



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES SEPTEMBER 8, 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, September 8, 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 Hakimzadeh

Bijay Aryal

Austin Weant

Members Absent:

Jason Cherubini

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

Michelle Killebrew, Chief Building Official

David Leyendecker, City Engineer

Others Present:

Kaye Kahlich

Gerald Grissom

Trey Devillier

And 4 other people 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. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on August 4, 2017

A motion was made by Planning and Zoning member Hakimzadeh to approve Minutes from Planning and Zoning Commission meeting held on August 4, 2017. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

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

Nays: None

Absent: Harold Collins

Jason Cherubini

Dawn McRea

Motion Passes

5. Consideration and possible action to approve West Cross Creek Bend Lane Extension No. 4 and Lift Station No. 6/Final Plat

Per David Leyendecker, this plat is complete and he recommends approval. A motion was made by Planning and Zoning member Weant to approve West Cross Creek Bend Lane Extension No. 4 and Lift Station No. 6/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, Hakimzadeh, Pearce, and Weant

Nays: None

Absent: Harold Collins

Jason Cherubini

Dawn McRea

Motion Passes

6. Consideration and possible action to approve Creek Falls Drive Extension No. 2/Final Plat

A motion was made by Planning and Zoning member Hakimzadeh to approve Creek Falls Drive Extension No. 2/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, Hakimzadeh, Pearce, and Weant

Nays: None

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*Absent: Harold Collins
Jason Cherubini
Dawn McRea*

Motion Passes

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

Per David Leyendecker, they made all the changes we had requested. It is complete and he recommends approval. Planning and Zoning member Aryal asks if we did anything about the traffic on this plat. David Leyendecker states we met with the traffic engineers. They are complying with all the City Ordinances. (There is some discussion between Planning and Zoning members, David Leyendecker, CJ Snipes, and Michelle Killebrew. For full commentary, request audio.) 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/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, Hakimzadeh, Pearce, and Weant

Nays: None

*Absent: Harold Collins
Jason Cherubini
Dawn McRea*

Motion Passes

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

Per David Leyendecker, one note needs to be added making the easement 14 foot. A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Section 14/Final Plat pending the change to the easement- making it 14 foot. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

Nays: None

*Absent: Harold Collins
Jason Cherubini
Dawn McRea*

Motion Passes

9. Consideration and possible action to approve Commercial Reserves at FM 1463/Final Plat

Per David Leyendecker, this one is complete and he recommends approval. TxDot and Ft Bend County asked for additional right of way after this was approved (previously). A motion was made by Planning and Zoning member Hakimzadeh to approve Commercial Reserves at FM

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1463/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, Hakimzadeh, Pearce, and Weant

Nays: None

Absent: Harold Collins

Jason Cherubini

Dawn McRea

Motion Passes

10. Consideration and possible action to approve Sign Variance for 8310 Wilson Street, Fulshear, Texas 77441

Michelle Killebrew explains what the variance request is regarding. The only location available for a sign is near a 46 inch tree. Michelle reads a letter from an arborist. The arborist does not recommend installing concrete piers this close to the base of the tree. The arborist recommends 4 x 4 wooden posts to avoid impact to the live oak tree. The arborist addresses concrete use and the process for installing sign. (Please request audio for full commentary)

Per CJ Snipes, the occupant has the option of using a medallion sign instead of a monument sign. Per Brant Gary, from a staff perspective, we would support a variance changing the masonry concrete pier requirement to wooden posts. We wouldn't necessarily have an opinion on the aesthetic.

Amy Pearce asked about having a wood base flush to the ground. Michelle Killebrew states if you have a wood base, you would not want that flush with the ground.

Brant Gary states, that in terms of the variance, there are a couple things that need to be addressed. 1. The request to do something other than the typical concrete masonry approach, 2. The request to use alternate materials (pvc wrap). The size does conform.

Amy Pearce asks if the applicant knows he has the option of using a medallion sign. Michelle Killebrew answers that he is aware.

Brant Gary and Michelle Killebrew give the Planning and Zoning members options for possible actions.

CJ Snipes explains that each variance is taken on its own merit. Each individual application is based on a judgement call related to that one. This should not set a precedence. Each individual application needs to be case by case basis.

David Leyendecker states one good thing about having it above the ground (not flush with ground), it will not block the drainage.

Austin Weant stated it would be nice for the representative to be here to discuss options. The Planning and Zoning members would like to see 3 options within the arborists recommendations and a rendering of what the sign would look like in front of the house (to scale).

(This item was discussed for approximately 38 minutes. For full commentary, please request audio.)

A motion was made by Planning and Zoning member Hakimzadeh to postpone approval of a Sign Variance for 8310 Wilson Street, Fulshear, Texas 77441 (pending Mike Roller attending the meeting to answer questions and address issues). It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

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

Nays: None

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*Absent: Harold Collins
Jason Cherubini
Dawn McRea*

Postponed

Brant Gary asks for 5 minutes to informally brief the Planning Commission. We have been working on improvements to processes and procedures in developing some documents that would be helpful for anyone looking to develop in the ETJ. There will be a point in the near future to have a workshop to present some findings and get some feedback to show where we are headed in terms of processes and materials available to the public. Sharon Valiante added that we have a Livable Center study about to kick-off along with the Comp plan.

II. Adjournment

A motion was made by Planning and Zoning member Hakimzadeh 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, Hakimzadeh, Pearce, and Weant

Nays: None

*Absent: Harold Collins
Jason Cherubini
Dawn McRea*

Motion Passes

The meeting was adjourned at 9:18 a.m.