



# 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](http://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 FEBRUARY 1, 2019**

### **1. Call to Order**

*A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY PLANNING AND ZONING CO-CHAIRMAN AUSTIN WEANT AT 8:30 A.M. ON FRIDAY, FEBRUARY 1, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.*

### **2. Quorum**

*A QUORUM WAS PRESENT*

#### **MEMBERS PRESENT**

*AUSTIN WEANT*

*DAR HAKIMZADEH*

*JOAN BERGER*

*GREGORY EHMAN*

*JOHN DOWDALL*

*KAYLEEN NELSON (ex-officio)*

#### **MEMBERS ABSENT**

*AMY PEARCE*

*JASON CHERUBINI*

#### **CITY STAFF**

KIMBERLY KOPECKY, CITY SECRETARY  
KERRY SIGLER, CHIEF BUILDING OFFICIAL  
BRANT GARY, ASSISTANT CITY MANAGER  
DAVID LEYENDECKER, CITY ENGINEER  
CHANDLER MARKS, ECONOMIC DEVELOPMENT COORDINATOR

**OTHERS PRESENT**

KAYE KAHLICH  
DANIEL VALDEZ  
CHANTELLE JANNIK  
TREY DEVILLIER  
TRACY YOUNGBLOOD  
MARK WELCH  
ROB BAMFORD  
SCOTT BLACK  
ANDREW LANG  
AND ABOUT 12 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. 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 February 1, 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 February 19, 2019 at 7:00PM. 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 9, Lots 2, 3, 6, specifically the address is 30318 Second Street, Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit pursuant to the Ordinance # 2012-1069, Section 1-193, (c), (2), (f), 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: January 18, 2019

*AUSTIN WEANT OPENED THE PUBLIC HEARING AT 8:31 A.M.*

*NO CITIZENS COMMENTED*

*AUSTIN WEANT CLOSED THE PUBLIC HEARING AT 8:35 A.M.*

**5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on January 4, 2019**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE MINUTES FROM THE PLANNING AND ZONING MEETING HELD ON JANUARY 4, 2019. 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, AND WEANT*

*NAYS: NONE*

*ABSENT: CHERUBINI AND PEARCE*

**6. Consideration and possible action to approve a Special Use Permit for 30318 Second Street, Fulshear, Texas 77441**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE A SPECIAL USE PERMIT FOR 30318 SECOND STREET, FULSHEAR, TEXAS 77441 WITH THE ALLOWANCE OF CRUSHED GRANITE FOR PARKING. 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, AND WEANT*

*NAYS: NONE*

*ABSENT: CHERUBINI AND PEARCE*

**7. Discussion and possible recommendation regarding a request for certain deviations from the City's Subdivision Ordinance and the approval of a Preliminary Plat for Creek Cove Section 13**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE PRELIMINARY PLAT FOR CREEK COVE SECTION 13. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH.*

*BOTH MEMBERS WITHDREW THEIR MOTION AND SECOND REGARDING THE PRELIMINARY PLAT FOR CREEK COVE SECTION 13.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE DEVIATIONS FROM THE CITY'S SUBDIVISION ORDINANCE ALLOWING FOR A REDUCTION OF BUILDING LINE SETBACKS, ALLOWING ALLEYWAYS, AND SMALLER PLOT SIZES. 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, AND WEANT*

*NAYS: NONE*

*ABSENT: CHERUBINI AND PEARCE*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE CREEK COVE SECTION 13/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, AND WEANT*

*NAYS: NONE*

*ABSENT: CHERUBINI AND PEARCE*

*\*\*\*PER DISCUSSION, THE FINAL PLAT WILL DENOTE ALLEYWAYS AS BEING PRIVATELY MAINTAINED AND AS BEING ONE WAY (DIRECTION OF TRAVEL)*

## **8. Consideration and possible action to approve Tamarron Multifamily/Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE TAMARRON MULTIFAMILY/FINAL PLAT WITH THE ADDITION THAT PRIOR TO RECORDATION, THE PLAT GETS APPROVED BY THE CITY ENGINEER. 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, AND WEANT*

*NAYS: NONE*

*ABSENT: CHERUBINI AND PEARCE*

## **9. Presentation and possible action to approve Polo Ranch Master Signage Plan**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND TO COUNCIL TO CREATE POLO RANCH MASTER COMMUNITY SIGN DISTRICT. 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, AND WEANT*

*NAYS: NONE*

*ABSENT: CHERUBINI AND PEARCE*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE POLO RANCH MASTER SIGNAGE PLAN SUBJECT TO COUNCIL APPROVAL OF THE POLO RANCH MASTER COMMUNITY SIGN DISTRICT. 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, AND WEANT*

*NAYS: NONE*

*ABSENT: CHERUBINI AND PEARCE*

**10. Discussion and possible recommendation/feedback regarding proposed City planning initiatives:**

**a. Parks & Pathways Master Plan**

**b. Livable Centers Study Plan**

*BRANT GARY GAVE A BRIEF UPDATE ON THE PARKS AND PATHWAYS MASTER PLAN AND LIVABLE CENTERS STUDY PLAN AND ANSWERED QUESTIONS.*

**11. Adjournment**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO ADJOURN. 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, AND WEANT*

*NAYS: NONE*

*ABSENT: CHERUBINI AND PEARCE*

*AUSTIN WEANT ADJOURNED THE MEETING AT 10:02 A.M.*