



*"FIND YOUR FUTURE IN FULSHEAR"*

6611 WEST CROSS CREEK BEND LANE/ PO BOX 279 ~ FULSHEAR, TEXAS 77441

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[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

**STAFF:**

CITY MANAGER: Jack Harper

CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

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## PLANNING AND ZONING COMMISSION MEETING MINUTES FEBRUARY 02, 2024

### 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, FEBRUARY 02, 2024, 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

**MEMBERS ABSENT**

CHRISTOPHER MALLET

**CITY STAFF**

KATIE LEWIS  
MARIELA RODRIGUEZ  
BYRON BROWN  
ZACH GOODLANDER

JOSH BROTHERS  
CLIFF BROUHARD  
DEBBIE MCMULLEN  
KIM KOPECKY  
JESSIKA VILLARREAL  
RODRIGO RODRIGUEZ @ 8:35 A.M.

**OTHERS PRESENT**

CHANTELLE JAMNIK  
HALA ELMACTOUB  
TREY DEVILLIER  
CAITLIN KING  
GEOFF FREEMAN  
NAOMI MCANINCH

AND 1 OTHER 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. 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 January 5, 2024**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JANUARY 5, 2024. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

**5. Consideration and possible action to recommend approval for the Tamarron Jordan Ranch Blvd. Section 14 Street Dedication Final Plat**

*CLIFF BROUHARD STATED THERE WERE TWO MINOR COMMENTS AND THEY HAVE BEEN ADDRESSED AND CORRECTED.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE TAMARRON JORDAN RANCH BLVD. SECTION 14 STREET DEDICATION FINAL PLAT. IT WAS*

*SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: MALLETT*

**6. Consideration and possible action to recommend approval for the Del Webb Section 8 Final Plat**

*PER CLIFF THE PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO APPROVE THE DEL WEBB SECTION 8 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: MALLETT*

*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 7 AND 8 TOGETHER. THERE WERE NO OBJECTIONS\*\**

**7. Consideration and possible action to approve the Cross Creek West Section 8 Preliminary Plat**

**8. Consideration and possible action to approve the Cross Creek West Section 10 Preliminary Plat**

*THE BOARD ASKED QUESTIONS TO CLIFF.*

*CLIFF ASKED CAITLIN WITH META TO VERIFY THE ADDRESSES ARE NOT BEING DUPLICATED.*

*CLIFF STATED BOTH PLATS ARE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE CROSS CREEK WEST SECTION 8 AND SECTION 10 PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: MALLETT*

**9. Consideration and possible action to approve the Tamarron Crossing Street Dedication Section 1B Preliminary Plat**

*CLIFF STATED THERE WAS ONLY ONE COMMENT.*

*THE PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO APPROVE THE TAMARRON CROSSING STREET DEDICATION SECTION 1B PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: DOWDALL, PEARCE, BERGER, EHMANN, CLIFFORD, MALVEAUX*

*NAYS:*

*ABSTAIN:*

*ABSENT: MALLETT*

**10. Consideration and possible action to approve the Tamarron West Section 22B Preliminary Plat**

*PER CLIFF THIS PLAT HAD ONE MINOR COMMENT AND HAS BEEN CORRECTED.*

*THE PLAT IS RECOMMENDED FOR APPROVAL.*

*THE BOARD ASKED QUESTIONS TO CLIFF.*

*CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE TAMARRON WEST SECTION 22B PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: DOWDALL, PEARCE, BERGER, EHMANN, CLIFFORD, MALVEAUX*

*NAYS:*

*ABSTAIN:*

*ABSENT: MALLETT*

**\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 11-14 TOGETHER. THERE WERE NO OBJECTIONS\*\***

**11. Consideration and possible action to approve the Pecan Ridge Section 9 Preliminary Plat**

**12. Consideration and possible action to approve the Pecan Ridge Section 10 Preliminary Plat**

**13. Consideration and possible action to approve the Pecan Ridge Section 11 Preliminary Plat**

**14. Consideration and possible action to approve the Pecan Ridge Section 12 Preliminary Plat**

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

*ALL OF THE PLATS ARE RECOMMENDED FOR APPROVAL.*

*CLIFF ANSWERED QUESTIONS FROM THE BOARD.*

*THE BOARD ASKED TO UPDATE SOME STREET NAMES*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO APPROVE THE PECAN RIDGE SECTION 9, SECTION 10, SECTION 11, AND SECTION 12 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: DOWDALL, PEARCE, BERGER, EHMANN, CLIFFORD, MALVEAUX*

*NAYS:*

*ABSTAIN:*

*ABSENT: MALLETT*

**15. Consideration and possible action to approve the Pecan Knoll Drive Street Dedication Preliminary Plat**

*CLIFF STATED THERE WERE TWO MINOR COMMENTS AND THEY HAVE BEEN CORRECTED.*

*THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*CHAIRMAN PEARCE STATED, "SECTION 2" WAS MISSING FROM THE AGENDA ITEM.*

*A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE PECAN KNOLL DRIVE STREET DEDICATION SECTION 2 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: DOWDALL, PEARCE, BERGER, EHMANN, CLIFFORD, MALVEAUX*

*NAYS:*

*ABSTAIN:*

*ABSENT: MALLETT*

**16. Consideration and possible action to recommend approval of an update to the Summerview Master Sign Plan**

*JOSH BROTHERS MENTIONED THE INTERNAL MARKETING SIGNS AS WELL AS THE TEMPORARY MARKETING SIGNS ALONG FM 359 WERE APPROVED BY CITY COUNCIL LAST YEAR.*

*CITY STAFF IS UNABLE TO DETERMINE THE CHANGES AND ARE SEEKING CLARIFICATION ON THE CHANGES TO THE MASTER SIGN PLAN.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO POSTPONE THE UPDATE TO THE SUMMERVERVIEW MASTER SIGN PLAN. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: DOWDALL, PEARCE, BERGER, EHMANN, CLIFFORD, MALVEAUX*

NAYS:  
ABSTAIN:  
ABSENT: MALLETT

### **17. Consideration and possible action to recommend approval of an update to the Jordan Ranch Master Sign Plan**

*JOSH STATED THE APPLICANT IS ADDING PROPOSED ADDITIONAL TYPE A AND TYPE B SIGNS.*

*SINCE THE APPLICANT IS VESTED IN A DEVELOPMENT AGREEMENT (DA), THEY DO NOT HAVE TO PROVIDE SKEMATICS FOR THE PROPOSED SIGNS. HOWEVER, THEY DID PROVIDE IMAGES OF SIGNS THEY WOULD BE SIMILAR TO AND ALREADY EXIST IN THE NEIGHBORHOOD.*

*CITY STAFF IS CONCERNED WITH THE SIGN PLACED IN THE ROUNDABOUT. THE PROPOSED HEIGHT IS 40 FEET AND THE CITY JUST PASSED THE CDO THAT NO ROUNDABOUT SIGN CAN EXCEED A HEIGHT OF 30 FEET.*

*JOSH ANSWERED QUESTIONS FROM THE BOARD.*

*CAITLIN KING WITH META GAVE A PRELIMINARY SKEMATIC TO JOSH TO PRESENT TO THE BOARD.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO DENY THE UPDATE TO THE JORDAN RANCH MASTER SIGN PLAN BASED ON THE CDO HEIGHT LIMIT OF 30 FEET. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

### **18. Adjournment**

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

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

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:58 AM.*