



"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- BILL CLIFFORD
MEMBER- GRACE MALVEAUX

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

CO-CHAIR- JOAN BERGER
MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING MINUTES November 03, 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, NOVEMBER 03, 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 MALLET*

CITY STAFF

*KATIE LEWIS
MARIELA RODRIGUEZ
BYRON BROWN
ZACH GOODLANDER
JOSH BROTHERS
JESSIKA VILLARREAL*

*CARLOS BARCENAS
RODRIGO RODRIGUEZ*

OTHERS PRESENT

*TREY DEVILLIER
JACOB BULLARD
JOHN HERZOG
AND 1 OTHER 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 1.895-acre tract of land, generally located at the Northwest corner of Farm-to-Market 1093 and Charger Way, and within the Naferdon Subdivision Section 1, Block 1, Reserve "d", City of Fulshear, Fort Bend County, Texas. The tract of land, currently a daycare center, and within the Downtown 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 November 3, 2023 at 8:30 a.m. The second hearing will be held by the City Council on November 14, 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 Thursday from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3:00 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. Consideration and possible action to approve minutes from the Planning and Zoning Commission meeting held on October 6, 2023

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

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

NAYS:

ABSTAIN:

ABSENT:

6. Consideration and possible action to approve the Cross Creek Ranch Section 7 Partial Replat No. 1 Preliminary Plat

JOSH BROTHERS LET THE BOARD KNOW HE WILL BE FILLING IN FOR THE CITY ENGINEER.

HE STATED THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

THE PLAT IS BEING REPLATTED DUE TO THE ADJUSTED SHARED UTILITY EASEMENT BEING SHRUNKEN DOWN TO 7 FT.

JOSH ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO APPROVE THE CROSS CREEK RANCH SECTION 7 PARTIAL REPLAT NO. 1 PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

7. Consideration and possible action to approve the Tamarron Jordan Ranch Blvd. Section 14 Street Dedication

JOSH MENTIONED THIS PLAT IS RECOMMENDED FOR APPROVAL.

THE CITY ENGINEER REACHED OUT TO THE APPLICANT TO UPDATE THE PLAT NAME. SINCE THE PLAT IS IN THE ETJ THE APPLICANT ALREADY RECEIVED ALL

APPROVALS FROM FORT BEND COUNTY. THE CITY ENGINEER ALLOWED THE PLAT NAME TO STAY THE SAME.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE TAMARRON JORDAN RANCH BLVD. SECTION 14 STREET DEDICATION. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

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

8. Consideration and possible action to approve the Tamarron Section 72A Preliminary Plat

9. Consideration and possible action to approve the Tamarron Section 72B Preliminary Plat

A REPRESENTATIVE FROM IDS ENGINEERING ANSWERED A QUESTION FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE ITEMS 8 AND 9. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

10. Consideration and possible action to approve the ARVO at Jordan Ranch Preliminary Plat

JOSH MENTIONED THIS PLAT IS RECOMMENDED FOR APPROVAL.

SINCE THE PROPERTY IS CURRENTLY UNRESTRICTED, THE LAND PLAN WILL NEED TO BE UPDATED TO COMMERCIAL, PRIOR TO THE SUBMISSION OF THE FINAL PLAT.

THE APPLICANT IS PROPOSING TO BUILD A FIRE STATION AT THIS LOCATION.

STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE ARVO AT JORDAN RANCH PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

11. Consideration and possible action to recommend approval for the Regency Centers Jordan Ranch Final Plat

JOSH STATED THIS PLAT IS RECOMMENDED FOR APPROVAL PER THE CITY ENGINEER.

THERE WAS NO FURTHER DISCUSSION.

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

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

NAYS:

ABSTAIN:

ABSENT:

12. Consideration and possible action to recommend or deny approval of a zoning map amendment for an approximately 1.895-acre tract of land, currently zoned within the Downtown District, into the General Commercial (GC) District

JOSH LET THE BOARD KNOW THAT THIS IS CURRENTLY THE JUMPSTART DAY CARE.

IN JULY 2023, THE PROPERTY WAS REZONED FROM GENERAL COMMERCIAL TO DOWNTOWN DISTRICT.

THE APPLICANT IS ASKING TO REZONE THE PROPERTY BACK TO GENERAL COMMERCIAL FOR A FUTURE GAS STATION.

STAFF RECOMMENDED TO DENY THE REZONE DUE TO THE INUNDATION OF TRAFFIC AT THIS INTERSECTION AND BEING SO CLOSE TO THE SCHOOLS. ALSO, THE CITY VISIONS THIS AREA TO BE THE GATEWAY INTO DOWNTOWN.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO DENY THE ZONING MAP AMENDMENT FOR AN APPROX. 1.895-ACRE TRACT OF LAND. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

13. Adjournment

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

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

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:43 A.M.