



*"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](http://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

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## PLANNING AND ZONING COMMISSION MEETING MINUTES MAY 05, 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, MAY 5, 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*

*JOE WARDELL*

**STAFF PRESENT**

KATIE LEWIS  
ZACH GOOLANDER  
CLIFF BROUHARD  
BYRON BROWN  
KIM KOPECKY  
JENSEN ANGELLOZ

**OTHERS PRESENT**

GEOFF FREEMAN  
CHANTELLE JAMNIK  
HALA ELMACHTOUB  
TREY DEVILLIER  
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.*

*NO CITIZEN COMMENTS*

**4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on April 6, 2023**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON APRIL 6, 2023. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT:*

**5. Consideration and possible action to approve the Tamarron Parkway Section 3 Street Dedication in Tamarron West Preliminary Plat**

*CLIFF BROUHARD STATED THERE WERE NO COMMENTS AND THIS PLAT WAS RECOMMENDED FOR APPROVAL.*

*NO FURTHER DISCUSSION.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLET TO APPROVE THE TAMARRON PARKWAY SECTION 3 STREET DEDICATION IN TAMARRON WEST PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*\*\* CHAIRMAN PEARCE ASKED TO TAKE ITEMS 6-13 TOGETHER. THERE WERE NO OBJECTIONS\*\**

**6. Consideration and possible action to approve the Tamarron West Section 6 Preliminary Plat**

**7. Consideration and possible action to approve the Tamarron West Section 7 Preliminary Plat**

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

**9. Consideration and possible action to approve the Tamarron West Section 14 Preliminary Plat**

**10. Consideration and possible action to approve the Tamarron West Section 17 Preliminary Plat**

**11. Consideration and possible action to approve the Tamarron West Section 18 Preliminary Plat**

**12. Consideration and possible action to approve the Tamarron West Section 19 Preliminary Plat**

**13. Consideration and possible action to approve the Tamarron West Section 20 Preliminary Plat**

*CLIFF BROUHARD STATED THERE WERE MINOR CORRECTIONS THAT HAVE SINCE BEEN CORRECTED. ALL THE PLATS WERE RECOMMENDED FOR APPROVAL.*

*ZACH GOODLANDER ANSWERED QUESTIONS FROM THE COMMISSION.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE TAMARRON WEST SECTION 6,7,10,14,17-20 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT:*

**14. Consideration and possible action to recommend approval of the Tamarron Parkway Phase 5 Street Dedication Preliminary Plat**

*CLIFF BROUHARD RECOMMENDED THIS PLAT FOR APPROVAL.*

*CITY STAFF ANSWERED QUESTIONS FROM THE COMMISSION.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE TAMARRON PARKWAY PHASE 5 STREET DEDICATION PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT:*

**15. Consideration and possible action to recommend approval of the Jordan Ranch Boulevard Street Dedication Section 2 in Tamarron West Final Plat**

*CLIFF BROUHARD STATED THERE WAS A MINOR COMMENT THAT HAS BEEN CORRECTED. THIS PLAT IS RECOMMENDED FOR APPROVAL.*

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

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

**16. Consideration and possible action to recommend approval of the Tamarron Parkway Street Dedication Section 2 in Tamarron West Final Plat**

*CLIFF MENTIONED THERE WERE TWO MINOR COMMENTS AND HAVE SINCE BEEN CORRECTED. THIS PLAT IS RECOMMENDED FOR APPROVAL.*

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

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

*\*\* CHAIRMAN PEARCE ASKED TO TAKE ITEMS 17 & 18 TOGETHER. THERE WERE NO OBJECTIONS\*\**

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

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

*CLIFF BROUHARD STATED TAMARRON WEST SECTION 12 AND 13 FINAL PLATS HAD MINOR COMMENTS. THE CORRECTIONS HAVE BEEN MADE AND BOTH PLATS ARE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO APPROVE THE TAMARRON WEST SECTION 12 AND 13 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

NAYS:  
ABSTAIN:  
ABSENT:

**\*\* CHAIRMAN PEARCE ASKED TO TAKE ITEMS 19 & 20 TOGETHER. THERE WERE NO OBJECTIONS\*\***

**19. Consideration and possible action to recommend approval of the Cross Creek West Section 6 Final Plat**

**20. Consideration and possible action to recommend approval of the Cross Creek West Section 9 Final Plat**

*CLIFF BROUHARD STATED CROSS CREEK WEST SECTION 6 AND 9 FINAL PLATS HAD NO COMMENTS AND ARE RECOMMENDED FOR APPROVAL.*

*CITY STAFF ANSWERED QUESTIONS FROM THE COMMISSION.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE CROSS CREEK WEST SECTION 6 AND 9 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

**21. Consideration and possible action to recommend approval of the Fulshear Lakes Hillside Section 1 Final Plat**

*CLIFF BROUHARD MENTIONED ANDREW CASEY HAS MOVED ON FROM LJA ENGINEERING.*

*THE ENGINEER HAS BEEN CORRECTED ON THE PLAT AND IS RECOMMEND FOR APPROVAL.*

*CITY STAFF ANSWERED QUESTIONS FROM THE COMMISSION.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE FULSHEAR LAKES HILLSIDE SECTION 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT:*

**22. Consideration and possible action to approve an extension of approval for the Jordan Ranch Section 43 Preliminary Plat**

*ZACH GOODLANDER MENTIONED THIS PLAT WAS PREVIOUSLY APPROVED AND IS ABOUT TO EXPIRE. THE DEVELOPER IS WANTING TO EXTEND THE APPROVAL FOR ONE YEAR.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE THE EXTENSION OF APPROVAL FOR JORDAN RANCH SECTION 43 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT:*

**23. Consideration and possible action to recommend approval of a Master Sign Plan for Summerview**

*ZACH GOODLANDER STATED SUMMERVIEW IS A PLANNED COMMUNITY IS IN THE EXTRA TERRITORIAL JURISDICTION (ETJ) ALONG FM 359 NORTH.*

*THE MASTER SIGN PLAN CONSISTS OF ONE MAIN ENTRY MONUMENT SIGN ALONG FM 359 AND MARKETING SIGNS THROUGHOUT THE COMMUNITY.*

*CITY STAFF REQUESTED A TIME LIMIT FOR THE MARKETING SIGNS.*

*CITY STAFF ANSWERED QUESTIONS FROM THE COMMISSION.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MASTER SIGN PLAN FOR SUMMERVIEW WITH THE CONDITION ALL MARKETING SIGNS MUST BE REMOVED UPON BUILD OUT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT:*

## **24. Adjournment**

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

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

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:53 A.M.*