



*"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- BILL CLIFFORD  
MEMBER- GRACE MALVEAUX

PLANNING & ZONING:  
MEMBER- CHRISTOPHER MALLETT  
MEMBER- GREGORY EHMAN

CO-CHAIR- JOAN BERGER  
MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

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## PLANNING AND ZONING COMMISSION MEETING MINUTES August 04, 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, AUGUST 04, 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*

*GRACE MALVEAUX*

*BILL CLIFFORD*

*CHRISTOPHER MALLETT*

#### MEMBERS ABSENT

*JOHN DOWDALL*

**CITY STAFF**

MARIELA RODRIGUEZ  
BYRON BROWN  
ZACH GOODLANDER  
JOSH BROTHERS  
CLIFF BROUHARD  
JESUS ESCOBAR

**OTHERS PRESENT**

SARAH JOHNSON  
TREY DEVILLIER  
CHANTELLE JAMNIK  
HALA ELMACHTOUB  
SAM S.

AND 5 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**

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 6-acre tract of land, generally located along Wallis Street, and within the Thrive Church Fulshear Subdivision. The tract of land, currently vacant, and within the Wallis Street PUD zoning district, requests to be zoned into the General Commercial (GC) District. The first Public Hearing will be held by the Planning and Zoning Commission on August 4, 2023, at 8:30 a.m. The second hearing will be held by the City Council on August 15, 2023, at 5:30 p.m. The hearings will be held at Fulshear Municipal Complex, 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City Secretary's office located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Joshua Brothers, 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**

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings regarding a proposed zoning map amendment for an approximately 2.0880 acre tract of land, near the intersection of Farm-to-Market 359 and N. Fulshear Drive, and located in the Churchill Fulshear League, Abstract 29, and being a portion of a certain 87.203 acre tract of land recorded in Volume 673, Page 138 of the Deed Records of Fort Bend County, Texas. The tract of land, currently vacant, and not zoned, requests to be zoned into the General Commercial (GC) District upon annexation into the City. The first Public Hearing will be held by the Planning and Zoning Commission on August 4, 2023, at 8:30 a.m. The second hearing will be held by the City Council on August 15, 2023, at 5:30 p.m. The hearings will be held at Fulshear Municipal Complex, 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the public hearing and be heard with respect to the application. A copy of the zoning change is on file at the City Secretary's office located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Joshua Brothers, City of Fulshear, 281-346-1796.

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

*THERE WERE NO PUBLIC COMMENTS.*

*CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:35 A.M.*

## **6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JULY 7, 2023**

*THIS ITEM WAS PULLED AND THE CORRECT VERSION WILL BE PRESENTED AT THE NEXT MEETING.*

**\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 7-9 TOGETHER. THERE WERE NO OBJECTIONS\*\***

**7. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 6 FINAL PLAT**

**8. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 10 FINAL PLAT**

**9. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 19 FINAL PLAT**

*BOARD MEMBER MALVEAUX HAD QUESTIONS REGARDING STREET NAMES FOR TAMARRON WEST SECTION 19.*

*CHANTELLE JAMNIK WITH QUIDDITY, ANSWERED THE MEMBERS QUESTIONS.*

*PER CLIFF ALL PLATS HAD MINOR COMMENTS THAT HAVE BEEN ADDRESSED AND ALL 3 PLATS ARE RECOMMENDED FOR APPROVAL.*

*BYRON ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 6 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 10 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO RECOMMEND CONDITIONAL APPROVAL OF THE TAMARRON WEST SECTION 19 FINAL PLAT PENDING REVISITING THE STREET NAMING OF ROCKSTOCK RD AND ZEKE ESTATES LANE. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, EHMAN, MALLET, BERGER, CLIFFORD, MALVEAUX*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL*

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

*SARAH JOHNSON, CITY COUNCIL MEMBER SPOKE AND EXPLAINED WHY THE CITY COUNCIL DENIED THIS MASTER PLAN AND ASK FOR IT TO BE BROUGHT BACK TO P&Z. SHE ALSO INFORMED THE MEMBERS THE MOTION TO APPROVE FAILED TO DUE A VOTE OF 3-4 DUE TO ABSENT COUCIL MEMBERS.*

*JOSH BROTHERS AND ZACH GOODLANDER ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL FOR THE TAMARRON WEST MASTER SIGN PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLET. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, EHMAN, MALLET, BERGER, CLIFFORD, MALVEAUX*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL*

**11. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF AN UPDATE TO THE CROSS CREEK RANCH MASTER SIGN PLAN**

*SAM S. WITH JOHNSON DEVELOPMENT SPOKE REGARDING LANDSCAPE IDEAS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE CROSS CREEK RANCH MASTER SIGN PLAN PENDING RECEIVING UPDATE TO THE CROSS CREEK RANCH MASTER SIGN PLAN REVISION OF LANDSCAPE AND TREES. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, EHMAN, MALLET, BERGER, CLIFFORD, MALVEAUX*

*NAYS:*

*ABSTAIN:*

ABSENT: DOWDALL

**12. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND OR DENY APPROVAL OF A ZONING MAP AMENDMENT FOR AN APPROXIMATELY 2.0880-ACRE TRACT OF LAND, CURRENTLY NOT ZONED, INTO THE GENERAL COMMERCIAL (GC) DISTRICT UPON ANNEXATION INTO THE CITY LIMITS**

*PER JOSH THIS WAS A REQUEST MADE THE BY LANDOWNERS.*

*CHRISTEN CULLEN PASTOR OF THRIVE CHURCH SPOKE AND INFORMED THE MEMBERS AND EXPLAINED THIS IS WHERE THEY PLAN TO BUILD THEIR CHURCH HOME.*

*BYRON BROWN ANSWERED QUESTIONS FROM THE MEMBERS REGARDING VARIANCES.*

*JOSH CULLEN LEAD PASTOR OF THRIVE CHURCH ANSWERED QUESTIONS FROM THE MEMBERS REGARDING THIS REQUEST.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 2.0800 ACRE TRACT OF LAND. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX*

*NAYS:*

*ABSTAIN:*

*ABSENT: DOWDALL*

**13. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND OR DENY APPROVAL OF A ZONING MAP AMENDMENT FOR AN APPROXIMATELY 6-ACRE TRACT OF LAND, CURRENTLY ZONED WITHIN THE WALLIS STREET PUD ZONING DISTRICT, INTO THE GENERAL COMMERCIAL (GC) DISTRICT**

*JOSH BROTHERS INTRODUCED THIS ITEM.*

*MIKE ROLLER, ROPERTY OWNER EXPLAINED THE REASON FOR REQUESTING HIS PROPERTY BE ZONED INTO THE GENERAL COMMERCIAL DISTRICT.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 6 ACRE TRACT OF LAND. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX*

*NAYS:  
ABSTAIN:  
ABSENT: DOWDALL*

## **18. ADJOURNMENT**

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

*AYES: PEARCE, EHMAN, MALLETT, BERGER, CLIFFORD, MALVEAUX  
NAYS:  
ABSTAIN:  
ABSENT: DOWDALL*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:15 A.M.*