



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

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES FEBRUARY 11, 2022

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, FEBRUARY 11, 2022, 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
JOHN DOWDALL
JOAN BERGER
KEVIN WHITE

MEMBERS ABSENT

DAR HAKIMZADEH
JOE WARDELL

CITY STAFF PRESENT

MARIELA RODRIGUEZ
ZACH GOODLANDER
BYRON BROWN
JESUS ESCOBAR

OTHERS PRESENT

LADY EITEMAN
JAMES EITEMAN
JAMES ECKERT
J.D. MCCANN
D. VALDEZ
K KAHLICH
JOHN DEBOURLTIS
TREY DEVILLIER
KAYLEEN CHRISTIE NELSON
AND 3 OTHERS 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.

JAMES EITEMAN, RESIDENT OF JAMES LANE, SPOKE REGARDING THE SOCIAL IMPACT ON JAMES LANE AND EXPLAINED HE WAS AGAINST ANNEXATION.

JAMES ECKERT, RESIDENT OF JAMES LANE, SPOKE AGAINST THE ANNEXATION OF JAMES LANE AND EXPLAINED HIS CONCERNS.

J.D. MCCANN, RESIDENT OF JAMES LANE, SPOKE AGAINST ANNEXATION AND ABOUT HIS CONCERNS WITH BIG TRUCKS/BUSES NEEDING A TURN AROUND.

JOHN DEBOURHIS, RESIDENT OF JAMES LANE, FOLLOWED UP ON MR. MCCANN'S CONCERN WITH 18 WHEELERS NEEDING A TURN AROUND.

KAYLEEN NELSON, RESIDENT OF JAMES LANE, SPOKE ABOUT THE COMMUNITY IMPACT, SAFETY, DRAINAGE AND THE TRASH COLLECTED FROM DRAINAGE.

QUESTIONED HOW THE CITY WILL GET WATER TO JAMES LANE AND STATED SHE IS AGAINST ANNEXATION.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on January 7, 2022

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JANUARY 7, 2022. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, DOWDALL, BERGER, WHITE

NAYS:

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

5. Consideration and possible action to approve the Bray Tract Preliminary Plat

CLIFF BROUHARD STATED ALL COMMENTS WERE ADDRESSED AND HE RECOMMENDS APPROVAL.

ZACH GOOLANDER ANSWERED QUESTIONS FOR THE MEMBERS.

ALEX KHOSH ENGINEER FOR FULBROOK ON FULSHEAR CREEK ANSWERED QUESTIONS AND STATED H&H IS WORKING ON A DRAINAGE IMPACT ANALYSIS.

COLLIN PIER STATED A TRAFFIC STUDY WAS DONE, HE ALSO ANSWERED QUESTIONS FROM THE MEMBERS AND THE AUDIENCE.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE THE BRAY TRACT PRELIMINARY PLAT CONDITIONAL UPON RECEIVING VERIFICATION OF UTILITY EASMENT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, DOWDALL, WHITE

NAYS:

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

6. Consideration and possible action to approve the Canvas on Founder's Hill Preliminary Plat

ZACH GOOLANDER EXPLAINED ALL COMMENTS WERE ADDRESSED AND CLIFF RECOMMENDS APPROVAL.

ALEX KHOSH ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE CANVAS ON FOUNDER'S HILL PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMEN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMEN, DOWDALL, WHITE

NAYS:

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

7. Consideration and possible action to approve the Bonterra at Cross Creek Ranch Section 10 Preliminary Plat

CLIFF BROUHARD STATE THIS PLAT IS READY FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMEN TO APPROVE THE BONTERRA AT CROSS CREEK RANCH SECTION 10 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMEN, DOWDALL, WHITE

NAYS:

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

8. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 17 Final Plat

PER CLIFF THE 3 MINOR COMMENTS HAVE BEEN ADDRESSED AND ITS READY FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE FULBROOK ON FULSHEAR CREEK SECTION 17 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, EHMAN, DOWDALL, WHITE

NAYS:

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

9. Consideration and possible action to recommend approval of the Broadstone Jordan Ranch Final Plat

PER CLIFF THIS PLAT WAS APPROPRIATE AS SUBMITTED AND RECOMMENDED FOR APPROVAL.

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

AYES: PEARCE, BERGER, EHMAN, DOWDALL, WHITE

NAYS:

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

10. Discussion with Slate Communications regarding City Branding

ZACH EXPLAINED THAT IT WAS INTENDED TO HAVE SLATE COMMUNICATIONS HERE LAST FRIDAY BUT DUE TO THE WINTER WEATHER AND IN THE INTEREST OF SAFETY THE MEETING WAS CANCELLED.

PER ZACH HE WILL BE REACHING OUT TO EACH MEMBER INDIVIDUALLY TO GET IDEAS OF POSSIBLE DATES TO DO ANOTHER MEETING WITH THIS CONSULTANT.

11. Adjournment

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

AYES: PEARCE, BERGER, EHMAN, DOWDALL, WHITE

NAYS: NONE

ABSTAIN:

ABSENT: HAKIMZADEH, WARDELL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:35 A.M.