



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:
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 NOVEMBER 8, 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, NOVEMBER 8, 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
JOHN DOWDALL*

CITY STAFF

KIMBERLY KOPECKY
ZACH GOODLANDER
RODRIGO RODRIGUEZ
SHARON VALIANTE
DAVID LEYENDECKER
BRANT GARY (@ 9:23 A.M.)

OTHERS PRESENT

JEREMIAH BAKER
TREY DEVILLIER
AND APPROXIMATELY 7 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 – Ordinance Amending Special Use Permit Regulations

In compliance with the City of Fulshear Code of Ordinances, Appendix A, Article V, Section 1-278, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on November 8, 2019 at 8:30 AM. The hearing will be held at City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on November 19, 2019 at 7:00 PM. The hearing will be held at the Irene Stern Community Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard. The purpose of the hearing is to consider and take action upon an ordinance amending Special Use Permit procedures and allowances within the City of Fulshear.

A copy of said ordinance and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursday from 8:00AM to 3:00PM and Fridays from 8:00AM to 3:00PM 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.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:31 A.M.

THERE WERE NO PUBLIC HEARING COMMENTS.

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

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on October 4, 2019

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON OCTOBER 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, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE

NAYS: NONE

6. 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 BERGER TO DENY THE REQUEST FOR A SIGN VARIANCE FOR MOVE IT STORAGE LOCATED AT 29625 FM 1093, AS PRESENTED FOR A 90 DAY PERIOD. 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, STACY, AND PEARCE

NAYS: NONE

7. Consideration and possible action to recommend approval of an ordinance amending Special Use Permit regulations

DAVID BAIRD WITH KENDIG KEAST EXPLAINED THE DRAFT ORDINANCE AS PRESENTED. HE ANSWERED QUESTIONS BY THE PLANNING & ZONING COMMISSION. THE PLANNING AND ZONING COMMISSION MADE SEVERAL RECOMMENDATIONS FOR CHANGES TO THE ORDINANCE. (SEE ATTACHED LIST)

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF AN ORDINANCE (2019-1314) WITH SUGGESTED CHANGES AND CORRECTIONS BY THE PLANNING AND ZONING COMMISSION. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

8. Consideration and possible action to recommend approval of Jordan Ranch Section 19 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF JORDAN RANCH SECTION 19/FINAL 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, STACY, AND PEARCE
NAYS: NONE*

9. Consideration and possible action to recommend approval of Jordan Ranch Street Dedication No. 5 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF JORDAN RANCH STREET DEDICATION NO. 5/FINAL 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, STACY, AND PEARCE
NAYS: NONE*

10. Consideration and possible action to recommend extension of approval for Tamarron Section 12 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND A 12 MONTH EXTENSION, ONE (1) TIME ONLY FOR TAMARRON SECTION 12/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, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE
NAYS: NONE*

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, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE
NAYS: NONE*

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:51 A.M.