



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

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA SEPTEMBER 3, 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, SEPTEMBER 3, 2021, AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

AMY PEARCE
JOAN BERGER
GREGORY EHMAN
KEVIN WHITE
JOHN DOWDALL

MEMBERS ABSENT

DAR HAKIMZADEH
JOE WARDELL

CITY STAFF PRESENT

KIMBERLY KOPECKY
MARIELA RODRIGUEZ
ZACH GOODLANDER
CLIFF BROUHARD
BYRON BROWN

OTHERS PRESENT

KAYE KAHLICH
GEOFF FREEMAN
MELONY GAY
TREY DEVILLIER
ALVIN SORRELS
DAN VALDEZ
BEN ELIAS
J. DE LA ROSA
JOHN HERZOG
CHRIS LEBLANC
AND 4 OTHERS THAT DID NOT SIGN IN.

3. Citizen's Comments

THERE WERE NO CITIZEN COMMENTS

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on August 6, 2021

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON AUGUST 6, 2021. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

5. Consideration and possible action to approve an update to the Cross Creek Ranch General Plan

ZACH GOODLANDER BRIEFLY EXPLAINED AND ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE CROSS CREEK RANCH GENERAL PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

6. Consideration and possible action to approve the Summer View Section 3 Preliminary Plat

PER ZACH, ALL COMMENTS WERE ADDRESSED AND THE CITY ENGINEER RECOMMENDS APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE SUMMERVIEW SECTION 3 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 7 THROUGH 13 TOGETHER, THERE WERE NO OBJECTIONS. ***

- 7. Consideration and possible action to recommend approval of the Jordan Ranch Section 35 Preliminary Plat**
- 8. Consideration and possible action to recommend approval of the Jordan Ranch Section 36 Preliminary Plat**
- 9. Consideration and possible action to recommend approval of the Jordan Ranch Section 37 Preliminary Plat**
- 10. Consideration and possible action to recommend approval of the Jordan Ranch Section 38 Preliminary Plat**
- 11. Consideration and possible action to recommend approval of the Jordan Ranch Section 39 Preliminary Plat**
- 12. Consideration and possible action to recommend approval of the Jordan Ranch Section 40 Preliminary Plat**
- 13. Consideration and possible action to recommend approval of the Jordan Ranch Section 41 Preliminary Plat**

PER CLIFF BROUHARD, THE CITY ENGINEER, ALL COMMENTS AND SPELLING ERRORS ADDRESSED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 35, SECTION 36, SECTION 37, SECTION 38, SECTION 39, SECTION 40, AND SECTION 41 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

14. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication Section 11 Preliminary Plat

PER ZACH ALL COMMENTS ADDRESSED AND RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE JORDAN RANCH STREET DEDICATION SECTION 11 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

15. Consideration and possible action to recommend approval of the Tamarron Section 54 Preliminary Plat

ZACH STATED ALL COMMENTS HAVE BEEN ADDRESSED AND CLIFF ANSWERED QUESTIONS.

MELANIE GAY, KATIE HARRIS, AND GEOFF FREEMAN WITH LJA ANSWERED QUESTIONS FROM THE MEMBERS REGARDING LANDSCAPING, PARKING, AND BUILDING DESIGNS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 54 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 16 AND 17 TOGETHER. THERE WERE NO OBJECTIONS. ***

16. Consideration and possible action to recommend approval of the Summerview Section 1 Final Plat

17. Consideration and possible action to recommend approval of the Summerview Section 2 Final Plat

CLIFF EXPLAINED THAT ALL COMMENTS WERE ADDRESSED AND BOTH PLATS ARE READY FOR APPROVAL. HE STATED THE ONLY THING PENDING WAS FROM FORT BEND COUNTY AND TXDOT THAT HAVE TO REVIEW THE T.I.A.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE SUMMERVIEW SECTION 1 AND SECTION 2 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

18. Consideration and possible action to recommend approval of the Polo Ranch Section 9 Final Plat

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE POLO RANCH SECTION 9 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

19. Consideration and possible action to recommend approval of the Fulshear Bend Drive Extension No. 6 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 FULSHEAR BEND DRIVE EXTENSION NO. 6 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

20. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Section 1 Final Plat

PER CLIFF ALL COMMENTS HAVE BEEN ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES CREEKSIDE SECTION 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 21 AND 22 TOGETHER. THERE WERE NO OBJECTIONS. ***

- 21. Consideration and possible action to recommend approval of the Tamarron Point Section 2 Street Dedication Final Plat**
- 22. Consideration and possible action to recommend approval of the Tamarron Point Section 3 Street Dedication Final Plat**

PER ZACH BOTH PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE TAMARRON POINT SECTION 2 AND SECTION 3 STREET DEDICATION FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 23 AND 24 TOGETHER. THERE WERE NO OBJECTIONS. ***

- 23. Consideration and possible action to recommend approval of the Tamarron Section 45A Final Plat**
- 24. Consideration and possible action to recommend approval of the Tamarron Section 45B Final Plat**

ZACH EXPLAINED ALL COMMENTS HAVE BEEN ADDRESSED AND THESE PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 45A AND 45B FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 25, 26, AND 27 TOGETHER. THERE WERE NO OBJECTIONS. ***

- 25. Consideration and possible action to recommend approval of the Tamarron Section 48 Final Plat**
- 26. Consideration and possible action to recommend approval of the Tamarron Section 52 Final Plat**
- 27. Consideration and possible action to recommend approval of the Tamarron Section 55 Final Plat**

PER ZACH ALL PLATS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 48, SECTION 52, AND SECTION 55 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

- 28. Consideration and possible action to recommend approval of the Goddard School at Fulbrook on Fulshear Creek Final Plat**

PER ZACH ALL COMMENTS HAVE BEEN ADDRESSED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE GODDARD SCHOOL AT FULBROOK ON FULSHEAR CREEK FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

29. Adjournment

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

AYES: PEARCE, BERGER, EHMAN, WHITE AND DOWDALL

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:09 A.M.