



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

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

PLANNING & ZONING:
CO-CHAIR- AUSTIN WEANT
MEMBER- GREGORY EHMAN
EX-OFFICIO- KAYLEEN NELSON

MEMBER- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES OCTOBER 5, 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, October 5, 2018 at City Hall, 30603 FM 1093, Fulshear, Texas 77441.

2. Quorum

A quorum was present.

Members Present

Amy Pearce, Chairman

Joan Berger

Dar Hakimzadeh

Gregory Ehman

John Dowdall

Jason Cherubini

Kayleen Nelson (ex-officio)

Members Absent

Austin Weant

City Staff

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

Others Present

*Gerald Grissom
Trey Devillier
Bryan Thomas
Eric Johnson
John Herzog
Kaye Kahlich
And about 7 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.

There were no citizen comments.

4. Consideration and possible action designating member(s) to serve on the City's Ordinance Advisory Committee (OAC) relative to the City's Coordinated Development Ordinance (CDO) project

A motion to appoint Amy Pearce and Joan Berger was made by Planning and Zoning member Ehman. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning member Weant

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on September 7, 2018

A motion to approve the minutes from Planning and Zoning Commission meeting held on September 7, 2018 was made by Planning and Zoning member Hakimzadeh. It was seconded by Planning and Zoning member Berger. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning member Weant

6. Consideration and possible action to approve a Sign Variance for Walgreens located at 4010 FM 1463, Fulshear, Texas

A motion was made by Planning and Zoning member Hakimzadeh to approve a Sign Variance for Walgreens located at 4010 FM 1463. It was seconded by Planning and Zoning member Dowdall. The motion was carried by the following vote:

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

Nays: Planning and Zoning member Pearce

Absent: Planning and Zoning member Weant

7. Consideration and possible action to approve Jordan Ranch Street Dedication No. 4 & Reserves/Final Plat

Per David Leyendecker, LJA made all changes for all Jordan Ranch plats.

A motion was made by Planning and Zoning member Ehman to approve Jordan Ranch Street Dedication No. 4 & Reserves/Final Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning member Weant

8. Consideration and possible action to approve Jordan Ranch Section 6/Final Plat

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

10. Consideration and possible action to approve Jordan Ranch Section 13/Final Plat

11. Consideration and possible action to approve Jordan Ranch Section 15/Final Plat

12. Consideration and possible action to approve Jordan Ranch Section 16/Final Plat

Chairman Pearce asked the Commission to take items 8-12 together. There were no objections. Per David Leyendecker, all corrections have been made. A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Section 6/Final Plat, Jordan Ranch Section 7/Final Plat, Jordan Ranch Section 13/Final Plat, Jordan Ranch Section 15/Final Plat, and Jordan Ranch Section 16/Final Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning member Weant

13. Consideration and possible action to approve Tamarron Section 31/Final Plat

A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Section 31/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, Cherubini, Dowdall, Ehman, Hakimzadeh, and Pearce

Nays: None

Absent: Planning and Zoning member Weant

14. Consideration and possible action to approve Marcel Town Center/Final Plat

A motion was made by Planning and Zoning member Hakimzadeh to approve Marcel Town Center/Final Plat. It was seconded by Planning and Zoning member Berger. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning member Weant

15. Consideration and possible action to approve Childrens Lighthouse at Jordan Ranch/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzadeh to approve Childrens Lighthouse at Jordan Ranch/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, Cherubini, Dowdall, Ehman, Hakimzadeh, and Pearce

Nays: None

Absent: Planning and Zoning member Weant

16. Adjournment

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

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

Nays: None

Absent: Planning and Zoning member Weant

Chairman Pearce adjourned the meeting at 9:12 a.m.