



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

30603 FM 1093 WEST/ PO Box 279 ~ FULSHEAR, TEXAS 77441

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WWW.FULSHEARTEXAS.GOV

CHAIRMAN- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER- JENNIFER ECKROTH

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 7, 2021

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, MAY 7, 2021 AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441.

2. QUORUM

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
DAR HAKIMZADEH
JOAN BERGER
GREGORY EHMAN*

MEMBERS ABSENT

RANDY STACY

JOHN DOWDALL
JENNIFER ECKROTH (RESIGNED)

CITY STAFF PRESENT

KIMBERLY KOPECKY
CLIFF BROUHARD
JESUS ESCOBAR
MARIELA RODRIGUEZ
SHARON VALIANTE

OTHERS PRESENT

TREY DEVILLIER
GERALD GRISSOM
GEOFF FREEMAN
AND APPROXIMATELY 3 OTHERS THAT DID NOT SIGN IN.

3. CITIZEN'S COMMENTS

THERE WERE NO CITIZEN COMMENTS.

4. AGENDA ITEMS

1. ~~Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on April 9, 2021~~

THIS ITEM WAS PULLED FROM THE AGENDA. THE MINUTES DID NOT APPEAR IN THE PACKET. APRIL 9, 2021 MINUTES WILL BE ADDED TO THE JUNE AGENDA.

2. Consideration and possible action to approve the NextGen Land Investment LLC Preliminary Plat

CLIFF BROUHARD EXPLAINED THAT ALL CORRECTIONS WERE MADE. THIS ITEM WAS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE NEXTGEN LAND INVESTMENT LLC PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, EHMAN, HAKIMZADEH, AND PEARCE

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS DOWDALL, ECKROTH, AND STACY

3. Consideration and possible action to recommend approval of the Jordan Ranch Section 33 Preliminary Plat

CLIFF BROUHARD EXPLAINED THAT ALL CORRECTIONS WERE MADE. THIS ITEM WAS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 33 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, EHMAN, HAKIMZADEH, AND PEARCE

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS DOWDALL, ECKROTH, AND STACY

4. Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section Two Preliminary Plat

CLIFF BROUHARD EXPLAINED THAT ALL CORRECTIONS WERE MADE. THIS ITEM WAS RECOMMENDED FOR APPROVAL. DANIEL VALDEZ FROM META PLANNING AND CLIFF BROUHARD ANSWERED QUESTIONS FROM THE PLANNING AND ZONING MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE CREEK RUSH AT CROSS CREEK RANCH SECTION TWO 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, EHMAN, HAKIMZADEH, AND PEARCE

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS DOWDALL, ECKROTH, AND STACY

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 5-7 TOGETHER. THERE WERE NO OBJECTIONS.

5. Consideration and possible action to recommend approval of the Tamarron Section 48 Preliminary Plat

6. Consideration and possible action to recommend approval of the Tamarron Section 52 Preliminary Plat

7. Consideration and possible action to recommend approval of the Tamarron Point Section 3 Street Dedication Preliminary Plat

CLIFF BROUHARD EXPLAINED THAT ALL COMMENTS WERE CLEARED AND HE RECOMMENDS APPROVAL OF ALL THREE PLATS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF TAMARRON SECTION 48, TAMARRON SECTION 52,

AND TAMARRON POINT SECTION 3 STREET DEDICATION PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, EHMAN, HAKIMZADEH, AND PEARCE

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS DOWDALL, ECKROTH, AND STACY

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 8-10 TOGETHER. THERE WERE NO OBJECTIONS.

8. **Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section 4 Final Plat**
9. **Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section Five Final Plat**
10. **Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section Six Final Plat**

CLIFF BROUHARD EXPLAINED THAT ALL COMMENTS HAVE BEEN ADDRESSED AND THESE PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE CREEK RUSH AT CROSS CREEK RANCH SECTION 4, SECTION FIVE, AND SECTION SIX 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, EHMAN, HAKIMZADEH, AND PEARCE

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS DOWDALL, ECKROTH, AND STACY

- ~~11. **Consideration and possible action to recommend approval of the Del Webb Fulshear Section 1 Final Plat**~~

~~THIS ITEM WAS PULLED FROM THE AGENDA.~~

- ~~12. **Consideration and possible action to recommend approval of the Lifestyle Boulevard Street Dedication Section 1 Final Plat**~~

~~THIS ITEM WAS PULLED FROM THE AGENDA.~~

5. ADJOURNMENT

A MOTION TO ADJOURN WAS MADE BY PLANNING AND ZONING MEMBER BERGER. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS BERGER, EHMAN, HAKIMZADEH, AND PEARCE

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS DOWDALL, ECKROTH, AND STACY

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:46 A.M.