



*"FIND YOUR FUTURE IN FULSHEAR"*

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

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**PLANNING & ZONING:**

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

MEMBER- CHRISTOPHER MALLETT  
MEMBER- GREGORY EHMAN

CO-CHAIR- JOAN BERGER  
MEMBER- JOHN DOWDALL

**STAFF:**

INTERIM CITY MANAGER: Zachary Goodlander

CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

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## PLANNING AND ZONING COMMISSION SPECIAL MEETING MINUTES APRIL 12, 2024

### 1. Call to Order

*A SPECIAL MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30A.M. ON FRIDAY, APRIL 12, 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  
JOHN DOWDALL  
GRACE MALVEAUX  
CHRISTOPHER MALLETT  
BILL CLIFFORD*

#### **MEMBERS ABSENT**

*GREGORY EHMAN*

#### **CITY STAFF**

*JOSH BROTHERS  
CLIFF BROUHARD  
KATIE LEWIS  
BYRON BROWN  
JOSH GREEN*

*KIM KOPECKY  
DINA MOHAMMED  
ZACH GOODLANDER  
MARIAH GALLEGOS @ 8:34A.M.*

*OTHERS PRESENT*

*OWEN BEMENT*

*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. 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*

*CHAIRMAN PEARCE STEPPED DOWN FROM THE DIAS AT 8:31A.M.*

*CO-CHAIR BERGER LED THE MEETING.*

**4. Public Hearing**

The City of Fulshear will hold two Public Hearings regarding proposed zoning regulation text amendments specifically amendments to Article II and Article III of the Coordinated Development Ordinance (CDO), and Article VI of Chapter 8 of the Code of Ordinances. The first public hearing will be held by the Planning and Zoning Commission on April 12, 2024, at 8:30 a.m. The second public hearing will be held by the City Council on April 16, 2024, at 5:30 p.m. Each hearing will be held at the City of Fulshear Municipal Complex, located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the public hearings and be heard with respect to the proposed amendments. A copy of the proposed amendments is on file at the City Secretary's office located in the City of Fulshear Municipal Complex and may be inspected on Monday through Thursdays from 8:00 a.m. to 5:00 p.m. and Fridays from 8:00 a.m. to 3:00 p.m. For questions regarding the proposed amendments, please call Joshua Brothers, City of Fulshear

*CO-CHAIR BERGER OPENED THE PUBLIC HEARING AT 8:32A.M.*

*OWEN BEMENT-FULSHEAR RESIDENT DISCUSSED HIS CONCERNS REGARDING CELL TOWERS AND CELL RECEPTION.*

*CO-CHAIR BERGER CLOSED THE PUBLIC HEARING AT 8:35A.M.*

**5. Consideration and possible action to recommend approval of Ordinance No. 2024-1453, an Ordinance of the City of Fulshear, Texas, amending Chapter 28, "Coordinated Development Ordinance (CDO)", Article II and Article III of the Fulshear Code, for the amendment, repeal, or other change of various zoning regulations applicable to one or more zoning districts; providing for severability; providing for repeal; and providing for**

**an effective date**

*JOSH BROTHERS STATED THIS IS PHASE #4 OF THE COORDINATED DEVELOPMENT ORDINANCE (CDO).*

*HE WENT OVER THE UPDATES:*

- 1. DESIGNATED AUTOMOBILE/VEHICLE WASH AS SPECIAL USE*
- 2. DISTINGUISHED ON-SITE AND OFF-SITE ALCOHOL CONSUMPTION AND DESIGNATED OFF-SITE CONSUMPTION AS SPECIAL USE IN DOWNTOWN DISTRICT*
- 3. ASSISTED LIVING/NURSING HOMES ARE SPECIAL USE IN DOWNTOWN DISTRICT*
- 4. MIXED-USE REGULATION AMENDED TO INCLUDE PUBLIC INSTITUTION*
- 5. AMENDED THE LOW-IMPACT DEVELOPMENT REQUIREMENT*
- 6. DESIGN STANDARDS FOR GENERAL COMMERCIAL DISTRICT TO THE INDUSTRIAL DISTRICT*
- 7. AMENDED DESIGN STANDARDS FOR RESIDENTIAL-ONLY BUILDINGS*
- 8. CROSS-ACCESS REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENTS*

*JOSH ANSWERED QUESTIONS FROM THE BOARD.*

*A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE WITH THE CONDITION THAT SECTION 28-3-8(3)(e)(iii) KEEP ARCHITECTURAL FEATURES TO TWO (2) ITEMS INSTEAD OF FOUR (4) AND SECTION 28-2-16(c)(4) CHANGE EXISTING STRUCTURES LANGUAGE FOR PROPERTY HAT HAS BEEN PLATTED. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN*

*CHAIRMAN PEARCE TOOK HER SEAT AT THE DIAS AT 8:55A.M.*

**6. Consideration and possible action to recommend approval of Ordinance No. 2024-1454, an Ordinance of the City of Fulshear, Texas, amending Chapter 8, “Buildings and Other Structures”, Article VI, “Telecommunication Antennas and Towers”, of the Fulshear Code**

*JOSH WENT OVER THE CHANGES TO CHAPTER 8 “BUILDINGS AND OTHER STRUCTURES”.*

*THE CHANGES INCLUDE:*

- 1. INCREASED LANDSCAPE AND BARRIER REQUIREMENTS*
- 2. REMOVED GUYED-WIRE STRUCTURES*
- 3. REDUCED SETBACKS AND TEST RADII DISTANCES*

*BYRON EXPLAINED TO THE BOARD THE RED LINE CHANGES.*

*CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.*

*A MOTION WAS MADE BY PLANNING & ZONING MEMBER MALLETT TO APPROVE ORDINANCE NO. 2024-1454 WITH THE RECOMMENDATION TO CHANGE SECTION 8-586 TO INCLUDE THE PROFESSIONAL ENGINEER BE REGISTERED IN THE STATE OF TEXAS. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN*

**7. Consideration and possible action to recommend approval for the Fulshear Bend Drive Street Dedication No. 1 in Cross Creek West Final Plat Extension**

*CLIFF STATED THIS PLAT WAS ABOUT TO EXPIRE AND THE APPLICANT REQUESTED TO EXTEND THE PLAT FOR ONE YEAR.*

*A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE FULSHEAR BEND DRIVE STREET DEDICATION NO. 1 IN CROSS CREEK WEST FINAL PLAT EXTENSION. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: CLIFFORD*

**8. Adjournment**

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

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

*NAYS:*

*ABSTAIN:*

*ABSENT: CLIFFORD*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:08A.M.*