



"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

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CHAIRMAN- AMY PEARCE
MEMBER- BILL CLIFFORD
MEMBER- GRACE MALVEAUX

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

CO-CHAIR- JOAN BERGER
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:
CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING MINUTES October 06, 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, OCTOBER 6, 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
GREGORY EHMAN
JOHN DOWDALL
GRACE MALVEAUX
BILL CLIFFORD
CHRISTOPHER MALLET*

MEMBERS ABSENT

JOAN BERGER

CITY STAFF

KATIE LEWIS

MARIELA RODRIGUEZ

JOSH BROTHERS

CLIFF BROUHARD

KIM KOPECKY

RODRIGO RODRIGUEZ

OTHERS PRESENT

COLLIN PIER

JIM ZIMMERMANN

SEAN KILLAM

NAOMI MCANINCH

KATHY WARD

TREY DEVILLIER

SARAH JOHNSON

LARKIN HEARD

JACOB BULLARD

JOHN PROFFITT

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.

KATHY WARD, FULSHEAR RESIDENT ON LEA LANE GAVE HANDOUT TO THE BOARD. SHE SPOKE OF HER CONCERNS WITH BELMONT ESTATES.

JOHN PROFFITT, FULSHEAR RESIDENT ON LEA LANE SPOKE OF HIS CONCERNS WITH BELMONT ESTATES AND THE ISSUES THAT WERE FACED WITH THE FLOODING OF HURRICANE HARVEY.

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 17.37-acre tract of land, generally located along Flewellen Way, and within the J.C. McDonald Survey, Abstract No. 290, and the T.W. Sutherland Survey, Abstract No. 421, City of Fulshear, Fort Bend County, Texas. The tract of land, currently vacant, and within the General Commercial (GC) District, requests to be zoned into the Semi-Urban Residential (SU) District. The first public hearing will be held by the Planning and Zoning Commission on October 6, 2023 at 8:30 a.m. The second hearing will be held by the City Council on October 17, 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 8:39 A.M.

THERE WERE NO PUBLIC COMMENTS

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:39 A.M.

5. Consideration and possible action to approve minutes from the Planning and Zoning Commission meeting held on September 1, 2023

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON SEPTEMBER 1, 2023. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: BERGER

6. Consideration and possible action to approve the Del Webb Fulshear Section 8 Preliminary Plat

CLIFF BROUHARD STATED THERE WERE TWO (2) MINOR COMMENTS THAT HAVE BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE DEL WEBB SECTION 8 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: BERGER

7. Consideration and possible action to recommend approval of the Jordan Ranch Section 43 Final Plat

CLIFF STATED THIS PLAT HAD FOUR (4) MINOR COMMENTS. THE COMMENTS HAVE BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO APPROVE THE JORDAN RANCH SECTION 43 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: BERGER

CHAIRMAN PEARCE ASKED TO TAKE ITEM 9 BEFORE ITEM 8. THERE WERE NO OBJECTIONS

8. Consideration and possible action to recommend approval of the Belmont Estates Section 1 Final Plat

CLIFF BROUHARD GAVE THE HISTORY OF THIS PLAT.

THERE WAS ONE (1) MINOR COMMENT AND THE PLAT IS RECOMMENDED FOR APPROVAL.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD

CLIFF EXPLAINED TO THE BOARD THAT A TRAFFIC IMPACT ANALYSIS FOR THIS PROPERTY IS AT THE DISCRETION OF THE CITY ENGINEER. THERE WILL NOT BE ENOUGH TRAFFIC GENERATED FROM THIS PROPERTY FOR A TRAFFIC IMPACT ANALYSIS. BUT THE CITY HAS REQUESTED THAT THE APPLICANT COMPLETE A LEFT TURN MEMO.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO APPROVE THE BELMONT ESTATES SECTION 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

THE BOARD WENT TO ITEM 10 NEXT

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

CLIFF MENTIONED THIS PLAT IS RECOMMENDED FOR APPROVAL.

CLIFF EXPLAINED TO THE BOARD THAT THIS PROPERTY WOULD HAVE COMMERCIAL IN THE FRONT AND INDUSTRIAL IN THE BACK.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE FULSHEAR GATEWAY FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

THE BOARD WENT BACK TO ITEM 8

10. Consideration and possible action to recommend or deny approval of a zoning map amendment for an approximately 17.37-acre tract of land, currently zoned within the General Commercial (GC) District, into the Semi-Urban Residential (SU) District

JOSH BROTHERS STATED THIS PROPERTY IS LOCATED OFF FLEWELLEN WAY BY THE FORT BEND COUNTY ANNEX BUILDING.

HE MENTIONED THE PROPERTY IS ZONED GENERAL COMMERCIAL AND THE APPLICANT WANTS TO REZONE THE PROPERTY TO SEMI-URBAN RESIDENTIAL.

COLLIN PIER WITH TRI-POINTE HOMES GAVE THE BOARD A HANDOUT WITH THE PROPOSED SITE PLAN. HE EXPLAINED THEY ARE WANTING TO BUILD SINGLE FAMILY DETACH HOMES WITH AN ESTIMATED ASSESSED VALUE OF \$500,000+.

THE BOARD ASKED QUESTIONS TO THE APPLICANT.

TIM LANDOWNER WITH LANDMARK INDUSTRIES SPOKE OF THE HISTORY OF THE LAND.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO DENY THE ZONING MAP AMENDMENT FOR APPROX. 17.37 ACRE TRACT OF LAND. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: BERGER

11. Adjournment

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

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

NAYS:

ABSTAIN:

ABSENT: BERGER

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:39 A.M