



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 OCTOBER 8, 2021

1. Call to Order

A SPECIAL MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, OCTOBER 8, 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
DAR HAKIMZADEH
JOE WARDELL

CITY STAFF PRESENT

KIMBERLY KOPECKY
MARIELA RODRIGUEZ
ZACH GOODLANDER
CLIFF BROUHARD
BYRON BROWN
SHARON VALIANTE
RODRIGO RODRIGUEZ

OTHERS PRESENT

NICOLE RATHE
GERALD GRISSOM
TREY DEVILLIER
NAOMI MCANINCH
KRISTINA JONES
AND APPROXIMATELY 5 OTHERS THAT DID NOT SIGN IN.

3. Citizen's Comments

THERE WERE NO CITIZEN COMMENTS.

4. Public Hearing

The Planning and Zoning Commission of the City of Fulshear, Texas, will conduct a public hearing on October 8, 2021 at 8:30 a.m. in the Irene Stern Community Center regarding the adoption of a new Comprehensive Plan for the long-range development of the City of Fulshear, at which the public is given the opportunity to give testimony and present written evidence.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:30 A.M.

JIM KING SPOKE REGARDING LIGHTING.

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

5. Consideration and possible action to approve Minutes from the Planning and Zoning Commission meeting held on September 3, 2021

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON SEPTEMBER 3, 2021. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT:

6. Consideration and possible action to recommend approval of the Broadstone Cross Creek Ranch Preliminary Plat

ZACH GOOLANDER EXPLAINED ALL COMMENTS WERE ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE BROADSTONE CROSS CREEK RANCH PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT:

7. Consideration and possible action to recommend approval of the Broadstone Jordan Ranch Preliminary Plat

ZACH GOODLANDER EXPLAINED THIS PLAT IS IN THE ETJ. THE 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 BROADSTONE JORDAN RANCH PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT:

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

ZACH GOODLANDER EXPLAINED THE COMMENTS WERE ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE LAKESIDE VILLAGE AT CROSS CREEK RANCH FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT:

9. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 2 Final Plat

ZACH GOODLANDER EXPLAINED THIS IS IN THE CITY LIMITS AND IT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANTO TO RECOMMEND APPROVAL OF THE DEL WEBB FULSHEAR SECTION 2 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMANTO, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT:

10. Consideration and possible action to approve the Tamarron West Master Sign Plan

ZACH GOODLANDER EXPLAINED THE TAMARRON WEST DEVELOPMENT AGREEMENT DID NOT INCLUDE A SIGN PLAN. THEY ARE BRINGING THIS TO PLANNING AND ZONING FOR SOME COHESIVENESS WITH TAMARRON. THIS MASTER SIGN PLAN IS RECOMMENDED FOR APPROVAL AND THE DEVELOPER WILL STILL NEED TO GET SIGN PERMITS FROM THE CITY.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANTO TO APPROVE THE TAMARRON WEST MASTER SIGN PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMANTO, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE

ABSTAIN:

ABSENT:

11. Consideration and possible action to approve an update to the Del Webb Fulshear Master Sign Plan

ZACH GOODLANDER EXPLAINED THE DEL WEBB DEVELOPMENT AGREEMENT DID NOT INCLUDE MARKETING SIGNAGE. KRISTINA JONES EXPLAINED THE SIGN REQUEST. PER ZACH, THIS IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE UPDATE TO THE DEL WEBB MASTER SIGN PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMANTO.

A MOTION TO AMEND WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO INCLUDE THAT MARKETING SIGNS MUST BE REMOVED AT COMPLETION OF THE BUILDOUT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMANTO, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE

ABSTAIN:
ABSENT:

ORIGINAL MOTION:

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE UPDATE TO THE DEL WEBB MASTER SIGN PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL
NAYS: NONE
ABSTAIN:
ABSENT:

****BOTH THE ORIGINAL AND MOTION TO AMEND WERE APPROVED**

12. Consideration and possible action to recommend approval of the Comprehensive Plan

ZACH INTRODUCED GARY MITCHELL AND MEREDITH DANG WITH KENDIG KEAST. THEY GAVE A BRIEF EXPLANATION AND PRESENTATION OF THE COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN ADVISORY COMMITTEE AIDED IN THE PROCESS OF UPDATING THE PLAN.

****FOR FULL PRESENTATION, REQUEST AUDIO.**

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL
NAYS: NONE
ABSTAIN:
ABSENT:

13. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING 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, DOWDALL, HAKIMZADEH, WARDELL
NAYS: NONE
ABSTAIN:
ABSENT:

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

