



# 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:  
MEMBER- RANDY STACY  
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH  
MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## **PLANNING AND ZONING COMMISSION MEETING MINUTES AUGUST 2, 2019**

**NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, AUGUST 2, 2019 AT 8:30 A.M. IN THE CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.**

*"Incidental Meeting Notice:* A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice."

### **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, AUGUST 2, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.*

**2. Quorum:**

*A QUORUM WAS PRESENT.*

**MEMBERS PRESENT:**

*AMY PEARCE  
DAR HAKIMZADEH  
JOAN BERGER  
GREGORY EHMAN  
JOHN DOWDALL  
RANDY STACY*

**CITY STAFF**

*KAYLA VILLAGOMEZ, ASSISTANT CITY SECRETARY  
SHARON VALIANTE, PUBLIC WORKS DIRECTOR  
ZACH GOODLANDER, DIRECTOR OF DEVELOPMENT SERVICES  
CHANDLER MARKS, ECONOMIC DEVELOPMENT COORDINATOR  
DAVID LEYENDECKER, CITY ENGINEER*

**OTHERS PRESENT**

*GERALD GRISSOM  
KAYE KAHLICH  
TREY DEVILLIER*

**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 are 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 to approve Minutes from Planning and Zoning Commission meeting held on July 5, 2019.**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE MINUTES FROM PLANNING AND ZONING COMMISSION MEETINGS HELD ON JULY 5, 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, PEARCE, STACY  
NAYS: NONE*

**5. Consideration and possible action to approve Bonterra at Cross Creek Ranch Section 7 Preliminary Plat.**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE BONTERRA AT CROSS CREEK RANCH SECTION 7 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, STACY, DOWDALL, EHMAN, HAKIMZADEH, PEARCE.*

*NAYS: NONE*

**6. Consideration and possible action to approve Jordan Ranch Section 19 Preliminary Plat.**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE JORDAN RANCH SECTION 19 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, STACY, DOWDALL, EHMAN, HAKIMZADEH, PEARCE.*

*NAYS: NONE*

**7. Consideration and possible action to approve Plaza on South Firethorne Replat.**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE PLAZA ON SOUTH FIRETHORNE REPLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, STACY, DOWDALL, EHMAN, HAKIMZADEH, PEARCE.*

*NAYS: NONE*

**8. Adjournment**

*The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during this meeting regarding the matters listed above, as authorized by Texas Government Code Section 551.071 (if necessary, consultation with attorney).*

*Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive*

*service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.*

*I, Kayla Villagomez, Assistant City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Thursday, July 25, 2019 at 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.*

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Kayla Villagomez – Assistant City Secretary