



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

PHONE: 281-346-1796 ~ FAX: 281-346-2556

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 DECEMBER 3, 2021

1. Call to Order

A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, DECEMBER 03, 2021, AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
GREGORY EHMAN
KEVIN WHITE
JOHN DOWDALL
DAR HAKIMZADEH
JOAN BERGER*

MEMBERS ABSENT

JOE WARDELL

CITY STAFF PRESENT

KIMBERLY KOPECKY
MARIELA RODRIGUEZ
ZACH GOODLANDER
CLIFF BROUHARD
BYRON BROWN
JESUS ESCOBAR

OTHERS PRESENT

ALVIN SORRELS
KAYE KAHLICH
JACOB BULLARD
TREY DEVILLIER
NAOMI MCANINCH
AND 3 OTHER THAT DID NOT SIGN IN.

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.

ALVIN SORRELS SPOKE ABOUT CONCERNS WITH DRAINAGE ON HIS PROPERTY DUE TO THE CONSTRUCTION OF FULSHEAR LAKES.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on November 5, 2021

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO POSPONE THIS ITEM UNTIL THE NEXT MEETING. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMEN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMEN, WHITE, DOWDALL, HAKIMZADEH, BERGER

NAYS: NONE

ABSTAIN:

ABSENT: WARDELL

****CHAIRMAN PEARCE ASKED TO TAKE ITEMS 5 AND 6 TOGETHER. THERE WERE NO OBJECTIONS. ***

5. Consideration and possible action to approve the Fulbrook on Fulshear Creek Section 7 Preliminary Plat

6. Consideration and possible action to approve the Fulbrook on Fulshear Creek Section 18 Preliminary Plat

PER ZACH ALL COMMENTS WERE ADDRESSED.

CLIFF BROUHARD AND BILL SWEITZER ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE FULSHEAR CREEK SECTION 7 AND SECTION 18 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSTAIN:

ABSENT: WARDELL

7. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 3 Final Plat

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE DEL WEBB FULSHEAR SECTION 3 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSTAIN:

ABSENT: WARDELL

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 8 THOROUGH 11 TOGETHER, THERE WERE NO OBJECTIONS. ***

8. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Village Section 2 Final Plat

9. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Village Section 3 Final Plat

10. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Village Section 4 Final Plat

11. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Village Section 5 Final Plat

PER CLIFF ALL ITEMS HAVE BEEN CORRECTED.

ANDREW CASEY WITH LJA ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 2, SECTION 3, SECTION 4, AND SECTION 5 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMEN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMEN, WHITE, DOWDALL, HAKIMZADEH, BERGER

NAYS: NONE

ABSTAIN:

ABSENT: WARDELL

12. Consideration and possible action to recommend approval of the The Vic at Jordan Ranch Final Plat

PER ZACH THIS PLAT IS RECOMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMEN TO RECOMMEND APPROVAL OF THE VIC AT JORDAN RANCH FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMEN, WHITE, DOWDALL, HAKIMZADEH, BERGER

NAYS: NONE

ABSTAIN:

ABSENT: WARDELL

13. Consideration and possible action to recommend approval of the Tamarron Point Street Dedication Section 5 Final Plat

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMEN TO RECOMMEND APPROVAL OF THE TAMARRON POINT STREET DEDICATION SECTIONS 5 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMEN, WHITE, DOWDALL, HAKIMZADEH, BERGER

NAYS: NONE

ABSTAIN:

ABSENT: WARDELL

14. Consideration and possible action to recommend approval of the Summerview Section 3 Final Plat

ZACH ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE SUMMERVIEW SECTION 3 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSTAIN:

ABSENT: WARDELL

15. Adjournment

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

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

NAYS: NONE

ABSTAIN:

ABSENT: WARDELL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:16 A.M.