



# 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](http://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

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## **PLANNING AND ZONING COMMISSION MEETING MINUTES SEPTEMBER 2, 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, SEPTEMBER 2, 2022, AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441*

### **2. Quorum**

*A QUORUM WAS PRESENT.*

#### **MEMBERS PRESENT**

*AMY PEARCE*

*JOAN BERGER*

*DAR HAKIMZADEH*

*GREGORY EHMAN*

#### **MEMBERS ABSENT**

*JOHN DOWDALL (excused)*

*CHRISTOPHER MALLETT (excused)*

*JOE WARDELL (excused)*

#### **CITY STAFF PRESENT**

KIMBERLY KOPECKY  
ZACH GOODLANDER  
BYRON BROWN  
JESUS ESCOBAR  
CLIFF BROUHARD

**OTHERS PRESENT**

CAITLIN KING  
TREY DEVILLIER  
TODD HAMILTON  
CARRIE ROEHLING  
CLARISSA OLIVEIRA  
MAYRA HERNANDEZ  
KAYE KAHLICH  
AND 1 OTHER PERSON 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 August 5, 2022**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON AUGUST 5, 2022. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, BERGER, HAKIMZADEH, EHMAN*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL, MALLETT, WARDELL*

**5. Consideration and possible action to approve the Enclave at Fulshear Preliminary Plat**

*PER CLIFF, THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE ENCLAVE AT FULSHEAR PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN*

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT, WARDELL

*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 6-8 TOGETHER. THERE WERE NO OBJECTIONS.*

- 6. Consideration and possible action to approve the Del Webb Fulshear Section 4 Preliminary Plat**
- 7. Consideration and possible action to approve the Del Webb Fulshear Section 5 Preliminary Plat**
- 8. Consideration and possible action to approve the Del Webb Fulshear Section 7 Preliminary Plat**

*PER CLIFF, THESE PLATS ARE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE DEL WEBB FULSHEAR SECTION 4, SECTION 5, AND SECTION 7 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL, MALLETT, WARDELL*

- 9. Consideration and possible action to approve the Tamarron Parkway In Tamarron West Street Dedication Section 1 Preliminary Plat**

*PER CLIFF, THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE TAMARRON PARKWAY IN TAMARRON WEST STREET DEDICATION SECTION 1 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL, MALLETT, WARDELL*

- 10. Consideration and possible action to approve the Jordan Ranch Boulevard In Tamarron Street Dedication Section 1 Preliminary Plat**

*PER CLIFF, THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE THE JORDAN RANCH BOULEVARD IN TAMARRON STREET DEDICATION SECTION 1 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL, MALLETT, WARDELL*

*\*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 11 THROUGH 15 TOGETHER. THERE WERE NO OBJECTIONS.*

- 11. Consideration and possible action to approve Fulshear Lakes Lakeside Village Section 1 Preliminary Plat**
- 12. Consideration and possible action to approve Fulshear Lakes Lakeside Village Section 2 Preliminary Plat**
- 13. Consideration and possible action to approve Fulshear Lakes Lakeside Village Section 3 Preliminary Plat**
- 14. Consideration and possible action to approve Fulshear Lakes Lakeside Village Section 4 Preliminary Plat**
- 15. Consideration and possible action to approve Fulshear Lakes Lakeside Village Section 6 Preliminary Plat**

*PER CLIFF, THESE PLATS ARE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE FULSHEAR LAKES LAKESIDE VILLAGE SECTION 1, SECTION 2, SECTION 3, SECTION 4, AND SECTION 6 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL, MALLETT, WARDELL*

- 16. Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section 7 Final Plat**

*PER CLIFF, THIS PLAT IS 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 7 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN*

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT, WARDELL

**17. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 1 Partial Replat No. 1 Final Plat**

*PER CLIFF, THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE DEL WEBB FULSHEAR SECTION 1 PARTIAL REPLAT NO. 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL, MALLETT, WARDELL*

**18. Consideration and possible action to recommend approval of an update to the Cross Creek West Master Sign Plan**

*ZACH EXPLAINED THIS WOULD BE AN UPDATE TO THE PREVIOUSLY APPROVED SIGN PLAN FROM MARCH. THIS UPDATE INCLUDES ADDITIONAL MARKETING SIGNAGE. STAFF AND CARRIE ROEHLING ANSWERED QUESTIONS. (FOR FULL DISCUSSION, REQUEST AUDIO.)*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE UPDATE TO THE CROSS CREEK WEST MASTER SIGN PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN.*

*A MOTION TO AMEND WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO INCLUDE 1) BUILDER SIGNS 4'X6' MAX, AND 2) MARKETING EVENT SIGNS NOT TO EXCEED 4 WEEKS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL, MALLETT, WARDELL*

*MOTION PASSES TO INCLUDE AMENDMENTS.*

**ORIGINAL MOTION**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE UPDATE TO THE CROSS CREEK WEST MASTER SIGN*

*PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL, MALLETT, WARDELL*

## **19. Adjournment**

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

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL, MALLETT, WARDELL*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:55 A.M.*