



"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 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

PLANNING AND ZONING COMMISSION MEETING MINUTES APRIL 05, 2024

1. Call to Order

A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30A.M. ON FRIDAY, APRIL 05, 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

CHRISTOPHER MALLETT

MEMBERS ABSENT

BILL CLIFFORD

CITY STAFF

BYRON BROWN

JOSH BROTHERS

KATIE LEWIS

CLIFF BROUHARD
CARLOS BARCENAS
RODRIGO RODRIGUEZ
DEBBIE MCMULLEN
DINA MOHAMMED
MORGAN EARLY
JESSIKA VILLARREAL
ZACH GOODLANDER
MARIAH GALLEGOS

OTHERS PRESENT

BARRY ZERINGUE
DON BULLARD
CHRIS TOMME
PAUL STEFANIAK
WARREN JOHNSON
SUSAN DAVIS
LES SMILES
BETTY SMILES
ATTON FRAILEY
ANISSA FRAILEY
GUY DAVIS
JEFF BOPP
GLORIA KNAPP
DOM GIAMETTA
SUSAN CESSNA
JOHN CESSNA
SYBIL HEAD
LARKIN HEAD
SARAH B. JOHNSON
JACOB BULLARD
R.T. DUKES

AND 19 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. 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 3.21 acre tract of land, near the intersection of Bois D'Arc Rd.

and Fulshear Run Trace, and located in the 0050 E Latham, Tract 28, Fort Bend County, TX. the tract of land, currently vacant, and zoned in the General Commercial District, requests to be zoned into the Downtown District. the first public hearing will be held by the Planning and Zoning Commission on April 5, 2024, at 8:30 A.M. the second hearing will be held by the City Council on April 16, 2024, 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 Thursdays from 8:00 A.M. to 5:00 P.M. and Fridays from 8:00 A.M. to 3 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 8:30A.M.

BARRY ZERINGUE- FULSHEAR RESIDENT ON BOIS D'ARC SPOKE AGAINST THE RE-ZONE.

DON BALLARD- FULSHEAR RESIDENT ON BOIS D'ARC SPOKE AGAINST THE RE-ZONE.

PAUL STEFANIC- FULSHEAR RESIDENT ON BLUE RIDGE TRAIL COMMENTED ON THE OVERCROWDING OF THE SCHOOLS AND IS AGAINST RE-ZONE.

SUSAN DAVIS- FULSHEAR RESIDENT ON FULSHEAR RUN MENTIONED THE INCREASE OF TRAFFIC AND THE OVERCROWDING OF SCHOOLS. SHE IS AGAINST THE RE-ZONE.

ALTON FRAILEY- FULSHEAR RESIDENT ON FULSHEAR RUN STATED THIS IS NOT AN IDEAL AREA FOR THE PROPOSED PROJECT. HE IS AGAINST THE RE-ZONE.

GUY DAVIS-FULSHEAR RESIDENT ON HERON VIEW LANE SPOKE OF THE TRAFFIC ON FM 1093 AND IS AGAINST THE RE-ZONE.

JEFF BOPP- FULSHEAR RESIDENT IN FULSHEAR RUN SPOKE AGAINST THE RE-ZONE.

GLORIA KNAPP- FULSHEAR RESIDENT ON FULSHEAR RUN TRACE SPOKE OF WATER CONCERNS. SHE IS AGAINST THE RE-ZONE.

DOM GIAMETTA- FULSHEAR RESIDENT ON LEA LANE STATED WE DON'T NEED MORE TOWNHOMES AS THE SCHOOLS ARE ALREADY FULL. HE IS AGAINST THE RE-ZONE.

MIKE ROLLER- FULSHEAR RESIDENT GAVE EXAMPLES THAT WOULD WORK ON THE PROPERTY. HE IS FOR THE RE-ZONE.

R.T. DUKES- FULSHEAR RESIDENT ON SHADY LANE SPOKE OF CONCERNS WITH FLOODING AND THE OVERCROWDING OF THE SCHOOLS. HE IS AGAINST THE RE-ZONE.

DOUG SMITH- FULSHEAR RESIDENT IN FULSHEAR RUN MENTIONED THE WALKABILITY WAS A SELLING POINT FOR HIM.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING 8:55A.M.

5. Consideration and possible action to approve minutes from the Planning and Zoning Commission meeting held on March 1, 2024

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON MARCH 1, 2024. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, MALVEAUX, MALLETT, DOWDALL, EHMAN

NAYS:

ABSTAIN: PEARCE

ABSENT: CLIFFORD

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 6-7 TOGETHER. THERE WERE NO OBJECTIONS

6. Consideration and possible action to recommend approval for the Cross Creek West Section 8 Final Plat

7. Consideration and possible action to recommend approval for the Cross Creek West Section 10 Final Plat

PER CLIFF BROUHARD, CROSS CREEK WEST SECTION 8 AND SECTION 10 ARE RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE CROSS CREEK WEST SECTION 8 AND SECTION 10 FINAL PLAT. 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. Consideration and possible action to recommend approval for the Jordan Ranch Street Dedication No. 15 Final Plat

PER CLIFF THE PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER MALLETT TO APPROVE THE JORDAN RANCH STREET DEDICATION NO. 15 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: CLIFFORD

9. Consideration and possible action to recommend approval for the Summerview Section 4 Final Plat

CLIFF STATED TEHRE WERE 2 MINOR COMMENTS.

THE PLAT HAS BEEN CORRECTED AND IS RECOMMENDED FOR APPROVAL.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

JORGE DE LA ROSA WITH COSTELLO ENGINEERING ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER MALLETT TO APPROVE THE SUMMERVIEW SECTION 4 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: CLIFFORD

10. Consideration and possible action to recommend approval for the Tamarron Section 73 Final Plat

CLIFF STATED THERE WAS A MINOR COMMENT. THE PLAT HAS BEEN CORRECTED AND IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE TAMARRON SECTION 73 FINAL PLAT. 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 ASKED TO TAKE ITEMS 11-13 TOGETHER. THERE WERE NO OBJECTIONS

11. Consideration and possible action to recommend approval for the Tamarron West Section 14 Final Plat

12. Consideration and possible action to recommend approval for the Tamarron West Section 17 Final Plat

13. Consideration and possible action to recommend approval for the Tamarron West Section 18 Final Plat

CLIFF MENTIONED TAMARRON WEST SECTION 14, 17 AND 18 ALL HAD THE SAME COMMENTS.

THE COMMENTS HAVE BEEN CORRECTED AND THE PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER EHMAN TO APPROVE THE TAMARRON WEST SECTION 14, 17, AND 18 FINAL PLAT. 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

14. Consideration and possible action to recommend approval for the Fulbrook on Fulshear Creek Section 11 Preliminary Plat

CLIFF STATED THERE WERE 4 MINOR COMMENTS.

ALL THE COMMENTS HAVE BEEN ADDRESSED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE FULBROOK ON FULSHEAR CREEK SECTION 11 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: CLIFFORD

15. Consideration and possible action to approve the Cross Creek West Section 11 Preliminary Plat

PER CLIFF THERE WERE 2 COMMENTS THAT WERE CORRECTED.

THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE CROSS CREEK WEST SECTION 11 PRELIMINARY PLAT. 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

16. Consideration and possible action to approve the Jordan Ranch Waller County Preliminary Plat

CLIFF MENTIONED THERE WAS 1 MINOR COMMENT.

THE PLAT HAS BEEN CORRECTED AND IS RECOMMENDED FOR APPROVAL.

JACOB BULLARD WITH IDS ENGINEERING ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE JORDAN RANCH WALLER COUNTY PRELIMINARY PLAT. 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

17. Consideration and possible action to recommend or deny approval of a zoning map amendment for an approximately 3.21-acre tract of land, currently zoned within the General Commercial (GC) District, into the Downtown District (DD)

JOSH BROTHERS STATED THE REZONE REQUEST WENT BEFORE THE PLANNING & ZONING COMMISSION ONCE BEFORE IN JANUARY, 2024.

SINCE THEN, THE CHANGES TO THE PROPOSAL INCLUDE MATERIALS, THE ROOF STYLE, AND INSTEAD OF GOING INTO THE FULSHEAR RUN P.U.D THEY ARE REQUESTING TO GO INTO THE DOWNTOWN DISTRICT.

STAFF DOESN'T FEEL THE CHANGES MEET THE CRITERIA AND RECOMMENDS THE PROPERTY STAY ZONED AS GENERAL COMMERCIAL.

WARREN JOHNSON, ARCHITECT FOR THE PROPERTY ANSWERED QUESTIONS FROM THE BOARD.

MIKE ROLLER, REALTOR FOR THE PROPERTY ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO DENY THE ZONING MAP AMENDMENT FOR APPROXIMATELY 3.21-ACRE TRACT OF LAND CURRENTLY ZONED WITHIN THE GENERAL COMMERCIAL DISTRICT, INTO THE DOWNTOWN DISTRICT. 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

18. Adjournment

A MOTION WAS MADE BY PLANNING & ZONING MEMBER MALLETT TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING. 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

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:37 A.M.