



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- CHRISTOPHER MALLETT
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 JULY 1, 2022 AMENDED

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, JULY 01, 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
GREGORY EHMAN
JOAN BERGER
JOE WARDELL*

MEMBERS ABSENT

*DAR HAKIMZADEH
JOHN DOWDALL*

CITY STAFF PRESENT

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

OTHERS PRESENT

TREY DEVILLIER
GERALD GRISSOM
JON GLUMAC
GREG TALBERT
MICHAEL DICKEY
TODD HAMILTON
TIM PETERSON
TINA SCHOBEL
KAYE KAHLICH
AND 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.

TODD HAMILTON WITH JOHNSON DEVELOPMENT SPOKE REGARDING ITEM 10 ON THE AGENDA.

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 13.121 acre tract of land located along Farm-to-Market 359 and immediately west of 6910 S. Mallard Drive 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 July 1, 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 July 19, 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 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 8:33 A.M.

TINA SCHOEBEL RESIDENT OF S. MALLOT DRIVE WANTS TO KNOW HOW THIS IS GOING TO AFFECT HER HOME.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:35 A.M.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on June 3, 2022

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON JUNE 03, 2022. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMANN, BERGER, MALLETT, WARDELL

NAYS:

ABSTAIN:

ABSENT: HAKIMZADEH, DOWDALL

6. Consideration and possible action to appoint a Chair and Co-Chair of the Planning and Zoning Commission.

PLANNING AND ZONING MEMBER EHMANN NOMINATED AMY PEARCE FOR CHAIR.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO APPOINT AMY PEARCE AS CHAIRMAN OF THE PLANNING AND ZONING COMMISSION. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMANN, BERGER, MALLETT, WARDELL

NAYS:

ABSTAIN:

ABSENT: HAKIMZADEH, DOWDALL

PLANNING AND ZONING MEMBER EHAMN NOMINATED DAR HAKIMZADEH FOR CO-CHAIR.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHAMN TO APPOINT DAR HAKIMZADEH AS CO- CHAIR OF THE PLANNING AND ZONING COMMISSION. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHAMN, BERGER, MALLETT, WARDELL

NAYS:

ABSTAIN:

ABSENT: HAKIMZADEH, DOWDALL

7. Consideration and possible action to recommend approval of a zoning map amendment for an approximately 13.121-acre tract of land located Farm-to-Market 359 and west of 6910 S. Mallard Drive into the Semi-Urban Residential District upon annexation into the city limits

ZACH GOODLANDER EXPLAINED THAT THIS TRACT OF LAND IS INTENDED TO BE ANNEXED AT THE NEXT COUNCIL MEETING. HE EXPLAINED THAT THE DRAINAGE SHOULD NOT EFFECT ANYONE ON THE EAST AND WILL GO TO THE DEL WEBB RETENTION SYSTEM INTO BESSIES CREEK.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHAMN TO RECOMMEND APPROVAL OF A ZONING MAP AMENDMENT FOR AN APPROXIMATELY 13.121- ACRE TRACT OF LAND LOCATED AT FARM TO MARKET 359 AND WEST OF 6910 S. MALLARD DRIVE 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, EHAMN, BERGER, MALLETT, WARDELL

NAYS:

ABSTAIN:

ABSENT: HAKIMZADEH, DOWDALL

8. Consideration and possible action to recommend approval of the Canvas on Founders Hill Final Plat.

THIS ITEM WAS REQUESTED TO BE PULLED BY THE DEVELOPER.

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

CLIFF BROUHARD STATED THERE WERE NO COMMENTS AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

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

AYES: PEARCE, EHMAN, BERGER, MALLETT, WARDELL

NAYS:

ABSTAIN:

ABSENT: HAKIMZADEH, DOWDALL

10. Consideration and possible action to recommend approval of an update to the Cross Creek Ranch Master Sign Plan.

ZACH GOODLANDER EXPLAINED THAT THIS PLAN INCLUDES MULTIPLE SIGNS INCLUDING A ROUNDABOUT SIGN. HE STATED THE CITY RECEIVED MULTIPLE COMPLAINTS REGARDING VISIBILITY AT THE ROUNDABOUT. THERE WAS NO PERMIT PULLED AND THE CITY ISSUED A STOP WORK ORDER. THE CONTRACTOR WAS NOTIFIED TO CEASE CONSTRUCTION IMMEDIATELY IN WHICH THEY CONTINUED TO WORK. THE CITY WENT BACK AND POSTED STOP WORK ORDER SIGNS ON ALL FOUR SIDES AND FEES WERE INCREMENTED. THE FEES HOWEVER HAVE BEEN PAID AND THE WORK CEASED COMPLETELY. FORT BEND COUNTY AND THE TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT HAVE ISSUED APPROVAL FOR THE ROUNDABOUT SIGN.

CITY STAFF RECOMMENDATION IS TO APPROVE THE MASTED SIGN PLAN UPDATE WITH THE EXCEPTION OF THE ONE WITHIN THE THP AND FULSHEAR BEND ROUNDABOUT.

CLIFF BROUHARD SPOKE ABOUT VISIBILITY AND SPEEDS ON ROUNDABOUTS.

ROB BANFORD WITH JOHNSON DEVELOPMENT EXPLAINED HE WOULD LIKE AN OPPORTUNITY TO WORK WITH STAFF REGARDING THE ROUNDABOUT SIGN.

CITY STAFF ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF AN UPDATE TO THE CROSS CREEK-RANCH MASTER SIGN PLAN EXCLUDING THE TEXAS HERITAGE PARKWAY MONUMENT SIGN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: EHMAN, MALLETT, WARDELL

NAYS: PEARCE

ABSTAIN: BERGER

ABSENT: HAKIMZADEH, DOWDALL

11. Consideration and possible action to recommend approval of an update to the Tamarron Master Sign Plan.

PER ZACH GOODLANDER THIS UPDATE INCLUDES MONUMENT SIGNS WITHIN 3 ROUNDABOUTS. THIS CONTRACTOR HAS NOT STARTED CONSTRUCTION ON THESE SIGNS YET. PER ZACK THE CITY IS NOT AWARE IF THEY HAVE RECEIVED APPROVAL FROM FORTBEND COUNTY OR THE TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT.

ZACH EXPLAINED THAT CITY STAFF RECOMMENDS DENYING THIS PLAN.

ZACH ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO DENY AN UPDATE TO THE TAMARRON MASTER SIGN PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, BERGER, MALLETT, WARDELL

NAYS:

ABSTAIN:

ABSENT: HAKIMZADEH, DOWDALL

12. 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, EHMAN, BERGER, MALLETT, WARDELL

NAYS:

ABSTAIN:

ABSENT: HAKIMZADEH, DOWDALL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:42 P.M.