



# 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

CITY MANAGER: Jack Harper

**STAFF:**

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

---

## **PLANNING AND ZONING COMMISSION MEETING MINUTES OCTOBER 4, 2019**

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

*A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, OCTOBER 4, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.*

### **2. Quorum**

*A QUORUM WAS PRESENT.*

#### **MEMBERS PRESENT**

*AMY PEARCE  
JOAN BERGER  
RANDY STACY  
GREGORY EHMAN  
DAR HAKIMZADEH  
JASON CHERUBINI*

**MEMBERS ABSENT**

*JOHN DOWDALL*

**CITY STAFF**

*KIMBERLY KOPECKY*

*ZACH GOODLANDER*

*KERRY SIGLER*

*RODRIGO RODRIGUEZ*

*SHARON VALIANTE*

*CHANDLER MARKS*

*BYRON BROWN (ARRIVED AT 8:36 A.M.)*

**OTHERS PRESENT**

*KAYE KAHLICH*

*GERALD GRISSOM*

*TREY DEVILLIER*

*AND APPROXIMATELY 3 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.**

*KAYE KAHLICH SPOKE REGARDING THE SIGN VARIANCE.*

**4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on September 6, 2019**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON SEPTEMBER 6, 2019. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER DOWDALL*

**5. Consideration and possible action to recommend approval of a Sign Variance for Move It Storage located at 29625 FM 1093**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO DENY THE REQUEST REGARDING A SIGN VARIANCE FOR MOVE IT STORAGE LOCATED AT 29625 FM 1093. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER DOWDALL*

**6. Consideration and possible action to recommend approval of Golden Manor Dr. Street Dedication Preliminary Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF GOLDEN MANOR DR. 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, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER DOWDALL*

**7. Consideration and possible action to recommend approval of Bonterra at Cross Creek Ranch Section 11A Preliminary Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF BONTERRA AT CROSS CREEK RANCH SECTION 11A 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, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER DOWDALL*

**8. Consideration and possible action to recommend approval of a plat extension for Argonne Drive Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF A PLAT EXTENSION FOR ARGONNE DRIVE FINAL PLAT FOR A PERIOD OF 12 MONTHS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER DOWDALL*

*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 9 AND 10 TOGETHER. NO MEMBER OPPOSED.*

**9. Consideration and possible action to recommend approval of Creek Trace at Cross Creek Ranch Section 2 Final Plat**

**10. Consideration and possible action to recommend approval of Creek Trace at Cross Creek Ranch Section 3 Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF CREEK TRACE AT CROSS CREEK RANCH SECTION 2 AND CREEK TRACE AT CROSS CREEK RANCH SECTION 3 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER DOWDALL*

**11. Consideration and possible action to recommend approval of Flewellen Way NWC Tract Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF FLEWELLEN WAY NWC TRACT FINAL 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, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER DOWDALL*

**12. Consideration and possible action to recommend approval of a vacation and abandonment of the Rustic Oaks Subdivision Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF A VACATION AND ABANDONMENT OF THE RUSTIC OAKS SUBDIVISION PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER DOWDALL*

**13. Consideration and possible action to recommend approval of an amendment to Ordinance No. 2013-1091, Section 34-29 and Section 34-115 “Plat Requirements”**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF AN AMENDMENT TO ORDINANCE NO. 2013-1091 TO RELIEVE THE BURDEN REGARDING “PLAT REQUIREMENTS” IN THE INTERIM. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER DOWDALL*

**14. Adjournment**

*A MOTION TO ADJOURN WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER DOWDALL*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:46 A.M.*