



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

STAFF:
CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES MARCH 8, 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, MARCH 8, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
AUSTIN WEANT
DAR HAKIMZADEH
JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL
JASON CHERUBINI
KAYLEEN NELSON (ex-officio)*

CITY STAFF

*KIMBERLY KOPECKY, CITY SECRETARY
SHARON VALIANTE, PUBLIC WORKS DIRECTOR*

ZACH GOODLANDER, DIRECTOR OF DEVELOPMENT SERVICES
CHANDLER MARKS, ECONOMIC DEVELOPMENT COORDINATOR
BRANT GARY, ASSISTANT CITY MANAGER
KERRY SIGLER, CHIEF BUILDING OFFICIAL
DAVID LEYENDECKER, CITY ENGINEER (arrived at 8:39 a.m.)

OTHERS PRESENT

KAYE KAHLICH
MIKE HALDE
TREY DEVILLIER
JOHN HERZOG
AND APPROXIMATELY 8 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

Notice is hereby given to all interested persons that the Planning and Zoning Commission of the City of Fulshear, Texas, will conduct a Public Hearing as follows:

SUBJECT: Consider and take action on proposed amendments to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District.

DATE OF HEARING: March 8, 2019

TIME: 8:30 a.m.

LOCATION: CITY HALL – 30603 FM 1093, Fulshear, Texas 77441

PURPOSE: To hear public comments on proposed amendments to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District.

At said times and places all persons shall have the right to appear and be heard. All persons desiring to attend the public hearing may view the Planning and Zoning Commission's agenda to confirm the scheduling of the Public Hearings. The agenda will be

available at Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas 77441 at least 72 hours preceding the hearings. All persons desiring to be heard at such public hearing are invited to attend the hearings.

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

ZACH GOODLANDER GAVE A BRIEF INFORMATIONAL PRESENTATION.

NO CITIZENS COMMENTED.

AMY PEARCE CLOSED THE PUBLIC HEARING AT 8:32 A.M.

5. Consideration and possible action regarding an update to the Cross Creek Ranch General Plan

ZACH GOODLANDER EXPLAINS THAT THIS IS A MINOR CHANGE TO ALLOW THE ESD TO HAVE A TEMPORARY FIRE STATION AT THIS LOCATION (ON KATY FULSHEAR ROAD OFF OF FM 1463).

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE UPDATED CROSS CREEK RANCH GENERAL PLAN. 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

6. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on February 1, 2019

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON FEBRUARY 1, 2019. 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, PEARCE AND WEANT

NAYS: NONE

7. Consideration and possible action on proposed amendments to the City of Fulshear Code of Ordinances, Chapter 10, Article V. – Sexually Oriented Businesses, to include amendments to zoning regulations regarding Sexually Oriented Businesses within the Industrial District

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE PROPOSED AMENDMENTS TO THE CITY OF FULSHEAR CODE OF ORDINANCES, CHAPTER 10, ARTICLE V. – SEXUALLY ORIENTED BUSINESSES, TO INCLUDE AMENDMENTS TO ZONING REGULATIONS REGARDING SEXUALLY ORIENTED BUSINESSES WITHIN THE INDUSTRIAL 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, DOWDALL, EHMAN, HAKIMZADEH, PEARCE AND WEANT
NAYS: NONE

8. Consideration and possible action to approve Jordan Ranch Street Dedication No. 3/Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER WEANT TO APPROVE JORDAN RANCH STREET DEDICATION NO. 3/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, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE AND WEANT
NAYS: NONE

9. Consideration and possible action to approve Jordan Ranch Street Dedication No. 5/Preliminary Plat

CORRECTIONS HAVE BEEN MADE PER ENGINEER'S COMMENTS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE JORDAN RANCH STREET DEDICATION NO. 5/PRELIMINARY 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, PEARCE AND WEANT
NAYS: NONE

10. Consideration and possible action to approve Landmark Sales Tract/Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER WEANT TO APPROVE LANDMARK SALES TRACT/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, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE AND WEANT
NAYS: NONE

11. Consideration and possible action to approve Polo Ranch Boulevard Section 2 and L. Waters Parkway Street Dedication/Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE POLO RANCH BOULEVARD SECTION 2 AND L. WATERS PARKWAY 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, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, PEARCE AND WEANT
NAYS: NONE

CHAIRMAN PEARCE ASKED TO TAKE ITEM 12, ITEM 13, AND ITEM 14 TOGETHER. THERE WERE NO OBJECTIONS.

12. Consideration and possible action to approve Polo Ranch Section 4/Preliminary Plat

13. Consideration and possible action to approve Polo Ranch Section 5/Preliminary Plat

14. Consideration and possible action to approve Polo Ranch Section 6/Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE POLO RANCH SECTION 4/PRELIMINARY PLAT, POLO RANCH SECTION 5/PRELIMINARY PLAT, AND POLO RANCH SECTION 6/PRELIMINARY PLAT PENDING RESOLUTION OF THE ENGINEER'S COMMENTS. 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

15. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 14/Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE FULBROOK ON FULSHEAR CREEK SECTION 14/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, PEARCE AND WEANT

NAYS: NONE

16. Adjournment

A MOTION TO ADJOURN WAS MADE BY PLANNING AND ZONING MEMBER BERGER. 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

AMY PEARCE ADJOURNED THE MEETING AT 8:58 A.M.