



"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

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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: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING MINUTES DECEMBER 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, DECEMBER 02, 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 @8:34 A.M.
CLIFF BROUHARD
BYRON BROWN
JESUS ESCOBAR
KIMBERLY KOPECKY
SHARON VALIANTE
KERRI SIEGLER@ 9:03 A.M.

OTHERS PRESENT

KAYE KAHLICH
SARAH B. JOHNSON
TREY DEVILLIER
TAJANA SURLAN
ABND 1 OTHER 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 November 4, 2022

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON NOVEMBER 04, 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 approve the Fulshear Main Street Preliminary Plat

CLIFF BROUHARD EXPLAINED THERE WERE 3 MINOR COMMENTS AND 2 NOTES THAT HAVE BEEN ADDRESSED. HE EXPRESSED THIS PLAT IS RECOMMENDED FOR APPROVAL.

BOTH CLIFF AND ZACH GOODLANDER ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLET TO APPROVE THE FULSHEAR MAIN STREET 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, DOWDALL, MALLET
NAYS:
ABSTAIN:
ABSENT:

6. Consideration and possible action to recommend approval of the Marcel Square Preliminary Plat

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

CITY STAFF ANSWERED QUESTIONS FROM THE MEMBERS.

TREY DEVILLIER ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE MARCEL SQUARE PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL, DOWDALL, MALLET
NAYS:
ABSTAIN:
ABSENT:

7. Consideration and possible action to recommend approval of the Fulbrook Plaza on Fulshear Creek Final Plat

PER CLIFF ALL MINOR COMMENTS AND SIGNATORY ISSUE ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE FULBROOK PLAZA ON FULSHEAR CREEK 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:

ABSEN:

8. Consideration and possible action to recommend approval of the McKinnon Storage Facility Final Plat

PER CLIFF ALL ITEMS HAVE BEEN CLEARED AND IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIZADEH TO RECOMMEND APPROVAL OF THE MCKINNON STORAGE FACILITY 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:

9. Discussion concerning possible updates to the Consolidated Development Ordinance (CDO)

CITY STAFF AND THE PLANNING AND ZONING MEMBERS DISCUSSED THE FOLLOWING ITEMS:

- *STREET SIGNS*
- *STREET NAMES*
- *PLATTING*
- *PARK FEES*
- *UTILITY CORRIDORS*
- *ZONING*

- *FOOD TRUCKS*
- *HEALTH ORDINANCES*
- *HEMP & CANNABIS SALES*
- *HOTELS*
- *LANDSCAPING IN COMMERCIAL PROPERTIES*

CITY STAFF ANSWERED QUESTIONS FROM THE MEMBERS.

10. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL 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, DOWDALL, MALLETT

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:53 A.M.