



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

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 JANUARY 4, 2019

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, JANUARY 4, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE, CHAIRMAN
AUSTIN WEANT, CO-CHAIRMAN
GREGORY EHMAN
DAR HAKIMZADEH
JOHN DOWDALL
JOAN BERGER
JASON CHERUBINI*

MEMBERS ABSENT

KAYLEEN NELSON (ex-officio)

CITY STAFF

*KIMBERLY KOPECKY, CITY SECRETARY
SHARON VALIANTE, PUBLIC WORKS DIRECTOR
KERRY SIGLER, BUILDING OFFICIAL
DAVID LEYENDECKER, CITY ENGINEER
BRANT GARY, ASSISTANT CITY MANAGER*

OTHERS PRESENT

*SCOTT MACINZIE
CHRIS JOUSAN
WILL MCASHAN
JOSUE SANDOVAL
CHRIS KALKOMEY
KAYE KAHLICH
TREY DEVILLIER
AND SEVERAL 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.

NO CITIZEN COMMENTS

4. PUBLIC HEARING- SPECIAL USE PERMIT

In compliance with the City of Fulshear Ordinance Number 2012-1069, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on January 4, 2019 at 8:30AM. The hearing will be held at City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on January 15, 2019 at 7:00 PM. 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, Fulshear, Block 5, Lots 1, 4, 5, specifically the address is 8418 Harris Street, Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit pursuant to the Ordinance # 2012-1069, Section 1-193, (c), (2), (f), (g), if approved in the process outlined in Section 1-283.

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: December 21, 2018

AMY PEARCE OPENED THE PUBLIC HEARING AT 8:30 A.M.

THE APPLICANT (JESSICA CHERUBINI) SPOKE REGARDING OPENING A DANCE/PILATES STUDIO AND ANSWERED A FEW QUESTIONS.

NO CITIZENS SPOKE.

AMY PEARCE CLOSED THE PUBLIC HEARING AT 8:34 A.M.

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE MINUTES FROM DECEMBER 7, 2018. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

6. Consideration and possible action to approve a Special Use Permit for 8418 Harris Street, Fulshear, Texas 77441

(JASON CHERUBINI FILLED OUT THE CIS FORM PRIOR TO THE MEETING AND STEPPED DOWN FROM THE DAIS DURING THIS ITEM.)

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE A SPECIAL USE PERMIT FOR 8418 HARRIS STREET, FULSHEAR, TEXAS 77441 WITH THE FOLLOWING CONDITIONS: 1) SURVEY MUST BE COMPLETED BEFORE CERTIFICATE OF OCCUPANCY, 2) CRUSHED GRANITE IS ALLOWED FOR PARKING AND DRIVEWAY SURFACES WITHIN CODE PARAMETERS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

(JASON CHERUBINI RETURNED TO THE DAIS)

7. Consideration and possible action to approve Dewberry Acres/Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE DEWBERRY ACRES/PRELIMINARY PLAT WITH A VARIANCE TO ALLOW DEWBERRY LANE TO STAY A PRIVATE ROAD. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WEANT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

8. Consideration and possible action to approve Lamar CISD Tamarron Elementary School/Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE LAMAR CISD TAMARRON ELEMENTARY SCHOOL/PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

9. Consideration and possible action to approve Tamarron Multifamily/Preliminary Plat.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER WEANT TO APPROVE TAMARRON MULTIFAMILY/PRELIMINARY PLAT WITH AN UPDATED TRAFFIC STUDY AND DRAINAGE STUDY REQUIRED BEFORE FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

10. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 14/Preliminary Plat.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE FULBROOK ON FULSHEAR CREEK SECTION 14/PRELIMINARY PLAT WITH A NAME CHANGE OF DEWBERRY LANE. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WEANT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

11. Consideration and possible action to approve Tamarron Crossing Section 3- Street Dedication/Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE TAMARRON CROSSING SECTION 3-STREET DEDICATION/FINAL PLAT. IT

WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER WEANT TO APPROVE TAMARRON SECTION 13/FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

13. Adjournment

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

*AYES: BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE, AND WEANT
NAYS: NONE*

CHAIRMAN AMY PEARCE ADJOURNED THE MEETING AT 8:51 A.M.