



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

MEMBER- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER- JOE WARDELL

PLANNING & ZONING:
MEMBER- CHRISTOPHER MALLETT
MEMBER- GREGORY EHMAN

MEMBER- 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 JUNE 3, 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, JUNE 03, 2022, AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
CHRISTOPHER MALLETT
DAR HAKIMZADEH
GREGORY EHMAN
JOAN BERGER
JOHN DOWDALL*

MEMBERS ABSENT

JOE WARDELL

CITY STAFF PRESENT

MARIELA RODRIGUEZ

ZACH GOODLANDER

BYRON BROWN

JESUS ESCOBAR

CLIFF BROUHARD

OTHERS PRESENT

KENNETH

GUY L. FULLER

JERRY UIKE

LEVI MORALES

JOHN HERZOA

GERARDO P.

CAITLIN KING

DAN VALDEZ

MAEGEN GRAHAM

TIM CLEARY

TREY DEVILLIER

GERALD GRISSOM

KAYE KAHLICH

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. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 21.092 acre tract of land located adjacent to 6903 Farm-to-Market 359 Fulshear, Texas 77441. The tract of land, currently vacant, and in the City's Extra-territorial jurisdiction requests to be zoned into the "Semi-Urban Zoning District"

upon annexation into the city limits. The first Public Hearing will be held by the Planning and Zoning Commission on June 3, 2022 at 8:30 a.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Road, Fulshear, Texas 77441. The second hearing will be held by the City Council on June 21, 2022 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City of Fulshear Planning Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:31 A.M.

NO ONE WISHED TO SPEAK.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:34 A.M.

5. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 276.7 acre tract of land located west of the “Polo Ranch” community and generally south of 6903 FM 359 Fulshear, Texas 77441. The tract of land, currently platting in part as the “Fulshear Del Webb” community, and not formally zoned requests zoning into the Semi-Urban Zoning District for four separate tracts of approximately 14.268, 10.033, 34.368 and 218.062 acres in size. The first Public Hearing will be held by the Planning and Zoning Commission on June 3, 2022 at 8:30 a.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Road, Fulshear, Texas 77441. The second hearing will be held by the City Council on June 21, 2022 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City of Fulshear Planning Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:34 A.M.

NO ONE WISHED TO SPEAK.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:39 A.M.

6. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 296 acre tract of land located adjacent to 32311 Rogers Road and generally southwest of the FM 359 and Rogers Road intersection. The tract of land, currently platting as the “Pecan Ridge” community, and not formally zoned requests zoning into the General Commercial District for an approximately 4.065 acre portion of the tract and into the Semi-Urban Zoning District for an approximately 292.02 acre portion of the tract. The first Public Hearing will be held by the Planning and Zoning Commission on June 3, 2022 at 8:30 a.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Road, Fulshear, Texas 77441. The second hearing will be held by the City Council on June 21, 2022 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City of Fulshear Planning Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:39 A.M.

NO ONE WISHED TO SPEAK.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:43 A.M.

7. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 3.0866 acre tract of land and generally located at the northwest corner of FM 359 and Rogers Road. The tract of land, currently vacant, and not zoned requests to be zoned into the “General Commercial District”. The first Public Hearing will be held by the Planning and Zoning Commission on June 3, 2022 at 8:30 a.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Road, Fulshear, Texas 77441. The second hearing will be held by the City Council on June 21, 2022 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City of Fulshear Planning Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:43 A.M.

NO ONE WISHED TO SPEAK.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:46 A.M.

8. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on May 6, 2022

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON MAY 06, 2022. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

9. Consideration and possible action to recommend approval of the MEWS at Cross Creek Ranch Preliminary Plat

CLIFF BROUHARD EXPLAINED THERE WAS A SMALL MINOR COMMENT THAT HAS BEEN ADDRESS AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

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

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

10. Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section 7 Preliminary Plat

ZACH GOOD LANDER AND CLIFF BROUHARD ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE CREEK RUSH AT CROSS CREEK RANCH SECTION 7 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:
ABSENT: WARDELL

11. Consideration and possible action to recommend approval of the Tamarron Multifamily II Preliminary Plat

CLIFF BROUHARD EXPLAINED THE THREE MINOR COMMENTS HAVE BEEN ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

CLIFF AND ZACH GOODLANDER ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMEN TO RECOMMEND APPROVAL OF THE TAMARRON MULTIFAMILY II PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, EHMEN, BERGER, MALLETT, DOWDALL
NAYS:
ABSTAIN:
ABSENT: WARDELL

****CHAIRMAN PEARCE ASKED TO TAKE ITEMS 12, 13, AND 14 TOGETHER. THERE WERE NO OBJECTIONS. ****

12. Consideration and possible action to approve the Cross Creek West Section 6 Preliminary Plat

13. Consideration and possible action to approve the Cross Creek West Section 7 Preliminary Plat

14. Consideration and possible action to approve the Cross Creek West Section 9 Preliminary Plat

PER CLIFF ALL THREE PRELIMINARY PLATS ARE RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMEN TO APPROVE THE CROSS CREEK WEST SECTIONS 6, 7, AND 9 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, EHMEN, BERGER, MALLETT, DOWDALL
NAYS:

ABSTAIN:
ABSENT: WARDELL

15. Consideration and possible action to recommend approval of the Jordan Ranch Detention Basins 9 and 10 Preliminary Plat

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE JORDAN RANCH DETENTION BASINS 9 AND 10 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL
NAYS:
ABSTAIN:
ABSENT: WARDELL*

16. Consideration and possible action to recommend approval of the Lamar CISD Viola Randle Elementary School Final Plat

CLIFF EXPLAINED THERE WAS 1 MINOR COMMENTS THAT HAS BEEN ADDRESSED AND IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE LAMAR CISD VIOLA RANDLE ELEMENTARY SCHOOL FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, MALLETT, DOWDALL
NAYS:
ABSTAIN:
ABSENT: WARDELL*

17. Consideration and possible action to recommend approval of the Jordan Ranch Section 42 Final Plat

PER CLIFF THERE WERE 3 MINOR COMMENTS THAT HAVE BEEN CLEARED AND IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 42 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

18. Consideration and possible action to recommend approval of a zoning map amendment for an approximately 21.092 acre tract of land located adjacent to 6903 Farm-to-Market 359 into the Semi-Urban Residential District upon annexation into the city limits

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 21.092 ACRE TRACT OF LAND LOCATED ADJACENT TO 6903 FARM-TO-MARKET 359 INTO THE SEMI-URBAN RESIDENTIAL DISTRICT UPON ANNEXATION INTO THE CITY LIMITS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

19. Consideration and possible action to recommend approval of a zoning map amendment for an approximately 276.7 acre tract of land generally south of 6903 Farm-to-Market 359 into the Semi-Urban Residential District

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 276.7 ACRE TRACT OF LAND GENERALLY SOUTH OF 6903 FARM-TO-MARKET 359 INTO THE SEMI-URBAN RESIDENTIAL DISTRICT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

20. Consideration and possible action to recommend approval of a zoning map amendment for an approximately 296 acre tract of land located adjacent to the to 32311 Rogers Road and generally southwest of the Farm-to-Market 359 and Rogers Road intersection into the Semi-Urban Residential District (292.02 acre) and General Commercial District (4.065 acres)

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 296 ACRE TRACT OF LAND LOCATED ADJACENT TO THE TO 32311 ROGERS ROAD AND GENERALLY SOUTHWEST OF THE FARM-TO-MARKET 359 AND ROGERS ROAD INTERSECTION INTO THE SEMI-URBAN RESIDENTIAL DISTRICT (292.02 ACRE) AND GENERAL COMMERCIAL DISTRICT (4.065 ACRES). IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

21. Consideration and possible action to recommend approval of a zoning map amendment for an approximately 3.0866 tract of land generally located at the northwest corner of Farm-to-Market 359 and Rogers Road into the General Commercial District

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 3.0866 TRACT OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF FARM-TO-MARKET 359 AND ROGERS ROAD INTO THE GENERAL COMMERCIAL DISTRICT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

22. Adjournment

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

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:07 A.M.