the City of Fulshear, specifically the address is **8310 Wilson Street, Fulshear, Texas 77441.**

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance to permit the use of a structure from Residential to Commercial (Specifically Business/Office use).

Specific relief is requested from Section 1-193 (c) (2) (g) which states that the use of an Office within the Downtown District is permitted if they are approved in the process outlined in section 1-283.

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/Council.

A copy of said application and documents is on file at Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas 77441 on Monday through Thursday from 8:00 a.m. to 5:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m. in the City Secretary's office for all interested parties prior to said hearing for your review.

If you have any questions regarding this request please call the City Secretary's office at 281-346-1796 x204.

The Public Hearing was opened for discussion by Chairman Pearce at 8:30 a.m.

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Michelle Killebrew stated the applicant was not here yet. She stated the current use is a Residence. The owner would like to create an office use out of it. He created a parking plan. He is asking for a variance for the parking so he can have crushed granite or something like that. We are asking for some sort of bumpers or car stalls to protect the property from vehicles. There is a traffic letter from David Leyendecker that says it does not impede on traffic. There will be no modifications except what is required for ADA. He will need a ramp.

*Amy Pearce asked about an existing concrete driveway. Michelle Killebrew answered.
Amy Pearce asked about lighting. Michelle Killebrew answered.
Michelle Killebrew stated he would put in a 6 ft. to 8 ft. sign. He will comply with the sign ordinance.*

(For full commentary, request audio)

Brant Gary explains that the City's comprehensive plan calls for a re-use of existing legacy structures for a mixed use approach.

The Public Hearing was closed by Chairman Pearce at 8:37 a.m.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on July 7, 2017

A motion was made by Planning and Zoning member Collins to approve the Minutes from the Planning and Zoning Commission meeting held on July 7, 2017. 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, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

6. Consideration and possible action to approve The Brooks at Cross Creek Ranch Section 3/Preliminary Plat

David Leyendecker recommends this plat be approved with corrections. A motion was made by Planning and Zoning member Hakimzadeh to approve The Brooks at Cross Creek Ranch Section 3/Preliminary Plat. 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, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

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7. Consideration and possible action to approve Willows at Cross Creek Ranch Section 2/Preliminary Plat

David Leyendecker recommends approval with the corrections. Amy Pearce asks about people parking in the street. The representative stated there is parking in the cul-de-sac. Rob Bamford explains that there are 27 off street parking stalls. (For full commentary, request audio)

A motion was made by Planning and Zoning member Collins to approve Willows at Cross Creek Ranch Section 2/Preliminary Plat per David Leyendecker's recommendations. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

8. Consideration and possible action to approve Thrive Church Fulshear/Preliminary Plat

Bijay Aryal asks if anyone from Thrive Church is in the audience. No one from Thrive attended the meeting. David Leyendecker states the preliminary plat is fine. They will need a zoning change before the final. Discussion continues for several minutes. (For full commentary, request audio). David Leyendecker recommends approval of this plat. A motion was made by Planning and Zoning member Collins to approve Thrive Church Fulshear/Preliminary Plat based on David Leyendecker's recommendation. 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, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

9. Consideration and possible action to approve Katy Independent School District High School No. 9 and Junior High No. 16/Preliminary Plat

David Leyendecker recommends the preliminary plat be approved. There are some issues to look at when the final plat comes to staff. We want to look at a Traffic Impact Study before we get to the final platting to see if it is appropriate or not. Gerald Grissom respectfully asks to remove the TIA as a condition of approval. Brant Gary clarifies that P and Z's role is to make a positive or negative recommendation for City Council to approve or disapprove a plat. Discussion continues between P and Z members, Brant Gary, Rob Bamford and Gerald Grissom. (For full commentary, request audio). Brant Gary states we need the information that traffic can flow correctly. David Leyendecker recommends the preliminary plat be approved. A motion was made by Planning and Zoning member Hakimzadeh to approve Katy Independent School District High School No. 9 and Junior High No. 16/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

10. Consideration and possible action to approve W. Cross Creek Bend Ext. 4 – Street Dedication/Preliminary Plat

Per David Leyendecker, corrections have been made and he recommends approval. A motion was made by Planning and Zoning member Hakimzadeh to approve W. Cross Creek Bend Ext. 4 – Street Dedication/Preliminary Plat. 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, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

11. Consideration and possible action to approve Creek Falls at Cross Creek Ranch Section 5/Final Plat

Per David Leyendecker, there are 2 minor issues. With those being part of the approval, he recommends this final plat be approved. A motion was made by Planning and Zoning member Hakimzadeh to approve Creek Falls at Cross Creek Ranch Section 5/Final Plat with corrections. 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, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

12. Consideration and possible action to approve Tamarron Section 29/Final Plat

David Leyendecker states we received corrections. He recommends approval. A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Section 29/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, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

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Motion Passes

13. Consideration and possible action to approve Tamarron Section 43/Preliminary Plat

David Leyendecker recommends the preliminary plat be approved. A motion was made by Planning and Zoning member Collins to approve Tamarron Section 43/Preliminary Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

14. Consideration and possible action to approve Jordan Ranch Street Dedication No. 2 and Reserves/Final Plat

David Leyendecker states there are corrections on this plat and he recommends approval. This plat will also have to be approved through Fort Bend County and the Fort Bend County Drainage District since it is in the ETJ. A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Street Dedication No. 2 and Reserves/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, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

15. Consideration and possible action to approve Jordan Ranch Section 9/Final Plat

Per David Leyendecker, the corrections were made and he recommends approval. A motion was made by Planning and Zoning member Collins to approve Jordan Ranch Section 9/Final Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

16. Consideration and possible action to approve Jordan Ranch Section 12/Final Plat

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David Leyendecker recommends approval. A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Section 12/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, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

17. Consideration and possible action to approve Kiddos Ranch/Preliminary Plat

Per David Leyendecker, this plat is located in the ETJ on Rose Lane. It is a private road. They are subdividing this into 2 tracts. There is an existing house that will remain on one reserve. The second reserve is for a daycare center. David Leyendecker recommends approval.

A motion was made by Planning and Zoning member Hakimzadeh to approve Kiddos Ranch/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, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

18. Consideration and possible action to approve Commercial Reserves at FM 1463/Preliminary Plat (Re-Submittal)

Per David Leyendecker, we have approved this plat previously. They went to TXDot and Fort Bend County and they requested additional right of way after it got approved here. They made changes to meet approval of TXDot standards and David Leyendecker recommends approval of this plat. A motion was made by Planning and Zoning member Collins to approve Commercial Reserves at FM 1463/Preliminary Plat (Re-Submittal). It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

19. Consideration and possible action to approve Special Use Permit for Business/Office use located at 8310 Wilson Street, Fulshear, Texas 77441

Mr. John Lebourhis gave a brief statement of his plans. (For full commentary, request audio)

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A motion was made by Planning and Zoning member Aryal to approve a Special Use Permit for Business/Office use located at 8310 Wilson Street, Fulshear, Texas 77441. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Cherubini, Collins, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

20. Adjournment

A motion was made by Planning and Zoning member Hakimzadeh to adjourn. 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, Hakimzadeh, and Pearce

Nays: None

Absent: Dawn McRea

Austin Weant

Motion Passes

The meeting adjourned at 9:18 a.m.