



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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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 MAY 6, 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, MAY 06, 2022, 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

GREGORY EHMAN @ 8:33 A.M.

JOAN BERGER

JOE WARDELL

JOHN DOWDALL

MEMBERS ABSENT

KEVIN WHITE
CITY STAFF PRESENT
KIMBERLY KOPECKY
ZACH GOODLANDER
BYRON BROWN
JESUS ESCOBAR @ 8:31 A.M.
CLIFF BROUHARD
LINDSEY DELONG

OTHERS PRESENT
DAN VALDEZ
TREY DEVILLIER
TIM CLEARY
ANDREW CASEY
NICHOLAS BOTARY
AND APPROXIMATELY 2 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.

THERE WERE NO CITIZEN COMMENTS.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on April 1, 2022

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON APRIL 01, 2022. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, DOWDALL, BERGER, WARDELL

NAYS:

ABSTAIN:

ABSENT: EHMAN AND WHITE

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

5. Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section 8 Preliminary Plat

6. Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Rush Section 9 Preliminary Plat

PER CLIFF BROUHARD, BOTH PLATS ARE READY FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE CREEK RUSH AT CROSS CREEK RANCH SECTION 8 AND SECTION 9 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, DOWDALL, BERGER, WARDELL

NAYS:

ABSTAIN:

ABSENT: EHMAN AND WHITE

7. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication No. 12 Preliminary Plat

PER CLIFF BROUHARD, THIS PLAT WAS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE JORDAN RANCH STREET DEDICATION NO. 12 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, DOWDALL, BERGER, WARDELL

NAYS:

ABSTAIN:

ABSENT: EHMAN AND WHITE

PLANNING AND ZONING MEMBER EHMAN ARRIVED AT 8:33 A.M.

8. Consideration and possible action to recommend approval of the Jordan Ranch Section 43 Preliminary Plat

PER CLIFF BROUHARD, THE COMMENTS HAVE BEEN ADDRESSED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 43 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WHITE

9. Consideration and possible action to recommend approval of the Pecan Knoll Drive Street Dedication Section 1 Final Plat

PER CLIFF, THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE PECAN KNOLL DRIVE STREET DEDICATION SECTION 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WHITE

*** CHAIRMAN PEARCE ASKED TO TAKE ITEMS 10-13 TOGETHER, THERE WERE NO OBJECTIONS***

10. Consideration and possible action to recommend approval of the Pecan Ridge Section 5 Final Plat

11. Consideration and possible action to recommend approval of the Pecan Ridge Section 6 Final Plat

12. Consideration and possible action to recommend approval of the Pecan Ridge Section 7 Final Plat

13. Consideration and possible action to recommend approval of the Pecan Ridge Section 8 Final Plat

PER CLIFF, THERE WERE SOME MINOR COMMENTS THAT HAVE BEEN ADDRESSED AND THESE PLATS ARE RECOMMENDED FOR APPROVAL.

PLANNING AND ZONING MEMBERS ASKED QUESTIONS. THEY WERE ANSWERED BY ZACH GOODLANDER AND ANDREW CASEY.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE PECAN RIDGE SECTIONS 5, 6, 7, AND 8 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WHITE

14. Consideration and possible action to recommend approval of the Shops at Jordan Ranch Final Plat

PER CLIFF, THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

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

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

NAYS:

ABSTAIN:

ABSENT: WHITE

15. Consideration and possible action to recommend approval of the Tamarron Botticelli Drive Street Dedication Final Plat

PER CLIFF, THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE TAMARRON BOTTICELLI DRIVE STREET DEDICATION FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WHITE

16. Consideration and possible action to recommend approval of the Tamarron Section 11 Replat No. 1 Final Plat

PER CLIFF, THIS PLAT WAS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 11 REPLAT NO. 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WHITE

17. Adjournment

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

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

NAYS:
ABSTAIN:
ABSENT: WHITE

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:43 A.M.