



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 MAY 1, 2020

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON FRIDAY, MAY 1, 2020 AT 8:30 A.M., FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:

[<https://global.gotomeeting.com/join/631315341>]

The above videoconference link allows for two-way communication with members of the public; however, to avoid disruption of the meeting by channel noise, audio feedback loops, or excessive background noise, members of the public may be muted by the presiding officer or the officer's designee except during the citizen's comments portion of the agenda. A recording of the meeting will be made available to the public.

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 HELD BY VIDEOCONFERENCE WAS CALLED TO ORDER BY PLANNING AND ZONING CHAIRMAN AMY PEARCE AT 8:30 A.M. ON FRIDAY, MAY 01, 2020.

2. Quorum

A QUORUM WAS PRESENT

MEMBERS PRESENT

*AMY PEARCE
JOAN BERGER
JASON CHERUBINI (@ 8:32 A.M.)
RANDY STACY
GREGORY EHMAN
DAR HAKIMZADEH
JOHN DOWDALL*

CITY STAFF PRESENT

*CHANDLER MARKS
ZACH GOODLANDER
KIMBERLY KOPECKY
SHARON VALIANTE (@ 8:32 A.M.)
BYRON BROWN
MARIELA RODRIGUEZ (@ 8:47 A.M.)*

OTHERS PRESENT

*CHRISTIE HEBERT
JOHN MCCANN
ANTHONY K. WOLVERTON
KIM STACY
JOYCE JONES
GEOFF FREEMAN
AARON GROFF
JONATHAN DAVIS
SCOT HARTFIEL
RENE RODRIGUEZ
GEORGE GAYLE*

DAVID
TAJANA MESIC
WILLIE MCCRAY (@ 8:49 A.M.)
KEVIN MCKEEVER
JASON PRICE
ANDREW CASEY (@ 9:04 A.M.)
DAVID (@ 9:06 A.M.)
EVERETT DEAO (@ 8:53 A.M.)
CHRIS JOHNS (@ 8:53 A.M.)
BRIAN (@ 8:50 A.M.)
JEFF DUKE (@ 8:38 A.M.)
JOSH CULLEN (@ 8:38 A.M.)
DAVID (@ 9:07 A.M.)
DAVID (@ 9:11 A.M.)

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 HARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold four Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on May 1, 2020 at 8:30 a.m., the hearing will be held at (<https://global.gotomeeting.com/join/631315341>). A second public hearing will be by the Planning and Zoning Commission on May 1, 2020 at 9 am., the hearing will be held at City Hall, 30603 FM 1093 Fulshear, Texas. A third public hearing will be held by City Council on May 19, 2020 at 5:30 p.m., at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. The fourth hearing will be held by the City Council on May 19, 2020 at 7:00 p.m., the hearing will be held at (<https://global.gotomeeting.com/join/246038173>). Each hearing will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Residential Acreage District, being 38.512 acres of land, the remainder of the Grandes Ricos, LLC 44.512 acre tract, all being in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas, and is more specifically located at 7510 Wallis St. Fulshear, Texas 77441. The applicant, Jeffrey Duke, is seeking a Zoning Change, pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Residential Acreage to Downtown District, for the purposes of a mixed-

use development with commercial, residential, park, civic, and other uses. 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 Development Services Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

Potential cancellation disclaimer: At the time of this notice, certain provisions of the Texas Open Meetings Act have been suspended by the Texas Governor in response to COVID-19, which provisions may become effective again prior to one or more of the foregoing public hearings held. Therefore, or more of such public hearings may be cancelled. Please refer to the City's website, <http://www.fulsheartexas.gov/>, for the most current information regarding the status of these hearings.

Published: 4-20-2020 & 5-3-2020

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

THERE WERE NO COMMENTS.

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

5. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold four Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on May 1, 2020 at 8:30 a.m., the hearing will be held at (<https://global.gotomeeting.com/join/631315341>). A second public hearing will be by the Planning and Zoning Commission on May 1, 2020 at 9 am., the hearing will be held at City Hall, 30603 FM 1093 Fulshear, Texas. A third public hearing will be held by City Council on May 19, 2020 at 5:30 p.m., at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. The fourth hearing will be held by the City Council on May 19, 2020 at 7:00 p.m., the hearing will be held at (<https://global.gotomeeting.com/join/246038173>). Each hearing will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Residential Acreage District, being 86.191 acres of land, more or less, being the residue of a 101 acre tract as described in the Utility Easement Agreement executed by and between the Estate of Gerald Wayne McCann, Deceased, et al., and the City of Fulshear and referenced as Instrument Number 2018040871, filed in the official public records of Fort Bend County, Texas, and is more specifically located at 31210 FM 1093 Fulshear, Texas 77441. The applicant, Positive Developments LLC, is seeking a Zoning Change, pursuant to the Zoning Ordinance, Section 1-279, to take

the current zoning from Residential Acreage to Downtown District, for the purposes of a mixed-use development with commercial, residential, park, civic, and other uses. 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 Development Services Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

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Published: 4-20-2020 & 5-3-2020

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

THERE WERE NO COMMENTS.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:34 A.M.

6. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold four Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on May 1, 2020 at 8:30 a.m., the hearing will be held at (<https://global.gotomeeting.com/join/631315341>). A second public hearing will be by the Planning and Zoning Commission on May 1, 2020 at 9 am., the hearing will be held at City Hall, 30603 FM 1093 Fulshear, Texas. A third public hearing will be held by City Council on May 19, 2020 at 5:30 p.m., at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. The fourth hearing will be held by the City Council on May 19, 2020 at 7:00 p.m., the hearing will be held at (<https://global.gotomeeting.com/join/246038173>). Each hearing will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Manufactured Housing District, being the 2.25-acre tract conveyed to Dave Rogers, recorded in Volume 230, Page 29, Deed Records Fort Bend County, Texas, and is more generally located at the northeast intersection of Dixon and Patterson Roads. The owner’s agent, Mike Roller, is seeking a Zoning Change, pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Manufactured Housing to the Industrial District, for the purposes of an office warehouse

with no outside storage. 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 Development Services Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

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Published: 4-20-2020 & 5-3-2020

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:34 A.M.

MIKE ROLLER SPOKE BRIEFLY AND SAID THE NEIGHBORS TO THIS PROPERTY HAVE BEEN NOTIFIED.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:36 A.M.

7. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on April 3, 2020

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON APRIL 03, 2020. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

CHERUBINI

STACY

HAKIMZADEH

PEARCE

BERGER

EHMAN

DOWDALL

NAYS: NONE

8. Consideration and possible action to recommend approval of the Fletcher Morgan Elementary School Preliminary Plat

ZACH GOODLANDER EXPLAINED THAT DAVID LEYENDECKER COULD NOT BE ON THIS MEETING BUT HE WOULD ANSWER QUESTIONS FOR DAVID LEYENDECKER. ZACH STATED DAVID HAS NOT RECOMMENDED APPROVAL OF THIS PLAT YET DUE TO SOME CORRECTIONS THAT NEED TO BE MADE.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO DECLINE APPROVAL OF FLETCHER MORGAN ELEMENTARY SCHOOL PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

9. Consideration and possible action to recommend approval of the Academix Village Preliminary Plat

ZACH GOODLANDER REPORTED THAT DAVID LEYENDECKER HAS NOT RECOMMENDED APPROVAL OF THIS PLAT YET.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO DECLINE APPROVAL OF ACADEMIX VILLAGE PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

10. Consideration and possible action to recommend approval of the Polo Ranch Section 6 Replat No. 1 Preliminary Plat

PER ZACH, THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE POLO RANCH SECTION 6 REPLAT NO. 1 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

11. Consideration and possible action to recommend approval of the Tamarron Section 15 Final Plat

PER ZACH, THE CORRECTIONS HAVE BEEN MADE AND DAVID IS RECOMMENDING APPROVAL OF THIS PLAT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 15 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

12. Consideration and possible action to recommend approval of the Tamarron Section 21 Final Plat

PER ZACH, THE CORRECTIONS HAVE BEEN MADE AND DAVID LEYENDECKER RECOMMENDS APPROVAL OF THIS PLAT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 21 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

13. Consideration and possible action to recommend approval of the Tamarron Section 27 Final Plat

THERE WERE NO CORRECTIONS NEEDED ON THIS PLAT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER CHERUBINI TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 27 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

14. Consideration and possible action to recommend approval of a zoning change from (R-1) Residential Acreage to Downtown District for a property located at 7510 Wallis St.

JONATHAN DAVIS AND TAJANA MESIC GAVE BRIEF PRESENTATIONS AND ANSWERED QUESTIONS REGARDING THIS REQUEST.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF A ZONING CHANGE FROM R-1 RESIDENTIAL ACREAGE TO DOWNTOWN DISTRICT FOR THE PROPERTY LOCATED AT 7510 WALLIS STREET. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

15. Consideration and possible action to recommend approval of a zoning change from (R-1) Residential Acreage to Downtown District for a property located at 31210 FM 1093

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF A ZONING CHANGE FROM R-1 RESIDENTIAL ACREAGE TO DOWNTOWN DISTRICT FOR THE PROPERTY LOCATED AT 31210 FM 1093. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

16. Consideration and possible action to recommend approval of a zoning change from (MH) Manufactured Housing to (I) Industrial for a property, approximately 2.25 acres in size, located at the northeast corner of the intersection of Patterson and Dixon Roads

MIKE ROLLER SPOKE AND ANSWERED QUESTIONS FOR THE PLANNING AND ZONING COMMISSION. PER ZACH GOODLANDER, STAFF HAS NO OBJECTION TO THE ZONING CHANGE, BUT THE PROPERTY WILL NEED TO BE PLATTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF A ZONING CHANGE FROM (MH) MANUFACTURED HOUSING TO (I) INDUSTRIAL FOR A PROPERTY APPROXIMATELY 2.25 ACRES IN SIZE, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PATTERSON AND DIXON ROADS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

17. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO ADJOURN. IT WAS SECOND BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*CHERUBINI
STACY
HAKIMZADEH
PEARCE
BERGER
EHMAN
DOWDALL*

NAYS: NONE

AMY PEARCE ADJOURNED THE MEETING AT 9:27 A.M.

