



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

29255 FM 1093 ROAD #12B/ PO Box 279 ~ FULSHEAR, TEXAS 77441

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WWW.FULSHEARTEXAS.GOV

CHAIRMAN- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER- JOE WARDELL

PLANNING & ZONING:
MEMBER- KEVIN WHITE
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 AGENDA AUGUST 6, 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, AUGUST 6, 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

JOE WARDELL

GREGORY EHMAN

MEMBERS ABSENT

KEVIN WHITE (APPROVED)

JOHN DOWDALL (APPROVED)

CITY STAFF PRESENT

KIMBERLY KOPECKY
MARIELA RODRIGUEZ
ZACH GOODLANDER
CLIFF BROUHARD
JESUS ESCOBAR

OTHERS PRESENT

ALVIN SORRELS
KAYE KAHLICH
GERALD GRISSOM
TREY DEVILLIER
NAOMI MCANINCH
DAN VALDEZ
JORGE DE LA ROSA

3. Citizen's Comments

MR. SORRELS ASKED TO SPEAK DURING THE ITEM.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on July 2, 2021

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON JULY 02, 2021. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT: WHITE AND DOWDALL

5. Consideration and possible action to approve the Del Webb Fulshear Section 2 Preliminary Plat

ZACH GOODLANDER INTRODUCED THIS ITEM. THE CORRECTIONS HAVE BEEN ADDRESSED. NAOMI MCANINCH WITH LJA EXPRESSED THE FENCING PLANNED WAS WROUGHT IRON FENCING, LIKE DEVELOPMENTS IN OTHER LOCATIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE DEL WEBB FULSHEAR SECTION 2 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT: WHITE AND DOWDALL

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 6 AND 7 TOGETHER. THERE WERE NO OBJECTIONS.

- 6. Consideration and possible action to approve the Summerview Section 1 Preliminary Plat**
- 7. Consideration and possible action to approve the Summerview Section 2 Preliminary Plat**

ZACH INTRODUCED THIS ITEM. JORGE DE LA ROSA EXPLAINED THESE PLATS ARE IN PRELIMINARY STAGES. HE ANSWERED QUESTIONS FROM THE P&Z MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE THE SUMMERVIEW SECTION 1 AND SECTION 2 PRELIMINARY PLATS PENDING THE RESOLUTION OF ENGINEER'S COMMENTS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT: WHITE AND DOWDALL

- 8. Consideration and possible action to approve the Fulshear Lakes Creekside Section 1 Preliminary Plat**

ALVIN SORRELS SPOKE REGARDING STREETS AND LOT SIZES. PER ZACH, THIS PLAT IS IN THE ETJ AND IS FROM A PRIOR DEVELOPMENT AGREEMENT. CHRIS LEBLANC FROM LJA ANSWERED QUESTIONS FROM P&Z MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN APPROVE THE FULSHEAR LAKES CREEKSIDE SECTION 1 PRELIMINARY PLAT PENDING A REVIEW OF TRAFFIC AND DRAINAGE STUDIES. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT: WHITE AND DOWDALL

- 9. Consideration and possible action to approve the Gateway 359 Preliminary Plat**

PER ZACH GOODLANDER, COMMENTS WERE ADDRESSED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE GATEWAY 359 PRELIMINARY PLAT PENDING A REVIEW OF THE TRAFFIC IMPACT ANALYSIS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT: WHITE AND DOWDALL

10. Consideration and possible action to recommend approval of the Lakeside Village at Cross Creek Ranch Preliminary Plat

ZACH GOODLANDER EXPLAINED THE COMMENT HAS BEEN CLEARED. DANIEL VALDEZ ANSWERED QUESTIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE LAKESIDE VILLAGE AT CROSS CREEK RANCH PRELIMINARY PLAT PENDING ADDRESSING PARKING CAPACITY AND A CHANGE TO THE GENERAL PLAN FROM COMMERCIAL TO RESIDENTIAL. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT: WHITE AND DOWDALL

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

PER ZACH, THIS PLAT IS 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 TWO FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT: WHITE AND DOWDALL

12. Adjournment

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

AYES: PEARCE, HAKIMZADEH, BERGER, WHITE, WARDELL

NAYS:

ABSTAIN:

ABSENT: WHITE AND DOWDALL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:38 A.M.