



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 AUGUST 5, 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, AUGUST 05, 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
JOAN BERGER
DAR HAKIMZADEH
JOHN DOWDALL*

MEMBERS ABSENT

*JOE WARDELL
GREGORY EHMAN*

CITY STAFF PRESENT

KIMBERLY KOPECKY

RODRIGO RODRIGUEZ
ZACH GOODLANDER
BYRON BROWN
JESUS ESCOBAR
CLIFF BROUHARD
SHARON VALIANTE
KERRY SIGLER

OTHERS PRESENT

NAOMI MCANINCH
GEOFF FREEMAN
CAITLIN KING
CULIN DAVIDSON
LEVI MORALES
JOHN HERZOG
TREY DEVILLIER
AND APPROXIMATELY 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.

THERE WERE NO CITIZEN COMMENTS.

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

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

AYES: PEARCE, BERGER, MALLETT, HAKIMZADEH, DOWDALL

NAYS:

ABSTAIN:

ABSENT: EHMAN, WARDELL

5. Consideration and possible action to approve the McKinnon Storage Facility Preliminary Plat

PER CLIFF BROUHARD, COMMENTS HAVE BEEN ADDRESSED AND CORRECTED. THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE MCKINNON STORAGE FACILITY PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, MALLETT, DOWDALL

NAYS:

ABSTAIN:

ABSENT: EHMAN, WARDELL

6. Consideration and possible action to approve the Fulshear Lakes Way Street Dedication Section 1 Preliminary Plat

PER CLIFF, ITEMS HAVE BEEN ADDRESSED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE FULSHEAR LAKES WAY STREET DEDICATION SECTION 1 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, MALLETT, DOWDALL

NAYS:

ABSTAIN:

ABSENT: EHMAN, WARDELL

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 7-12 TOGETHER. THERE WERE NO OBJECTIONS.*

- 7. Consideration and possible action to recommend approval of the Jordan Ranch Section 44 Preliminary Plat**
- 8. Consideration and possible action to recommend approval of the Jordan Ranch Section 45 Preliminary Plat**
- 9. Consideration and possible action to recommend approval of the Jordan Ranch Section 46 Preliminary Plat**
- 10. Consideration and possible action to recommend approval of the Jordan Ranch Section 47 Preliminary Plat**
- 11. Consideration and possible action to recommend approval of the Jordan Ranch Section 48 Preliminary Plat**
- 12. Consideration and possible action to recommend approval of the Jordan Ranch Section 49 Preliminary Plat**

PER CLIFF BROUHARD, ALL COMMENTS HAVE BEEN ADDRESSED AND THESE PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 44, SECTION 45, SECTION 46, SECTION 47, SECTION 48, AND SECTION 49 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, MALLETT, DOWDALL

NAYS:

ABSTAIN:

ABSENT: EHMAN, WARDELL

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

13. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication No. 13 Preliminary Plat

14. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication No. 14

PER CLIFF, ALL COMMENTS WERE ADDRESSED AND THESE PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO RECOMMEND APPROVAL OF THE JORDAN RANCH STREET DEDICATION NO. 13 AND NO. 14 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, MALLETT, DOWDALL

NAYS:

ABSTAIN:

ABSENT: EHMAN, WARDELL

15. Consideration and possible action to recommend approval of the Canvas on Founder's Hill Final Plat

PER CLIFF, COMMENTS HAVE BEEN ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE CANVAS ON FOUNDER'S HILL FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, MALLETT, DOWDALL

NAYS:

ABSTAIN:

ABSENT: EHMAN, WARDELL

16. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 3 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 DEL WEBB FULSHEAR SECTION 3 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, MALLETT, DOWDALL

NAYS:

ABSTAIN:

ABSENT: EHMAN, WARDELL

17. Consideration and possible action to recommend approval of the Bonterra at Cross Creek Ranch Section 10 Final Plat

PER CLIFF, THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO RECOMMEND APPROVAL OF THE BONTERRA AT CROSS CREEK RANCH SECTION 10 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, MALLETT, DOWDALL

NAYS:

ABSTAIN:

ABSENT: EHMAN, WARDELL

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 18-19 TOGETHER. THERE WERE NO OBJECTIONS.*

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

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

PER CLIFF, COMMENTS WERE ADDRESSED AND THESE PLATS ARE RECOMMENDED 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 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, MALLETT, DOWDALL

NAYS:

ABSTAIN:

ABSENT: EHMAN, WARDELL

20. Consideration and possible action to recommend approval of the Tamarron Multifamily II Final Plat

PER CLIFF, COMMENTS HAVE BEEN ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

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

AYES: PEARCE, HAKIMZADEH, BERGER, MALLETT, DOWDALL

NAYS:

ABSTAIN:

ABSENT: EHMAN, WARDELL

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

PER CLIFF, THIS PLAT IS RECOMMENDED FOR APPROVAL.

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

AYES: PEARCE, HAKIMZADEH, BERGER, MALLETT, DOWDALL

NAYS:

ABSTAIN:

ABSENT: EHMAN, WARDELL

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

ZACH GOODLANDER BRIEFLY INTRODUCED THIS ITEM. HE LISTED THE PROPOSED SIGNS:

SIGN #4, #5, #6, #7, #8

THIS ITEM WAS DISCUSSED AT LAST MONTH'S MEETING AND ACTION WAS TO APPROVE THE SIGN PLAN WITH APPROVAL OF THE ROUNDABOUT SIGN.

THE APPLICANT HAS RESUBMITTED, ADDING FULSHEAR, TEXAS TO THE ROUNDABOUT SIGN AND SUBMITTED A LANDSCAPING PLAN.

ROB BAMFORD AND ZACH GOODLANDER ANSWERED QUESTIONS FROM P&Z MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO TABLE/RECESS THIS ITEM.

***THERE WAS NO SECOND, SO THE MOTION DIES FOR LACK OF 2ND.*

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO DENY THE UPDATE TO THE CROSS CREEK RANCH MASTER SIGN PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, DOWDALL

NAYS: MALLETT

ABSTAIN:

ABSENT: EHMAN, WARDELL

23. Adjournment

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

AYES: PEARCE, HAKIMZADEH, BERGER, MALLETT, DOWDALL

NAYS:

ABSTAIN:

ABSENT: EHMAN, WARDELL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:14 A.M.