



“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

PLANNING & ZONING:

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

MEMBER- CHRISTOPHER MALLET
MEMBER- GREGORY EHMAN

CO-CHAIR- JOAN BERGER
MEMBER- JOHN DOWDALL

STAFF:

ACTING CITY MANAGER: Zach Goodlander

CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING MINUTES MARCH 01, 2024

1. Call to Order

A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CO-CHAIR BERGER AT 8:30 A.M. ON FRIDAY, MARCH 01, 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

*JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL
GRACE MALVEAUX
BILL CLIFFORD
CHRISTOPHER MALLET*

MEMBERS ABSENT

AMY PEARCE

CITY STAFF

*KATIE LEWIS
MARIELA RODRIGUEZ
BYRON BROWN
JOSH BROTHERS
CLIFF BROUHARD*

JESSIKA VILLARREAL
MORGAN EARLY
SHARON VALIANTE
DINA MOHAMMED
JOSH GREEN @ 8:38 A.M.

OTHERS PRESENT

JACOB BULLARD
CAITLIN KING
AND 2 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. 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 the minutes from the Planning and Zoning Commission meeting held on February 2, 2024, and the special joint meeting on February 6, 2024

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON FEBRUARY 2, 2024 AND SPECIAL JOINT MEETING HELD ON FEBRUARY 6, 2024. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: PEARCE

CO-CHAIR BERGER ASKED TO TAKE ITEMS 5-8 TOGETHER. THERE WERE NO OBJECTIONS

5. Consideration and possible action to recommend approval for the Pecan Ridge Section 9 Final Plat

6. Consideration and possible action to recommend approval for the Pecan Ridge Section 10 Final Plat

7. Consideration and possible action to recommend approval for the Pecan Ridge Section 11 Final Plat

8. Consideration and possible action to recommend approval for the Pecan Ridge Section 12 Final Plat

CLIFF BROUHARD STATED THERE WAS ONE (1) MINOR COMMENT ON THE PECAN RIDGE SECTION 10 FINAL PLAT.

THE CORRECTION HAS BEEN MADE AND THE PLAT IS RECOMMENDED FOR APPROVAL.

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

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

NAYS:

ABSTAIN:

ABSENT: PEARCE

9. Consideration and possible action to recommend approval for the Pecan Knoll Drive Street Dedication Section 2 Final Plat

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE PECAN KNOLL DRIVE STREET DEDICATION SECTION 2 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: PEARCE

10. Consideration and possible action to recommend approval for the Plaza at Jordan Ranch Final Plat

CLIFF STATED THE PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

JACOB BULLARD LET THE BOARD KNOW THIS PLAT WAS PREVIOUSLY CALLED ARVO AT JORDAN RANCH. THE CLIENT DECIDED TO CHANGE THE NAME TO PLAZA AT JORDAN RANCH.

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

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

NAYS:

ABSTAIN:

ABSENT: PEARCE

11. Consideration and possible action to recommend approval for the Shops at Jordan Crossing Final Plat

PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

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

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

NAYS:

ABSTAIN:

ABSENT: PEARCE

12. Consideration and possible action to recommend approval for the Tamarron Point Street Dedication Section 8 Final Plat

CLIFF STATED THERE WERE FIVE (5) MINOR COMMENTS THAT HAVE BEEN ADDRESSED. THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE TAMARRON POINT STREET DEDICATION SECTION 8 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: PEARCE

CO-CHAIR BERGER ASKED TO TAKE ITEMS 13-15 TOGETHER. THERE WERE NO OBJECTIONS

13. Consideration and possible action to recommend approval for the Tamarron Section 19 Preliminary Replat

14. Consideration and possible action to recommend approval for the Tamarron Section 20 Preliminary Replat

15. Consideration and possible action to recommend approval for the Tamarron Section 73 Preliminary Plat

CLIFF STATED THERE WERE MINOR COMMENTS ON TAMARRON 19, 20, AND 73. THOSE COMMENTS HAVE BEEN CORRECTED AND ARE RECOMMENDED FOR APPROVAL.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

CAITLIN KING WITH META ANSWERED QUESTIONS FROM THE BOARD.

JOSH BROTHERS ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO APPROVE THE TAMARRON SECTION 19,20, AND 73 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: PEARCE

16. Consideration and possible action to recommend approval for the Lamar CISD Elementary School No. 36 Final Plat

CLIFF MENTIONED THERE WAS ONE (1) MINOR COMMENT. THE COMMENT HAS BEEN CORRECTED AND IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE LAMAR CISD ELEMENTARY SCHOOL NO. 36 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: PEARCE

17. Adjournment

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

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

NAYS:

ABSTAIN:

ABSENT: PEARCE

CO-CHAIR BERGER ADJOURNED THE MEETING AT 8:49 AM.