



*“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 MALLET  
MEMBER- GREGORY EHMAN

CO-CHAIR- JOAN BERGER  
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 December 01, 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, DECEMBER 01, 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  
GRACE MALVEAUX  
BILL CLIFFORD  
CHRISTOPHER MALLET  
JOAN BERGER*

#### **MEMBERS ABSENT**

*GREGORY EHMAN  
JOHN DOWDALL*

#### **CITY STAFF**

*KATIE LEWIS  
MARIELA RODRIGUEZ  
JOSH BROTHERS  
BYRON BROWN  
CLIFF BROUHARD  
KIM KOPECKY  
RODRIGO RODRIGUEZ*

DEBBIE MCMULLEN  
ZACH GOODLANDER  
JOSH GREEN  
SHARON VALIANTE

**OTHERS PRESENT**

CHANTELLE JAMNIK  
HALA ELMACHTOUB  
JOHN HERZOG  
KASATAN MARTIN  
CATLIN KING  
GEOFF FREEMAN  
SARAH JOHNSON  
TREY DEVILLIER

AND 1 PERSON 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. Consideration and possible action to approve minutes from the Planning and Zoning Commission meeting held on November 3, 2023**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON NOVEMBER 03, 2023. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN, DOWDALL*

*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 5-7 TOGETHER. THERE WERE*

*NO OBJECTIONS\*\**

**5. Consideration and possible action to approve the Jordan Ranch Section 50 Preliminary Plat**

**6. Consideration and possible action to approve the Jordan Ranch Section 53 Preliminary Plat**

**7. Consideration and possible action to approve the Jordan Ranch Section 54 Preliminary**

## **Plat**

*THERE WAS A DISCUSSION AMONG THE BOARD, IN REGARD TO CHANGING STREET NAMES.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO CONDITIONALLY APPROVE THE JORDAN RANCH SECTION 50, SECTION 53, AND SECTION 54 PRELIMINARY PLAT WITH THE CONDITION TO CORRECT THE STREET NAMES. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN, DOWDALL*

### **8. Consideration and possible action to approve the Jordan Ranch Street Dedication 14 Preliminary Plat**

*CLIFF BROUHARD STATED THERE IS ONE (1) COMMENT THAT RESERVE "A" WAS DUPLICATED AND VERIFIED. THE APPLICANT WOULD LIKE TO KEEP IT AS IS.*

*AFTER DISCUSSION WITH THE BOARD AND CITY STAFF THE APPLICANT WILL UPDATE THE RESERVE NAME.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO APPROVE THE JORDAN RANCH STREET DEDICATION 14 PRELIMINARY PLAT WITH THE CONDITION TO UPDATE THE RESERVE LIST. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN, DOWDALL*

### **9. Consideration and possible action to recommend approval for the Raymond Franz Parkway Street Dedication Preliminary Plat**

*CLIFF MENTIONED THERE WERE FOUR (4) MINOR COMMENTS AND THEY HAVE ALL BEEN ADDRESSED.*

*PER CLIFF, NOTE #4 WILL BE UPDATED AT THE FINAL PLAT.*

*THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*ZACH GOODLANDER ANSWERED A QUESTION FROM THE BOARD.*

*A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE RAYMOND FRANZ PARKWAY STREET DEDICATION PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN, DOWDALL*

*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 10-12 TOGETHER. THERE WERE NO OBJECTIONS\*\**

**10. Consideration and possible action to recommend approval for the Tamarron Crossing Street Dedication Section 1A Preliminary Plat**

**11. Consideration and possible action to recommend approval for the Tamarron Crossing Street Dedication Section 2 Preliminary Plat**

**12. Consideration and possible action to recommend approval for the Tamarron Crossing Street Dedication Section 3 Preliminary Plat**

*CLIFF STATED THERE WERE MINOR COMMENTS ON ITEMS 10-12 AND THOSE CORRECTIONS HAVE BEEN MADE.*

*ALL OF THE PLATS ARE RECOMMENDED FOR APPROVAL.*

*CLIFF ANSWERED QUESTIONS FROM THE BOARD.*

*A MOTION WAS MADE BY PLANNING & ZONING MEMBER MALVEAUX TO APPROVE THE TAMARRON CROSS STREET DEDICATION 1A, SECTION 2 AND SECTION 3 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN, DOWDALL*

**13. Consideration and possible action to recommend approval for the Tamarron Point Street Dedication Section 8 Preliminary Plat**

*CLIFF MENTIONED THERE WERE MINOR COMMENTS THAT HAVE BEEN CORRECTED.*

*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 TAMARRON POINT STREET DEDICATION SECTION 8 PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN, DOWDALL*

*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 14 & 15 TOGETHER. THERE WERE NO OBJECTIONS\*\**

**14. Consideration and possible action to recommend approval for the Tamarron West Section 24B Preliminary Plat**

**15. Consideration and possible action to recommend approval for the Tamarron West Section 25 Preliminary Plat**

*CLIFF BROUHARD STATED THERE WERE MINOR COMMENTS ON BOTH PLATS.*

*CITY STAFF ASKED THE APPLICANT TO ADD A NOTE THAT NO HOMES CAN BE BUILT UNTIL THE TAMARRON WEST WATER PLANT 2 IS OPERATIONAL. THE NOTE HAS BEEN ADDED.*

*CITY STAFF DISCUSSED WITH THE BOARD, THE ORDINANCE PERTAINING TO STREET NAMES.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO APPROVE TAMARRON WEST SECTION 24B AND SECTION 25 PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN, DOWDALL*

*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 16-18 TOGETHER. THERE WERE NO OBJECTIONS\*\**

**16. Consideration and possible action to recommend approval for the Tamarron Section 72 Final Plat**

**17. Consideration and possible action to recommend approval for the Tamarron Section 78 Final Plat**

**18. Consideration and possible action to recommend approval for the Tamarron Section 15 Partial Replat No. 1**

*THERE WAS A DISCUSSION AMONG CITY STAFF AND THE BOARD TO ADD "ETJ" TO THE TITLE OF PLATS.*

*CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.*

*THE BOARD MENTIONED THERE WAS A CLERICAL ERROR ON ITEM 18. IT SHOULD READ TAMARRON WEST SECTION 15 PARTIAL REPLAT NO. 1.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO APPROVE TAMARRON SECTION 72 AND SECTION 78 FINAL PLAT AND TAMARRON WEST SECTION 15 PARTIAL REPLAT NO. 1. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN, DOWDALL*

**19. Consideration and possible action to recommend approval for the Cross Creek Ranch Section 7 Partial Replat No. 1**

*IT WAS BROUGHT TO THE BOARDS ATTENTION THE ITEM SHOULD READ CROSS CREEK WEST RANCH SECTION 7 PARTIAL REPLAT NO. 1.*

*CLIFF MENTIONED TO THE BOARD THIS REPLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO APPROVE CROSS CREEK WEST RANCH SECTION 7 PARTIAL REPLAT NO. 1. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN, DOWDALL*

**20. Consideration and possible action to recommend approval for the Del Webb Fulshear Section 4 Final Plat**

*CLIFF STATED THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.*

*THERE WAS NO FURTHER DISCUSSION ON THIS ITEM.*

*A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE DEL WEBB FULSHEAR SECTION 4 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN, DOWDALL*

**21. Consideration and possible action to recommend approval for the GM Equity Final Plat**

*CLIFF STATED THERE WAS ONE (1) MINOR COMMENT AND THE CORRECTION HAS BEEN MADE.*

*THE ENGINEER HAS REQUESTED TO UPDATE THE FINISH FLOOR ELEVATIONS.*

*CLIFF ASKED THE BOARD TO CONDITIONAL APPROVE THE PLAT.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO CONDITIONALLY APPROVE WITH THE UPDATE TO THE FINISH FLOOR ELEVATIONS FOR THE GM EQUITY FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN, DOWDALL*

## **22. Adjournment**

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

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN, DOWDALL*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:02 A.M.*