



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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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 MEETING AGENDA SEPTEMBER 7, 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 Friday, September 7, 2018 at City Hall, 30603 FM 1093, Fulshear, Texas 77441.

2. Quorum

A quorum was present.

Members Present:

*Amy Pearce, Chairman
Austin Weant, Co-Chairman
Joan Berger
Dar Hakimzadeh
Gregory Ehman
John Dowdall
Kayleen Nelson (ex-officio)*

Members Absent:

Jason Cherubini

City Staff:

*Kimberly Kopecky, City Secretary
Brant Gary, Assistant City Manager
Sharon Valiante, Public Works Director
David Leyendecker, City Engineer*

Others Present:

*Michael McEntee
J.D. McCann
Jeff Martin
Gerald Grissom
Trey Devillier
Tracy Youngblood
Andrew Lang
Marlene Hay
Bryan Thomas
Jim Eiteman
John Lebourhis
Debbie Shamban
Marc Tindall
David Baird
And about 9 others that did not sign in.*

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- wants to see drainage studies
Jim Eiteman- eluded to possible class action suit
Debbie Shambam- lived in Fulbrook 20 years, nearly flooded
John Lebourhis- agree with all other speakers*

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on August 9, 2018 and August 10, 2018

A motion was made by Planning and Zoning member Ehman to approve minutes from Planning and Zoning Commission meetings held on August 9, 2018 and August 10, 2018. It was seconded by Planning and Zoning member Berger. The motion was carried by the following vote:

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

Nays: none

Absent: Jason Cherubini

5. Presentation and discussion regarding an update of the Cross Creek Ranch General Plan

No action was taken on this item (only discussion). Planning and Zoning members did make recommendations:

-all engineer comments

-park vs. recreation center clarification/correction

-multi family unit count

(For full discussion, request audio)

The Planning and Zoning members requested to take item 6 last (after all plats). There was no opposition.

6. Presentation and update regarding the City's Consolidated Development Ordinance review project

There was a brief presentation by Brant Gary and David Baird (Kendig Keast) regarding the City's Consolidated Development Ordinance review project. (For full commentary, request audio)

7. Consideration and possible action to approve Creek Cove at Cross Creek Ranch Section 12/Preliminary Plat

David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzadeh to approve Creek Cove at Cross Creek Ranch Section 12/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

Nays: none

Absent: Jason Cherubini

8. Consideration and possible action to approve Sunset Drive- Street Dedication/Preliminary Plat

David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Ehman to approve Sunset Drive-Street Dedication/Preliminary Plat. It was seconded by Planning and Zoning member Berger. The motion was carried by the following vote:

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

Nays: none

Absent: Jason Cherubini

9. Consideration and possible action to approve Skyline Drive- Street Dedication/Preliminary Plat

David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzadeh to approve Skyline Drive- Street Dedication/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

Nays: none

Absent: Jason Cherubini

10. Consideration and possible action to approve Fulshear Trace Third Extension/Preliminary Plat

David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzadeh to approve Fulshear Trace Third Extension/Preliminary Plat. It was seconded by Planning and Zoning member Ehman. The motion was carried by the following vote:

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

Nays: none

Absent: Jason Cherubini

11. Consideration and possible action to approve Shoppes at Creek Crossing/Preliminary Plat

David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Ehman to approve Shoppes at Creek Crossing/Preliminary Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

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

Nays: none

Absent: Jason Cherubini

12. Consideration and possible action to approve Marcel Town Center/Preliminary Plat

David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Berger to approve Marcel Town Center/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

Nays: none

Absent: Jason Cherubini

13. Consideration and possible action to approve Tamarron Section 12/Preliminary Plat

David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Section 12/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

Nays: none

Absent: Jason Cherubini

14. Consideration and possible action to approve Polo Ranch Section 11/Preliminary Plat

A motion was made by Planning and Zoning member Weant to approve Polo Ranch Section 11/Preliminary Plat. It was seconded by Planning and Zoning member Dowdall. The motion was carried by the following vote:

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

Nays: none

Absent: Jason Cherubini

15. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 5/Final Plat

David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Ehman to approve Fulbrook on Fulshear Creek Section 5/Final Plat. It was seconded by Planning and Zoning member Dowdall. The motion was carried by the following vote:

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

Nays: none

Absent: Jason Cherubini

16. Consideration and possible action to approve Creek Falls at Cross Creek Ranch Section 12/Final Plat

David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzadeh to approve Creek Falls at Cross Creek Ranch Section 12/Final Plat with the change to one of the “Windward Canyon (Ct or Ln) to a new street name. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

Nays: none

Absent: Jason Cherubini

17. Consideration and possible action to approve Polo Ranch Section 3 (2nd review)/Final Plat

Not all corrections were made prior to the meeting. David Leyendecker does not recommend approval of this plat for 3 issues (to be corrected before City Council meeting):

1) Easements must be recorded/liens settled

2) Designation of “Cemetery Reserve” noted on the plat, not just in the notes

3) Note on plat needed regarding maintenance of cemetery reserve

A motion was made by Planning and Zoning member Hakimzadeh to deny approval of Polo Ranch Section 3 (2nd Review)/Final Plat. It was seconded by Planning and Zoning member Ehman. The motion was carried by the following vote:

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

Nays: none

Absent: Jason Cherubini

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

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

Nays: none

Absent: Jason Cherubini

Amy Pearce announced the brief recess at 10:13 a.m.

Amy Pearce reconvened the meeting at 10:18 a.m. A quorum was still present. Kayleen Nelson did not return from the recess.

Please move to item 6.

18. Adjournment

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

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

Nays: none

Absent: Jason Cherubini

Amy Pearce adjourned the meeting at 10:43 a.m.