



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

30603 FM 1093 WEST/ PO Box 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

WWW.FULSHEARTEXAS.GOV

CITY COUNCIL:

CHAIRMAN- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER- JASON CHERUBINI

CO-CHAIR- AUSTIN WEANT
MEMBER- GREGORY EHMAN
EX-OFFICIO- KAYLEEN NELSON

MEMBER- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION SPECIAL MEETING MINUTES AUGUST 9, 2018

1. Call to Order

A special meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 6:01 p.m. on Thursday, August 9, 2018 at the Irene Stern Community Center located at 6920 Katy Fulshear Road, Fulshear, Texas 77441.

2. Quorum

A quorum was present.

Members Present:

Amy Pearce, Chairman

Austin Weant, Co-Chairman

Dar Hakimzadeh

Gregory Ehman

Joan Berger

John Dowdall

Jason Cherubini (arrived at 6:05 p.m.)

City Staff:

Jack Harper, City Manager

Angela Fritz, Economic Development Director

*Brant Gary, Assistant City Manager
Kimberly Kopecky, City Secretary
David Leyendecker, City Engineer
Byron Brown, City Attorney
Kenny Seymour, Chief of Police*

Others Present:

*J.D. McCann
Rey & Linda Meyer
Nicole Rathe
Jeff Martin
Linda Wooten
Doris Jones
Oscar Cockrell
Bessie Cockrell*

And about 12 others that did not sign in.

3. PUBLIC HEARING – ZONING CHANGE

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 9, 2018 at 6:00 p.m., the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. The second hearing will be held by the City Council on August 9, 2018 at 6:15 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Downtown District, C Fulshear League, Abstract 29, Acres 4.99, specifically the location is at the northeast corner of FM 1093 and Syms Rd, Fulshear, Texas 77441.

The applicant's agent, Anderson Smith, of Capital Retail Properties, is seeking a Zoning Change pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Downtown District to Commercial Use for commercial, retail, restaurant, office and/or medical space.

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 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 p.m. and Fridays from 8:00 a.m. to 3 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: July 29, 2018

Chairman Pearce opened the Public hearing at 6:02 p.m.

Brant Gary explains that staff does not have anything additional to add at this time.

Mr. McCann- did not want to speak about the Public hearing, he wanted to speak about the lot sizes in Polo (he did not speak)

Ms. Jones- this should be commercial, the other side of the street is commercial

Anderson Smith (Capital Retail Properties) explained he was there to answer and direct questions or concerns.

Mr. Smith answers a few questions from Planning and Zoning members (for full commentary, request audio)

Chairman Pearce closed the Public Hearing at 6:20 p.m.

4. Consideration and possible action regarding a Zoning Change for the Northeast corner of FM 1093 and Syms Road (Capital Retail Properties)

A motion to approve a Zoning Change for the Northeast corner of FM 1093 and Syms Road (from Downtown District to Commercial) was made by Co-Chairman Weant with the following conditions: 1) must follow downtown district architectural standards, 2) must follow downtown district sign standards, 3) must follow downtown prohibited uses, and 4) must carry over residential special use permit requirements for downtown district and residential uses permitted by right in downtown district. It was seconded by Planning and Zoning member Berger. The motion was carried by the following vote:

Ayes: Planning and Zoning members Berger, Cherubini, Ehman, Pearce and Weant

Nays: Planning and Zoning members Dowdall and Hakimzadeh

Motion Passes

5. Brief Recess

A motion was made by Planning and Zoning member Hakimzadeh to take a brief recess. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Berger, Cherubini, Dowdall, Ehman, Hakimzadeh, Pearce, and Weant

Nays: None

Chairman Pearce recessed at 6:28 p.m.

Chairman Pearce reconvened the meeting at 6:51 p.m. and the Planning and Zoning members and the City Council had a joint presentation. A quorum was present for City Council and the Planning and Zoning Commission.

6. Joint Discussion and Presentation with City Council

A. Drainage Presentation by Fort Bend County and Century Development (Polo Ranch Development)

Brant Gary addresses Council, Planning & Zoning, and the audience. He introduces Mark Vogler from Fort Bend County Drainage. Mr. Vogler gives a Power point presentation on the drainage for Polo Ranch. Mr. Vogler answered questions from City Council and Planning and Zoning.

Mr. Vogler explained that the Polo Ranch Development met Fort Bend County requirements for drainage. (for full presentation, request audio)

Mark Tindle, Vice President of Land for Century Communities, addressed Council and Planning and Zoning Members. He gave a brief explanation of the Polo Ranch development.

James Ross with LJA Engineering stepped up to explain the process and answer any questions. (for commentary, request audio)

7. Adjournment

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

Ayes: Planning and Zoning members Berger, Cherubini, Dowdall, Ehman, Hakimzadeh, Pearce, and Weant

Nays: None

Chairman Pearce adjourned the meeting at 7:36 p.m.