



"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: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING MINUTES MARCH 3, 2023

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, MARCH 03, 2023, 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

JOHN DOWDALL

CHRISTOPHER MALLETT

JOE WARDELL

CITY STAFF PRESENT

MARIELA RODRIGUEZ
KATIE LEWIS
ZACH GOODLANDER
CLIFF BROUHARD
BYRON BROWN
JOSH GREEN
JESUS ESCOBAR
RODRIGO RODRIGUEZ
KERRI SIGLER

OTHERS PRESENT

GEOFF FREEMAN
DEVIN ESPINOSA
CHANTELLE JAMNIK
MAYRA HERNANDEZ
NAOMI MCANINCH
AND 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 February 3, 2023

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON FEBRUARY 03, 2023. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

5. Consideration and possible action to approve the Laurel Farms Section 1 Preliminary Plat

PER CLIFF THERE WERE 7 MINOR COMMENTS THAT WERE ALL ADDRESSED AND CITY STAFF RECOMMENDS THIS PLAT FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE LAUREL FARMS SECTION 1 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

6. Consideration and possible action to approve the Fulshear Lakes Hillside 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 FULSHEAR LAKES HILLSIDE 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, DOWDALL, MALLETT, WARDELL

NAYS:

ABSTAIN:

ABSENT:

7. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Section 5 Final Plat

PER CLIFF THERE WERE NO COMMENTS AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLET TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES CREEKSIDE SECTION 5 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

8. Consideration and possible action to recommend approval of the Marcel Square Final Plat

PER CLIFF THERE WAS ONE MINOR COMMENT IN REGARD TO UPDATING THE CITY SECRETARY NAME THAT WAS CORRECTED.

CLIFF EXPLAINED THIS PLAT IS RECOMMENDED FOR APPROVAL.

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

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

NAYS:

ABSTAIN:

ABSENT:

9. Consideration and possible action to recommend approval of the Fulshear Main Street Final Plat

CLIFF EXPLAINED HE REQUESTED A DRAINAGE PLAN AND WAS NOT GIVEN THE OPPORTUNITY TO DO SO AS OF TODAY. PER CLIFF STAFF DOES NOT RECOMMEND THIS PLAT BE APPROVED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND DENIAL OF THE FULSHEAR MAIN STREET FINAL PLAT UNTIL THE DRAINAGE STUDY IS INCLUDED IN THE APPLICATION. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

10. Consideration and possible action to recommend approval of the Tamarron Section 37 Final Plat

PER CLIFF THIS PLAT IS A PRELIMINARY NOT A FINAL. THERE WERE TWO MINOR COMMENTS THAT HAVE BEEN ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 37 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

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

THE ONLY COMMENT ON THIS PLAT IS AN UPDATE TO THE CITY SECRETARY'S NAME.

NAOMI MCANINCH WITH DEL WEBB ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE DEL WEBB FULSHEAR SECTION 5 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

**** CHAIRMAN PEARCE ASKED TO TAKE ITEMS 12, 13 AND 14 TOGETHER. THERE WERE NO OBJECTIONS****

12. Consideration and possible action to recommend approval of the Tamarron West Section 8 Final Plat

13. Consideration and possible action to recommend approval of the Tamarron West Section 9 Final Plat

14. Consideration and possible action to recommend approval of the Tamarron West Section 16 Final Plat

CLIFF EXPLAINED THAT SECTION 8 & 9 HAD PREVIOUSLY BEEN APPROVED BUT THEY DECIDED TO MAKE A CHANGE BEFORE RECORDING IT. THE MINOR COMMENTS AND CHANGES HAVE BEEN MADE AND STAFF RECOMMENDS ALL 3 PLATS FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 8, 9, AND 16 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

15. Adjournment

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

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

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:46 A.M.