



"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 MALLET
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 APRIL 06, 2023

****Minutes Amended and Emailed to Members May 2, 2023. Approved at the May 5, 2023,
Planning and Zoning Meeting****

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 THURSDAY, APRIL 06, 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 MALLET

MEMBERS ABSENT

JOE WARDELL

CITY STAFF PRESENT

KATIE LEWIS

ZACH GOODLANDER

CLIFF BROUHARD LEFT @ 8:55A.M

BYRON BROWN

JOSH GREEN

OTHERS PRESENT

GERALD GRISSOM

ANDREW LANG

TREY DEVILLIER

GEOFF FREEMAN

SATYA GUDURU

1 OTHER PERSON WHO 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. Public Hearing

The City of Fulshear, Texas will conduct two public hearings for the purpose of allowing public comment on a proposed update to the City's Major Thoroughfare Plan. The first will be held at 8:30 a.m. on Thursday, April 6, 2023 during the City's Planning and Zoning Commission

Meeting. The second public hearing will be conducted at 7:00 p.m. on Tuesday, April 18, 2023 during the City Council meeting. Copies of the proposed plan are on file with the City Secretary at the City of Fulshear City Hall located at 6611 W. Cross Creek Bend Ln. Fulshear, Texas 77441 for all interested parties prior to said hearing. All interested parties may appear and speak during the public hearings and be heard with respect to the above referenced plan.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:31 A.M

THERE WERE NO PUBLIC COMMENTS

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:32 A.M

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on March 3, 2023

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

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

6. Consideration and possible action to approve the Sourceone Fulshear Preliminary Replat

CLIFF BROUHARD STATED THERE WAS A MINOR ISSUE. SINCE THIS IS A PRELIMINARY REPLAT THERE ARE NO ISSUES TO APPROVE.

ZACH GOODLANDER STATED THE ONE COMMENT IS THE CITY SECRETARY NAME WAS INCORRECT AND THE APPLICATION NOTED TO BE IN THE ETJ AND IS INDEED IN THE CITY LIMITS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO APPROVE THE SOURCEONE FULSHEAR PRELIMINARY REPLAT. IT WAS

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

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

7. Consideration and possible action to approve the GM Equity Preliminary Plat

CLIFF STATED HE HAD A COMMENT TO MAKE SURE THE LEGAL DESCRIPTION IS AVAILABLE PRIOR TO FINAL PLAT. ALL THE COMMENTS HAVE BEEN ADDRESSED.

THIS PLAT IS RECOMMENDED FOR APPROVAL.

STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE GM EQUITY PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES:

NAYS: PEARCE, BERGER, HAKIMZADEH, EHMAN, DOWDALL, MALLETT

ABSTAIN:

ABSENT: WARDELL

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO DENY THE GM EQUITY PRELIMINARY PLAT BASED ON IMPROPER FORMATTING FOR BOTH THE TWO-TRACT ISSUE AND LACK OF METES AND BOUNDS (SECTION 212.004, LOCAL GOVERNMENT CODE). IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

8. Consideration and possible action to approve the Tamarron Parkway in Tamarron West Street Dedication Section 2 Preliminary Plat

ZACH MENTIONED THERE WAS A SUGGESTION TO CHANGE THE NAME OF THE PLAT AND TO CORRECT THE CITY SECRETARY NAME. THE CHANGES HAVE BEEN CORRECTED.

THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE TAMARRON PARKWAY IN TAMARRON WEST STREET DEDICATION SECTION 2 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

9. Consideration and possible action to approve the Jordan Ranch Boulevard in Tamarron West Street Dedication Section 2 Preliminary Plat

ZACH MENTIONED THE ONLY CHANGE WAS TO CHANGE THE NAME OF THE PLAT TO SOMETHING LESS CONFUSING.

THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE JORDAN RANCH BOULEVARD IN TAMARRON WEST STREET DEDICATION SECTION 2 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

**** CHAIRMAN PEARCE ASKED TO TAKE ITEMS 10,11,12 AND 13 TOGETHER.
THERE WERE NO OBJECTIONS****

10. Consideration and possible action to approve the Tamarron West Section 12 Preliminary Plat

11. Consideration and possible action to approve the Tamarron West Section 13 Preliminary Plat

12. Consideration and possible action to approve the Tamarron West Section 15 Preliminary Plat

13. Consideration and possible action to approve the Tamarron West Section 21 Preliminary Plat

ZACH STATED THERE WAS A FEW MINOR COMMENTS AND HAVE BEEN CORRECTED.

THE PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 12,13,15 AND 21 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

14. Consideration and possible action to recommend approval of the Cross Creek West Boulevard Extension No. 1 Street Dedication Final Plat

ZACH STATED THERE WERE NO COMMENTS.

THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO APPROVE CROSS CREEK WEST BOULEVARD EXTENSION NO. 1 STREET DEDICATION FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

15. Consideration and possible action to recommend approval of the Fulshear Bend Drive Street Dedication No. 1 in Cross Creek West Final Plat

ZACH STATED THERE ARE NO COMMENTS.

THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE FULSHEAR BEND DRIVE STREET DEDICATION NO.1 IN CROSS CREEK WEST FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMANN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

16. Consideration and possible action to recommend approval of the Cross Creek West Section 7 Final Plat

ZACH STATED THIS PLAT IS RECOMMENDED FOR APPROVAL.

ZACH ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE CROSS CREEK WEST SECTION 7 FINAL PLAT. IT WAS SECONDED

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

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

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

ZACH STATED THE ONLY COMMENT IS TO COMPLETE NOTE 5 (LACKING SOME DATES).

THE COMMENT HAS BEEN CORRECTED.

THIS PLAT IS RECOMMENDED FOR APPROVAL.

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

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

18. Consideration and possible action to recommend approval of an update to the City's Major Thoroughfare Plan

ZACH PRESENTED THIS ITEM.

HE STATED THE MAJOR THOROUGHFARE PLAN WAS LAST UPDATED IN 2021.

THIS NEW PLAN WILL UPDATE THE ROADS THAT ARE NOW COMPLETED.

THE PROPOSED UPDATES BY THE CITY INCLUDE THE FOLLOWING:

1. OMISSION OF THE HIDDEN TRAILS/PATTERSON EASTWARD CONNECTION TO KATY-FULSHEAR
2. ADDITION/EXTENSION OF DIXON RD. TO JORDAN RANCH BLVD.
3. MORE DETAIL IN THE SOUTHERN EXTRATERRITORIAL JURISDICTION OF FULSHEAR
4. DOWNGRADING AND RECLASSIFICATION OF MUCH OF WINNER-FOSTER TO A "RURAL BYWAY".

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF AN UPDATE TO THE CITY'S MAJOR THOROUGHFARE PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

19. Adjournment

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

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

NAYS:

ABSTAIN:

ABSENT: WARDELL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:13 A.M.