



“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

MEMBER- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER-GRACE MALVEAUX

PLANNING & ZONING:
MEMBER- CHRISTOPHER MALLETT MEMBER- BILL CLIFFORD
MEMBER- GREGORY EHMAN MEMBER- JOHN DOWDALL

STAFF:
CITY MANAGER: Jack Harper CITY SECRETARY: Mariela Rodriguez CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING MINUTES JULY 07, 2023

1. CALL TO ORDER

A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30A.M. ON FRIDAY, JULY 07, 2023, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

2. QUORUM

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL
GRACE MALVEAUX
BILL CLIFFORD
CHRISTOPHER MALLETT*

CITY STAFF

*KATIE LEWIS
MARIELA RODRIGUEZ*

BYRON BROWN
ZACH GOODLANDER
JOSH BROTHERS
CLIFF BROUHARD
JESUS ESCOBAR
KIM KOPECKY
JOSH GREEN

OTHERS PRESENT

DEVIN ESPINOSA
TREY DEVILLIER
JACOB BULLARD
PATRICK POWERS
AND APPROXIMATELY 7 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. PUBLIC HEARING

The City of Fulshear will hold two public hearings regarding proposed zoning map amendments. The first public hearing will be held by the Planning and Zoning Commission on July 7, 2023, at 8:30 a.m. The second public hearing will be held by the City Council on July 18, 2023, at 5:30 p.m. Each hearing will be held at the City of Fulshear Municipal Complex, located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the public hearings and be heard with respect to the proposed amendments. A copy of the proposed amendments is on file at the City Secretary's office located in the City of Fulshear Municipal Complex and may be inspected on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3:00 p.m. For questions regarding the proposed amendments, please call Zachary Goodlander, City of Fulshear, 281-346-1796

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:30 A.M.

THERE WERE NO PUBLIC COMMENTS.

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

5. PUBLIC HEARING

The City of Fulshear will hold two public hearings regarding proposed zoning regulation text amendments. The first public hearing will be held by the Planning and Zoning Commission on July 7, 2023, at 8:30 a.m. The second public hearing will be held by the City Council on July 18, 2023, at 5:30 p.m. Each hearing will be held at the City of Fulshear Municipal Complex, located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the public hearings and be heard with respect to the proposed amendments. A copy of the proposed amendments is on file at the City Secretary's office located in the City of Fulshear Municipal Complex and may be inspected on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3:00 p.m. For questions regarding the proposed amendments, please call Zachary Goodlander, City of Fulshear, 281-346-1796

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

THERE WERE NO PUBLIC COMMENTS.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:33 A.M.

6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JUNE 2, 2023

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JUNE 2, 2023. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

7. DISCUSSION WITH CITY ATTORNEY REGARDING ROLES AND RESPONSIBILITIES OF THE PLANNING AND ZONING COMMISSION

BYRON BROWN WENT OVER THE ROLES AND RESPONSIBILITIES OF THE PLANNING AND ZONING COMMISSION.

BYRON ANSWERED QUESTIONS FROM THE BOARD.

NO ACTION WAS TAKEN ON THIS ITEM.

****CHAIRMAN PEARCE ASKED TO TAKE ITEMS 8 & 9 TOGETHER. THERE WERE NO OBJECTIONS****

8. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE TAMARRON WEST SECTION 7 PRELIMINARY PLAT

9. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE TAMARRON WEST SECTION 15 PRELIMINARY PLAT

CLIFF BROUHARD STATED THERE WERE MINOR COMMENTS. THE COMMENTS HAVE BEEN CORRECTED AND THESE PLATS ARE RECOMMENDED FOR APPROVAL.

JOSH BROTHERS CLARIFIED TO THE BOARD AND STAFF THAT THE TAMARRON WEST SECTION 7, SECTION 15 AND THE TAMARRON PARKWAY STREET DEDICATION SECTION 3 IN TAMARRON WEST ARE FINAL PLATS, NOT PRELIMINARY PLATS AS LISTED ON THE AGENDA.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE TAMARRON WEST SECTION 7 FINAL PLAT AND TAMARRON WEST SECTION 15 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

10. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE TAMARRON PARKWAY STREET DEDICATION SECTION 3 IN TAMARRON WEST PRELIMINARY PLAT

*****JOSH BROTHERS CLARIFIED TO THE BOARD AND STAFF THAT THE TAMARRON WEST SECTION 7, SECTION 15 AND THE TAMARRON PARKWAY STREET DEDICATION SECTION 3 IN TAMARRON WEST ARE FINAL PLATS, NOT PRELIMINARY PLATS AS LISTED ON THE AGENDA. *****

CLIFF BROUHARD STATED THERE WAS ONE (1) MINOR COMMENT THAT HAS BEEN CORRECTED. THE PLAT IS RECOMMENDED FOR APPROVAL.

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

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

11. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE LAMAR CISD ELEMENTARY SCHOOL NO. 36 PRELIMINARY PLAT

CLIFF BROUHARD MENTIONED THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

CLIFF ANSWERED QUESTIONS FROM THE BOARD

MAEGEN GRAHAM FROM KALUZA ANSWERED QUESTIONS FROM THE BOARD

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE LAMAR CSID ELEMENTARY SCHOOL NO. 36 PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIRMAN BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

12. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN EXTENSION OF APPROVAL FOR THE JORDAN CROSSING BOULEVARD IN JORDAN RANCH STREET DEDICATION NO. 14 PRELIMINARY PLAT

CLIFF BROUHARD STATED THE PLATS ARE ONLY GOOD FOR ONE (1) YEAR AND SOMETIMES THEY DON'T MOVE ON TO THE NEXT PHASE. THEREFORE, AN EXTENSION IS REQUESTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE AN EXTENSION OF APPROVAL FOR THE JORDAN CROSSING BOULEVARD IN JORDAN RANCH STREET DEDICATION NO. 14 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

13. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE FULSHEAR GATEWAY PRELIMINARY PLAT

CLIFF BROUHARD MENTIONED THERE WERE MINOR CORRECTIONS NEEDED TO BE MADE TO THE VICINITY MAP, SIGNATURE BOX AND DRAINAGE NOTES. THE CORRECTIONS HAVE BEEN MADE AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY CO-CHAIRMAN BERGER TO APPROVE THE FULSHEAR GATEWAY PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

14. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE REGENCY CENTERS IN JORDAN RANCH PRELIMINARY PLAT

CLIFF BROUHARD STATED THERE WERE TWO (2) MINOR ITEMS ON THIS PLAT TO BE CORRECTED AND THEY HAVE SINCE BEEN CORRECTED.

THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE REGENCY CENTERS IN JORDAN RANCH PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

15. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF AN UPDATE TO THE TAMARRON MASTER SIGN PLAN

ZACH GOODLANDER STATED THE UPDATE TO THE TAMARRON MASTER SIGN PLAN WAS PREVIOUSLY BROUGHT TO THE BOARD. AT THAT TIME THEY WERE PROPOSING THREE (3) ROUNDABOUT SIGNS. SINCE THAT TIME THEY HAVE REDUCED TO ONE (1) SIGN AT THE TAMARRON POINT INTERSECTION ON TEXAS HERITAGE PARKWAY.

THEY WILL HAVE TO ABIDE BY THE TEXAS HERITAGE PARKWAY (THP) AND CITY OF FULSHEAR GUIDELINES.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE TAMARRON MASTER SIGN PLAN. IT WAS SECONDED BY CO-CHAIRMAN BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

16. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2023-1427, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, AMENDING CHAPTER 28, “COORDINATED DEVELOPMENT ORDINANCE (CDO),” ARTICLE II, “ZONING DISTRICTS AND LAND USES,” OF THE FULSHEAR CODE, FOR THE AMENDMENT, REPEAL, OR OTHER CHANGE OF VARIOUS ZONING REGULATIONS APPLICABLE TO ONE OR MORE ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

ZACH GOODLANDER STATED THE FIRST ROUND OF UPDATES WAS DONE IN APRIL, THE SECOND ROUND IS TODAY AND THE THIRD ROUND SHOULD BE IN SEPTEMBER.

ZACH SUMMARIZED THE UPDATES TO THE COORDINATED DEVELOPMENT (CDO) REGARDING ZONING DISTRICTS AND LAND USE:

- 1. MORE USES IN THE DOWNTOWN DISTRICT*
- 2. HEMP AND CANNIBOID SALES AND SMOKE SHOPS TO HAVE PLANNING & ZONING COMMISSION RECOMMENDATION AND CITY COUNCIL ACTION*
- 3. THE ECONOMIC DEVELOPMENT BOARDS (EDC) ARE FUNDING THE RECONSTRUCTION OF HARRIS STREET PROJECT. THEY HAVE ASKED THAT STRUCTURES FRONTING HARRIS STREET SHALL NOT INCLUDE RESIDENTIAL USES ON THE FIRST FLOOR*
- 4. INCREASED THE HEIGHT IN GENERAL COMMERCIAL AREAS*
- 5. BUILDINGS THAT FRONT FM 1093 IN THE DOWNTOWN DISTRICT TO HAVE AN EXPANDED SET BACK*
- 6. MULTI-FAMILY IN THE DOWNTOWN DISTRICT TO HAVE CONDITIONAL USE*
- 7. IN GENERAL COMMERCIAL ZONED AREAS TO HAVE AN LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES*
- 8. STORAGE UNITS TO HAVE LESS PARKING*
- 9. REDUCED THE RADIUS FOR PARKS IN THE DOWNTOWN DISTRICT*
- 10. ACCESSORY BUILDING HEIGHTS TO BE DETERMINED BY HOA, IF NO HOA THEN 12 FEET MAXIMUM HEIGHT REMAINS*

ZACH ANSWERED QUESTIONS FROM THE BOARD

ZACH ASKED TO DISCUSS ITEM 17, NO OBJECTIONS FROM THE BOARD

ZACH GOODLANDER MENTIONED THE UPDATES TO THE ZONING MAP:

- 1. MANUFACTURED HOME PARK SIZE REDUCED IN THE DOWNTOWN DISTRICT*
- 2. JAMES LANE FRONTAGE WILL BE ZONED TO GENERAL COMMERCIAL*

ITEM 16 MOTION:

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF ORDINANCE NO. 2023-1427. IT WAS SECONDED BY

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

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

17. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF ORDINANCE NO. 2023-1428, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FULSHEAR TO REZONE CERTAIN PROPERTIES AND FOR THE AMENDMENT, REPEAL, OR OTHER CHANGE TO VARIOUS ZONING DISTRICT BOUNDARIES AS SET FORTH THEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

GO TO ITEM 16 FOR DISCUSSION OF ITEM 17

A MOTION WAS MADE BY CO-CHAIRMAN BERGER TO RECOMMEND APPROVAL OF ORDINANCE NO. 2023-1428. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

18. ADJOURNMENT

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

AYES: DOWDALL, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:32 A.M.