



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 2, 2018

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 March 2, 2018 in the City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:

*Amy Pearce-Chairman
Austin Weant- Co-chairman
Dar Hakimzadeh
Bijay Aryal*

Members Absent:

*Harold Collins
Dawn McRea
Jason Cherubini*

City Staff:

*D. Gordon Offord, City Secretary
Brant Gary, Executive Director of Planning & Development
April Jensen, Plans Examiner
David Leyendecker, City Engineer came at 8:35a.m.
Sharon Valiante, Public Works Director*

Others Present:

*Trey DeVillier
Gerald Grissom
J. D. McCann
Kayleen Nelson
And 5 others who did not sign in*

PLANNING & ZONING MINUTES
MARCH 2, 2018
PAGE 2

3. Citizen's Comments

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.

J. D. MCCANN ASKED THE COMMISSION IF THEY ARE OF THE NEW ELEVATIONS THAT CAME OUT FROM FEMA. HE STATED THEY HAVE BEEN PASTED ON FACEBOOK AND COMMISSION SHOULD BE AWARE BEFORE APPROVING MORE PLATS. HE STATED FOR EXAMPLE THE PROPERTY ACROSS FROM WESTON LAKES IS NOW IN THE FLOOD PLAIN WHERE IT WAS NOT BEFORE. HE SHARED SOME COPIES WITH THE COMMISSION. HE READ TO THE COMMISSION A RECENT STUDY PUT OUT BY TXDOT. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)

KAYLEEN NELSON STATED THAT CITIZENS ARE NOT TRYING TO STOP DEVELOPMENT BUT WANTS TO MAKE THE COMMISSION LOOK AT THE PROBLEMS WITH FLOODING AND HOW IT WILL IMPACT NEIGHBORHOODS THAT ARE ALREADY HERE. MS. NELSON ASKED SEVERAL QUESTIONS AND THERE WAS A RESPONSE FROM MEMBERS OF THE COMMISSION AS WELL AS ADMINISTRATIVE CITY STAFF. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on February 9, 2018

A MOTION WAS MADE BY PNZ MEMBER HAKIMZADEH TO APPROVE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON FEBRUARY 9, 2018. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WEANT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBER ARYAL, HAKIMZADEH, PEARCE, & WEANT

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBER CHERUBINI, COLLINS, AND MCREA

MOTION PASSES

BRANT GARY, EXEC. DIRECTOR OF PLANNING & DEVELOPMENT, LEFT AT 8:50 A.M.

5. Consideration and possible action to approve Creek Cove at Cross Creek Ranch Section 14/Preliminary Plat

CITY ENGINEER, DAVID LEYENDECKER, RECOMMENDS APPROVAL. CORRECTIONS HAVE BEEN MADE.

PLANNING & ZONING MINUTES
MARCH 2, 2018
PAGE 3

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE CREEK COVE AT CROSS CREEK RANCH SECTION 14, PRELIMINARY PLAT.

IT WAS SECONDED BY PLANNING AND ZONING ARYAL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBER ARYAL, HAKIMZADEH, PEARCE, & WEANT

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBER CHERUBINI, COLLINS, AND MCREA

MOTION PASSES

6. Consideration of and action on approval of a request for a variance as to street width for a Preliminary plat for the Fulbrook on Fulshear Creek Section 5 subdivision. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 5/Preliminary Plat

CHAIRMAN AMY PEARCE ANNOUNCED THAT FULBROOK ON FULSHEAR CREEK SECTION 5 HAS BEEN WITHDRAWN.

NO ACTION WAS TAKEN

7. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 13/Preliminary Plat

STEVEN WILCOX, REPRESENTATIVE FOR FULBROOK ON FULSHEAR CREEK, SECTION 13 ENGINEER, PRESENTED TO COUNCIL. HE TALKED ABOUT THE MASTER DRAINAGE STUDY FOR THIS PROJECT. HE STATED HE ONLY LOOK AT DRAINAGE IN RELATIONSHIP TO FULSHEAR MUD ONE. A DISCUSSION CONTINUED AMONG AUDIENCE, PnZ MEMBERS, AND MR. WILCOX FOR APPROXIMATELY 40 MINUTES. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)

DAVID LEYENDECKER, CITY ENGINEER STATED CORRECTION HAS BEEN MADE AND THAT DEVELOPER TURNED IN NEW PLATS AND HE RECOMMENDS APPROVAL OF PRELIMINARY PLAT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER ARYAL SUBJECT TO THE RECOMMENDATIONS BY CITY ENGINEER, DAVID LEYENDECKER, TO APPROVE FULBROOK ON FULSHEAR CREEK SECTION 13/PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

**PLANNING & ZONING MINUTES
MARCH 2, 2018
PAGE 4**

*AYES: PLANNING AND ZONING MEMBER ARYAL, HAKIMZAKEH, PEARCE, & WEANT
NAYS: NONE
ABSENT: PLANNING AND ZONING MEMBER CHERUBINI, COLLINS, AND MCREA*

MOTION PASSES

8. Consideration and possible action to approve CC F.M. 1093 Tract 3/Final Plat

DAVID LEYENDECKER, CITY ENGINEER, STATED ONE RESERVE WAS CREATED ON THE 1.7 ACRE AND RECOMMEND APPROVAL. CHAIRMAN PEARCE ASKED ABOUT ACCESS. GERALD GRIMISSON, REPRESENTATIVE FOR CC FM 1093 PLAT, RESPONDED. (FOR ALL COMMENTS, REQUEST A COPY OF TAPE RECORDING)

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER WEANT TO APPROVE CC F.M. 1093 TRACT/ FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER ARYAL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBER ARYAL, HAKIMZADEH, PEARCE, & WEANT
NAYS: NONE
ABSENT: PLANNING AND ZONING MEMBER CHERUBINI, COLLINS, AND MCREA*

MOTION PASSES

9. Consideration and possible action to approve Fulshear Bend Drive Extension No. 3/Final Plat

MR. LEYENDECKER, CITY ENGINEER, RECOMMENDS APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE FULSHEAR BEND DRIVE EXTENSION NO. 3 /FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WEANT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBER ARYAL, HAKIMZADEH, PEARCE, & WEANT
NAYS: NONE
ABSENT: PLANNING AND ZONING MEMBER CHERUBINI, COLLINS, AND MCREA*

MOTION PASSES

11. Adjournment

PLANNING & ZONING MINUTES
MARCH 2, 2018
PAGE 5

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO ADJOURN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER ARYAL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBER ARYAL, HAKIMZADEH, PEARCE, & WEANT

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBER CHERUBINI, COLLINS, AND MCREA

MOTION PASSES

CHAIRMAN PEARCE ANNOUNCED THAT MEETING IS ADJOURNED AT 9:11 A.M.