



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

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

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

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:
CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES OCTOBER 7, 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, OCTOBER 07, 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
JOE WARDELL*

MEMBERS ABSENT

*JOHN DOWDALL
CHRISTOPHER MALLETT*

CITY STAFF PRESENT

KIMBERLY KOPECKY
MARIELA RODRIGUEZ
ZACH GOODLANDER
CLIFF BROUHARD

OTHERS PRESENT

PTAH HARDING
AARON COULTOR
JOHN PROFFITT
KIM STACY
JOE PORTO
GERALD GRISSOM
CAITLIN KING
LARKIN HEAD
SYBIL HEAD
KATHY WARD
TREY DEVILLIER
SUZANNE BOX
H.P. KOLLURU
TERNE WARDU
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.

KIM STACY, RESIDENT OF TERRI LANE, SPOKE REGARDING ITEM 9 ON THE AGENDA AND HER CONCERNS WITH DRAINAGE, TRAFFIC, AND DEVELOPMENT.

JOE PORTO, RESIDENT OF OAK LANE, WANTED TO ECHO OFF OF MS. STACYS COMMENTS AND EXPRESSED HIS CONCERNS REGARDING FLOODING AND DRAINAGE.

KATHY WARD, RESIDENT OF LEA LANE, SPOKE REGARDING THE DRAINAGE ISSUES IN AND AROUND HER AREA.

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 6.138 acre tract of land located at 7355 Farm-to-Market 359 S Fulshear, Texas 77441. The tract of land,

currently vacant, and currently zoned General Commercial requests to be zoned into the “Industrial” (3.716 acres) and “Downtown District” (2.422 acres) zoning districts. The first Public Hearing will be held by the Planning and Zoning Commission on October 7, 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 October 18, 2022 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center, 6920 Katy-Fulshear Road, Fulshear, Texas 77441. 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 Secretary’s office located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 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 8:38 A.M.

NO ONE WISHED TO SPEAK.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:40 A.M.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on September 2, 2022

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON SEPTEMBER 2, 2022. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, BERGER, HAKIMZADEH, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

6. Consideration and possible action to recommend approval of the Lamar CISD Willie Melton Sr. Elementary School Preliminary Plat

CLIFF BROUHARD RECOMMENDED THIS PLAT FOR APPROVAL AS SUBMITTED.

ZACH GOODLANDER AND CLIFF BOTH ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE LAMAR CISD WILLIE MELTON SR. ELEMENTARY SCHOOL PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

7. Consideration and possible action to recommend approval of the PetSuites Cross Creek Ranch Preliminary Plat

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE THE PETSUITES CROSS CREEK RANCH PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

8. Consideration and possible action to recommend approval of the Venterra Cross Creek Ranch Preliminary Plat

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

TODD HAMILTON WITH JOHNSON DEVELOPMENT ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE VENTERRA CROSS CREEK RANCH PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

9. Consideration and possible action to approve the Belmont Estates Preliminary Plat

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL.

ZACH GOODLANDER AND CLIFF BROUHARD ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE BELMONT ESTATES PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN

NAYS: WARDELL

ABSTAIN:

ABSENT: DOWDALL, MALLETT

10. Consideration and possible action to approve the Fulshear Bend in Cross Creek West Street Dedication No. 1 Preliminary Plat

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE FULSHEAR BEND DR IN CROSS CREEK WEST STREET DEDICATION NO. 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, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 11-13 TOGETHER. THERE WERE NO OBJECTIONS*

11. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 4 Final Plat

12. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 5 Final Plat

13. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 7 Final Plat

PER CLIFF DEL WEBB FULSHEAR SECTIONS 4, 5, AND 7 FINAL 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 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:
ABSENT: DOWDALL, MALLETT

***CHAIRMAN PEARCE ASKED TO TAKE ITEMS 14-15 TOGETHER. THERE WERE NO OBJECTIONS.

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

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

PER CLIFF BOTH PLATS ARE RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE BONTERRA AT CROSS CREEK RANCH SECTION 10A AND SECTION 10B FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

16. Consideration and possible action to recommend approval of the Tamarron Parkway in Tamarron West Street Dedication Section 1 Final Plat

CLIFF STATED THE NAME WAS UPDATED AND ALL COMMENTS WERE ADDRESSED. PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL.

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

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

17. Consideration and possible action to recommend approval of the Jordan Ranch Boulevard in Tamarron West Street Dedication Section 1 Final Plat

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO RECOMMEND APPROVAL OF THE JORDAN RANCH BOULEVARD IN TAMARRON WEST STREET DEDICATION SECTION 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMANN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLET

****CHAIRMAN PEARCE ASKED TO TAKE ITEMS 18-22 TOGETHER. THERE WERE NO OBJECTIONS.*

- 18. Consideration and possible action to recommend approval of the Fulshear Lakes Lakeside Village Section 1 Final Plat**
- 19. Consideration and possible action to recommend approval of the Fulshear Lakes Lakeside Village Section 2 Final Plat**
- 20. Consideration and possible action to recommend approval of the Fulshear Lakes Lakeside Village Section 3 Final Plat**
- 21. Consideration and possible action to recommend approval of the Fulshear Lakes Lakeside Village Section 4 Final Plat**
- 22. Consideration and possible action to recommend approval of the Fulshear Lakes Lakeside Village Section 6 Final Plat**

PER CLIFF ALL MINOR COMMENTS HAVE BEEN ADDRESSED. CLIFF EXPLAINED THAT ITEM 22 IS ACTUALLY FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 6 FINAL PLAT INSTEAD OF FULSHEAR LAKES LAKESIDE VILLAGE.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES LAKESIDE VILLAGE SECTION 1, SECTION 2, SECTION 3, SECTION 4 FINAL PLATS, AND FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 6 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMANN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLET

- 23. Consideration and possible action to recommend approval of the McKinnon Storage Facility Final Plat**

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE MCKINNON STORAGE FACILITY FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

24. Consideration and possible action to recommend approval of a zoning change for the 6.138 acre tract located at 7355 FM 359 S. from the General Commercial to the Industrial (3.716 acres) and Downtown (2.422 acres) zoning districts

PER ZACH THIS PROPERTY IS LOCATED ACROSS THE STREET FROM TEXANA NORTH OF WALLIS AND MAIN ST. THE BACK PORTION OF THE PROPERTY (3.716 ACRES) ARE ZONED AS INDUSTRIAL FOR A STORAGE FACILITY AND THE FRONT OF THE PROPERTY (2.422 ACRES) IS ZONED FOR DOWNTOWN DISTRICT RETAIL.

HEMACHANDRA KOLLURU SPOKE TO THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHAMN TO RECOMMEND APPROVAL OF A ZONING CHANGE FOR THE 6.138 ACRE TRACT LOCATED AT 7355 FM 359 S. FROM THE GENERAL COMMERCIAL TO THE INDUSTRIAL 3.716 ACRES AND DOWNTOWN 2.422 ACRES ZONING DISTRICTS WITH THE CONDITION THAT THE DOWNTOWN ZONING DISTRICT WILL BE CONSTRUCTED PRIOR OR CONCURRENT WITH THE INDUSTRIAL PORTION OF THE PROPERTY. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

25. 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, WARDELL

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MALLETT

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:39 A.M.