



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 DECEMBER 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 8:34 a.m. on Friday, December 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

Harold Collins

Jason Cherubini

Dawn McRea arrived at 8:36 a.m.

Members Absent:

Austin Weant

City Staff:

Diana Gordon Offord, City Secretary

Kimberly Kopecky, Deputy City Secretary

Sharon Valiante, Public Works Director

David Leyendecker, City Engineer

Apryl Jensen arrived a few minutes late

Others Present:

Bobby Deden

Kreg Arnold

Mark Rosney

Lacey Bell

John Herzog

Gerald Grissom

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*Trey Devillier
And 1 more person that did not sign in*

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 – VARIANCE REQUEST

IN COMPLIANCE WITH THE CITY OF FULSHEAR ZONING ORDINANCE NUMBER 2012-1069, THE PLANNING AND ZONING COMMISSION WILL HEAR A VARIANCE REQUEST FOR A SIDE PROPERTY SETBACK, THE MEETING WILL BE ON DECEMBER 8, 2017 AT 8:30 A.M. 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 LOCATION OF THE PREMISES IN QUESTION IS LOCATED WITHIN THE CROSS CREEK RANCH SUBDIVISION AT 15 FLORAL HILLS LANE. (THE POND AT CROSS CREEK RANCH, BLOCK 2, LOT 27)

THE APPLICANT IS SEEKING A VARIANCE TO THE SIDE SETBACK OF 10 FEET AS REQUIRED IN SECTION 1-163 (5) (D). SPECIFIC RELIEF IS REQUESTED TO ALLOW A PERGOLA TO BE BUILT WITHIN 5 FT OF THE 10-FOOT SIDE SET BACK.

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.

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 ON MONDAY THROUGH THURSDAYS FROM 8:00 A.M. TO 5:00 P.M. AND FRIDAYS FROM 8:00 A.M. TO 3:00 P.M. IN THE CITY SECRETARY’S OFFICE FOR ALL INTERESTED PARTIES PRIOR TO SAID HEARING.

IF YOU HAVE ANY QUESTIONS REGARDING THIS REQUEST, PLEASE CALL THE CITY SECRETARY’S OFFICE AT 281-346-1796.

POSTED: 11/27/2017

Amy Pearce opened the Public Hearing at 8:34 a.m.

The owner explains the patio was built on the side yard. He wants to extend it 7 feet more (the patio) and put a cover over it. He would like some shade there. Amy Pearce asked if any of this has been run by the Fire Marshall. He answered “no.” There is not a fence between property and neighbor’s house. There is a zero lot line. Amy suggests getting approval from the Fire Marshall before they take action on this. David Leyendecker explains there are 2 issues here. There is a 5 foot easement there for maintenance of the house. The other issue is a fire separation. Dar Hakimzadeh asks if there is a material that may be more fire retardant.

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David Leyendecker states there is significant safety issues. Apryl Jensen explains he has permission from his neighbor and that this approval would set a precedence.

Amy Pearce closed the Public Hearing at 8:48 a.m.

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

Nays: None

Absent: Austin Weant

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

A motion was made by Planning and Zoning member Hakimzadeh to approve Minutes from Planning and Zoning Commission meeting held on November 3, 2017. 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, McRea, and Pearce

Nays: None

Absent: Austin Weant

Motion Passes

6. Consideration and possible action to approve Fulbrook Section 5C – Replat No. 1/Final Plat *Previously named: Riverbluff Court (Replat)/Final Plat

David Leyendecker explained the applicant aske that this plat be pulled. They are needing additional information from the owner. A motion was made by Planning and Zoning member Hakimzadeh to postpone Fulbrook Section 5C – Replat No. 1/Final Plat (previously named: Riverbluff Court (Replat)/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, McRea, and Pearce

Nays: None

Absent: Austin Weant

Motion to Postpone Passes

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

David Leyendecker explains there is a small item hanging on this. He suggested they approve contingent to the side lot water line easement is required. He will take care of this when they submit plats. He will work with the engineer to get this resolved. A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Section 8/Final Plat with the contingency of the side lot water line easement. 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, McRea, and Pearce

Nays: None

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Absent: Austin Weant

Motion Passes

8. Consideration and possible action to approve Jordan Ranch Section 10/Final Plat

Planning and Zoning Chairman Pearce asked to take items 8 and 9 together (Jordan Ranch Section 10/Final Plat and Jordan Ranch Section 11/Final Plat) No members objected to her request. David Leyendecker recommended approval on both plats. He stated everything has been taken care of. A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Section 10/Final Plat and Jordan Ranch Section 11/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, McRea, and Pearce

Nays: None

Absent: Austin Weant

Motion Passes

9. Consideration and possible action to approve Jordan Ranch Section 11/Final Plat

See item 8

10. Consideration and possible action to approve Kiddos Ranch/Final Plat (2nd Review)

David Leyendecker states they got everything taken care of. They are in the ETJ and will have to get approval from the county. He recommends approval. A motion was made by Planning and Zoning member Collins to approve Kiddos Ranch/Final Plat (2nd Review). It was seconded by Planning and Zoning member Hakimzadeh. It was carried by the following vote:

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

Nays: None

Absent: Austin Weant

Motion Passes

11. Consideration and possible action to approve Fulshear Bend Drive Extension No. 3 – Street Dedication/Preliminary Plat

David Leyendecker recommends approval as submitted. A motion was made by Planning and Zoning member Hakimzadeh to approve Fulshear Bend Drive Extension No. 3 – STD/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, McRea, and Pearce

Nays: None

Absent: Austin Weant

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Motion Passes

12. Consideration and possible action to approve Cross Creek Bend Lane Extension No. 11/Final Plat

David Leyendecker explains they fixed the 3 minor items and he recommends approval. A motion was made by Planning and Zoning member Collins to approve Cross Creek Bend Lane Extension No. 11/Final Plat. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

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

Nays: None

Absent: Austin Weant

Motion Passes

13. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 2 – Partial Replat No. 1/Preliminary Plat

David Leyendecker recommends approval. A motion was made by Planning and Zoning member Hakimzadeh to approve Bonterra at Cross Creek Ranch Section 2 – Partial Replat No. 1/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, Hakimzadeh, McRea, and Pearce

Nays: None

Absent: Austin Weant

Motion Passes

14. Consideration and possible action to approve Fulbrook Section 2 “B”/Preliminary Plat

David Leyendecker recommends approval. A motion was made by Planning and Zoning member Hakimzadeh to approve Fulbrook Section 2 “B”/Preliminary Plat. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

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

Nays: None

Absent: Austin Weant

Motion Passes

15. Consideration and possible action to approve Thrive Church Fulshear/Final Plat

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David Leyendecker recommends approval. A motion was made by Planning and Zoning member Collins to approve Thrive Church Fulshear/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, McRea, and Pearce

Nays: None

Absent: Austin Weant

Motion Passes

16. Consideration and possible action to approve a Variance Request for 15 Floral Hills Lane, Fulshear, TX 77441

David Leyendecker recommends we send this to the Fire Marshall for his review.

A motion was made by Planning and Zoning member Hakimzadeh to postpone approval for a variance request for 15 Floral Hills Lane, Fulshear, TX 77441 pending Fire Marshall approval. 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, McRea, and Pearce

Nays: None

Absent: Austin Weant

Motion to Postpone Passes

17. Adjournment

A motion was made by Planning and Zoning member Aryal 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, McRea, and Pearce

Nays: None

Absent: Austin Weant

The meeting is adjourned at 8:58 a.m.