



"FIND YOUR FUTURE IN FULSHEAR"

6611 WEST CROSS CREEK BEND LANE/ 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: Byron Brown

PLANNING AND ZONING COMMISSION MEETING MINUTES NOVEMBER 4, 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, NOVEMBER 04, 2022, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W CROSS CREEK BEND LANE, FULSHEAR TEXAS 77441

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

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

CITY STAFF PRESENT

*MARIELA RODRIGUEZ
ZACH GOODLANDER
CLIFF BROUHARD*

BYRON BROWN
JESUS ESCOBAR
KERRI SIGLER
RODRIGO RODRIGUEZ

OTHERS PRESENT

GERALD GRISSOM
JEFF MARTIN
KAYE KAHLICH
JOEL PATTERSON
SARAH B JOHNSON
ANDREW K.
AND ABOUT 5 OTHERS THAT DID NOT SIGN IN.

3. Citizen's Comments

Citizen 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.

JEFF MARTIN, RESIDENT OF CCR, SPOKE AGAINST THE UPDATE TO THE CROSS CREEK RANCH GENERAL PLAN.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on October 7, 2022

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON OCTOBER 7, 2022. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

5. Consideration and possible action to recommend approval of an update to the Cross Creek Ranch General Plan

ZACH GOODLANDER INTRODUCED THIS ITEM AND GAVE SOME BACKGROUND REGARDING THE 2006 DEVELOPMENT AGREEMENT.

THE PLANNING AND ZONING MEMBERS EXPRESSED THEIR CONCERNS.

TODD HAMILTON WITH JOHNSON DEVELOPMENT AND CITY STAFF ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND DENIAL PENDING ADDITIONAL INFORMATION TO THE UPDATE OF THE CROSS CREEK RANCH GENERAL PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

*AYES: WARDELL
EHMAN
BERGER
PEARCE
HAKIMZADEH
MALLETT
DOWDALL*

NAYS:

ABSTAIN:

ABSENT:

6. Consideration and possible action to recommend approval of the Venterra Cross Creek Ranch Final Plat

GERALD GRISSOM WITH BGE EXPLAINED TO THE MEMBERS THAT THIS PLAT IS FOR AN UNRESTRICTED RESERVE DEVELOPMENT.

PER ZACH GOODLANDER, ALL COMMENTS WERE MET AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

TODD HAMILTON WITH JOHNSON DEVELOPMENT AND CITY STAFF ANSWERED QUESTIONS FROM THE MEMBERS.

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

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

NAYS:

ABSTAIN:

ABSENT:

7. Consideration and possible action to recommend approval of the Petsuites Cross Creek Ranch Final Plat

CLIFF BROUHARD EXPLAINED THAT THE SMALL ERROR HAS BEEN CORRECTED AND IS NOW RECOMMENDED FOR APPROVAL.

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

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL, DOWDALL, MALLET

NAYS:

ABSTAIN:

ABSENT:

8. Consideration and possible action to recommend approval of the Lamar CISD Elementary School No. 33 Final Plat

PER CLIFF BROUHARD THE SMALL ISSUE HAS BEEN CORRECTED AND THIS PLAT IS NOW RECOMMENDED FOR APPROVAL.

CLIFF ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE LAMAR CISD ELEMENTARY SCHOOL NO. 33 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL, DOWDALL, MALLET

NAYS:

ABSTAIN:

ABSENT:

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

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE JORDAN RANCH DETENTION BASINS 9 AND 10 FINAL PLAT. IT WAS

SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

10. Consideration and possible action to recommend approval of the Fulshear Lakes Way and Lou Waters Parkway Street Dedication Final Plat.

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

ZACH GOODLANDER AND CLIFF BROUHARD ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES WAY AND LOU WATERS PARKWAY STREET DEDICATION FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

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

LIZ WITH DR HORTON AND MIKE CONNELL WITH PREFECT IMAGE SIGNS GAVE SOME BACKGROUND ON THE KIND OF SIGN POSTINGS THE COMPANY DOES.

BOTH ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF AN UPDATE TO THE TAMARRON 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, WARDELL, DOWDALL, MALLETT

NAYS:

ABSTAIN:

ABSENT:

12. Discussion and possible action to recommend standards for signs within roundabout intersections

TODD HAMILTON WITH JOHNSON DEVELOPMENT ANSWERED QUESTIONS FROM THE MEMBERS AND EXPLAINED THAT EITHER THE HOA OR MUD WILL MAINTAIN THE ROUNDABOUT.

THE PLANNING AND ZONING MEMBERS EXPRESSED A DESIRE TO HAVE A JOINT MEETING WITH CITY COUNCIL TO FURTHER DISCUSS THIS TOPIC.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO TABLE THIS ITEM UNTIL THE NEXT MEETING. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

13. Adjournment

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

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

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 10:12 A.M.