



"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

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

PLANNING & ZONING:
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 MAY 03, 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, MAY 3, 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
MARIELA RODRIGUEZ
BYRON BROWN*

JOSH GREEN
DINA MOHAMMED
ZACH GOODLANDER
KIM KOPECKY
JESUS ESCOBAR
MARIAH GALLEGOS @ 8:36A.M.

OTHERS PRESENT

CHANTELLE JAMNIK
TREY DEVILLIER
CAITLIN KING
JACOB BULLARD

AND 4 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 minutes from the Planning and Zoning Commission meeting held on April 5, 2024

A MOTION WAS MADE BY PLANNING & ZONING MEMBER MALVEAUX TO APPROVE THE MINUTES FROM THE APRIL 5, 2024, PLANNING AND ZONING MEETING. IT WAS SECONDED BY PLANNING & ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: EHMAN

5. Consideration and possible action to approve minutes from the Planning and Zoning Commission special meeting held on April 12, 2024

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE MINUTES FROM THE APRIL 12, 2024, SPECIAL PLANNING AND ZONING MEETING. IT WAS SECONDED BY PLANNING & ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: EHMAN

6. Consideration and possible action to approve the Dixon Square Retail Hub Preliminary

Plat

CLIFF BROUHARD STATED THERE WERE 3 MINOR COMMENTS.

THE COMMENTS HAVE BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE DIXON SQUARE RETAIL HUB PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER MALVEAUX. 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 approve the Fulshear Bend Drive Street Dedication No. 2 in Cross Creek West Preliminary Plat

CLIFF MENTIONED THERE WERE 4 COMMENTS.

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

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE FULSHEAR BEND DRIVE STREET DEDICATION NO. 2 IN CROSS CREEK WEST PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: EHMAN

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 8 & 9 TOGETHER. THERE WERE NO EXCEPTIONS

8. Consideration and possible action to approve the Tamarron West Section 23 Preliminary Plat

9. Consideration and possible action to approve the Tamarron West Section 24A Preliminary Plat

CLIFF STATED THERE WERE MINOR COMMENTS ON THE TAMARRON WEST SECTION 23 AND SECTION 24A PRELIMINARY PLAT.

THEY HAVE BEEN ADDRESSED AND HE RECOMMENDS BOTH PLATS FOR APPROVAL.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE TAMARRON WEST SECTION 23 & SECTION 24A PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: EHMAN

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 10 & 11 TOGETHER. THERE WERE NO EXCEPTIONS

10. Consideration and possible action to recommend approval for the Tamarron Section 71 Preliminary Plat

11. Consideration and possible action to recommend approval for the Tamarron Section 79 Preliminary Plat

CLIFF STATED THERE WAS 1 MINOR COMMENT ON TAMARRON SECTION 71 AND SECTION 79 PRELIMINARY PLATS.

THE COMMENT HAS BEEN CORRECTED FOR BOTH PLATS AND THEY ARE RECOMMENDED FOR APPROVAL.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

ADAM CLENT WITH LJA ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER MALLETT TO APPROVE THE TAMARRON SECTION 71 & SECTION 79 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: EHMAN

12. Consideration and possible action to recommend approval for the Jordan Ranch Waller County Final Plat

PER CLIFF THIS PLAT HAD 1 MINOR COMMENT. THE COMMENT HAS BEEN ADDRESSED AND IS RECOMMENDED FOR APPROVAL.

JACOB BULLARD WITH IDS AND CLIFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER MALVEAUX TO APPROVE THE JORDAN RANCH WALLER COUNTY FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: EHMAN

13. Consideration and possible action to recommend approval for the Summerview Section 5 Final Plat

CLIFF MENTIONED SUMMERVIEW SECTION 5 FINAL PLAT HAD 3 COMMENTS. THE COMMENTS HAVE BEEN CORRECTED AND HE RECOMMENDS THE PLAT FOR APPROVAL.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE SUMMERVIEW SECTION 5 FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: EHMAN

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 14 & 15 TOGETHER. THERE WERE NO EXCEPTIONS

14. Consideration and possible action to recommend approval for the Tamarron West Section 22B Final Plat

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

PER CLIFF, TAMARRON WEST SECTION 22B AND SECTION 25 HAD MINOR COMMENTS.

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

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE TAMARRON WEST SECTION 22B & 25 FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: EHMAN

16. Consideration and possible action to recommend approval for the Raymond Franz Parkway Street Dedication Final Plat

CLIFF STATED THIS PLAT HAD MINOR COMMENTS.

THE COMMENTS HAVE BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER MALLETT TO APPROVE THE RAYMOND FRANZ PARKWAY STREET DEDICATION FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: EHMAN

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 17-20 TOGETHER. THERE WERE NO EXCEPTIONS

17. Consideration and possible action to recommend approval for the Tamarron Crossing Street Dedication Section 1-A in Tamarron West Final Plat

18. Consideration and possible action to recommend approval for the Tamarron Crossing Street Dedication Section 1-B in Tamarron West Final Plat

19. Consideration and possible action to recommend approval for the Tamarron Crossing Street Dedication Section 2 in Tamarron West Final Plat

20. Consideration and possible action to recommend approval for the Tamarron Crossing Street Dedication Section 3 in Tamarron West Final Plat

PER CLIFF, TAMARRON CROSSING STREET DEDICATION SECTION 1-A, 1-B AND 2 IN TAMARRON WEST FINAL PLAT ARE RECOMMENDED FOR APPROVAL AS SUBMITTED.

TAMARRON CROSSING STREET DEDICATION SECTION 3 IN TAMARRON WEST FINAL PLAT HAD MINOR COMMENTS. THOSE COMMENTS HAVE BEEN CORRECTED AND IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER MALVEAUX TO APPROVE THE TAMARRON CROSSING STREET DEDICATION SECTION 1-A, 1-B, 2 AND 3 FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:
ABSENT: EHMAN

21. Consideration and possible action to recommend approval for the Fulshear Marketplace Final Plat Extension

JOSH BROTHERS EXPLAINED THE REASON BEHIND THE PLAT EXTENSION.

SINCE THE PLAT WAS ABOUT TO EXPIRE, THE APPLICANT CHOSE TO EXTEND THE EXPIRATION DATE FOR AN ADDITIONAL YEAR.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE FULSHEAR MARKETPLACE FINAL PLAT EXTENSION. IT WAS SECONDED BY PLANNING & ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

22. Adjournment

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO ADJOURN THE PLANNING AND ZONING COMMISSION MEETING. IT WAS SECONDED BY PLANNING & ZONING MEMBER MALLETT. 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 8:56 A.M.