



*"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- JASON MAXWELL  
MEMBER- GREGORY EHMAN

CO-CHAIR- JOAN BERGER  
MEMBER- JOHN DOWDALL

**STAFF:**

ACTING CITY MANAGER: Zachary Goodlander

CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

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## PLANNING AND ZONING COMMISSION MEETING MINUTES JULY 05, 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, JULY 5, 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  
GREGORY EHMAN  
BILL CLIFFORD  
GRACE MALVEAUX*

**MEMBERS ABSENT**

*JASON MAXWELL*

**CITY STAFF**

*BYRON BROWN  
JOSH BROTHERS  
KATIE LEWIS  
CLIFF BROUHARD  
KIM KOPECKY*

ZACH GOODLANDER  
MEREDITH DUSEK  
JOSH BROTHERS  
JESUS ESCOBAR

**OTHERS PRESENT**

RUSS COSBEY  
ADVIK MOCHARIE  
CHANTELLE JAMNIK  
DEVIN ESPINOSA

AND 3 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 select a chair and co-chair for the Planning and Zoning Commission**

*A MOTION WAS MADE BY PLANNING & ZONING MEMBER EHMANN TO SELECT AMY PEARCE AS CHAIR AND JOAN BERGER AS CO-CHAIR OF THE PLANNING AND ZONING COMMISSION. IT WAS SECONDED BY PLANNING & ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: MAXWELL*

**5. Consideration and possible action to approve minutes from the Planning and Zoning Commission meeting held on June 7, 2024**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JUNE 7, 2024. IT WAS SECONDED BY CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: MAXWELL*

**\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 6-8 TOGETHER. THERE WERE NO OBJECTIONS\*\***

**6. Consideration and possible action to approve the Tamarron West Section 22A Preliminary Plat**

**7. Consideration and possible action to approve the Tamarron West Section 28 Preliminary Plat**

**8. Consideration and possible action to approve the Tamarron West Section 29 Preliminary Plat**

*CLIFF BROUHARD ANSWERED QUESTIONS FROM THE BOARD.*

*CLIFF STATED THERE WERE MINOR COMMENTS ON ITEMS 6,7, AND 8.*

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

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE TAMARRON WEST SECTION 22A, SECTION 28 AND SECTION 29 PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: MAXWELL*

**9. Consideration and possible action to recommend approval for the Commons at Jordan Ranch Final Plat**

*CLIFF MENTIONED THERE WERE THREE (3) COMMENTS.*

*CLIFF ANSWERED QUESTIONS FROM THE BOARD.*

*THE PLANNING & ZONING BOARD REQUESTED TO ADD THE WORD "FINAL" TO ALL FUTURE PLATS FOR BETTER CLARIFICATION.*

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

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

*NAYS:*

*ABSTAIN:*

*ABSENT: MAXWELL*

**10. Consideration and possible action to recommend approval for the Fulbrook on Fulshear Creek Section 11 Final Plat**

*PER CLIFF, THERE WERE TWO (2) COMMENTS. THE COMMENTS HAVE BEEN UPDATED AND THE PLAT IS RECOMMENDED FOR APPROVAL.*

*CLIFF ANSWERED QUESTIONS FROM THE BOARD.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO APPROVE FULBROOK ON FULSHEAR CREEK SECTION 11 FINAL PLAT WITH THE ADDITIONAL NOTE FOR SIDEWALKS TO HAVE A 5 FOOT MINIMUM AND TO ADD "FINAL PLAT" TO THE TITLE BLOCK. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: MAXWELL*

**11. Consideration and possible action to recommend approval for the Jordan Ranch Section 54 Final Plat**

*CLIFF STATED THERE WAS ONE (1) MINOR COMMENT.*

*THE COMMENT HAS BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE JORDAN RANCH SECTION 54 FINAL PLAT AND TO ADD "FINAL" TO THE PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: MAXWELL*

**\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 12-13 TOGETHER. THERE WERE NO OBJECTIONS\*\***

**12. Consideration and possible action to recommend approval for the Tamarron Jordan Ranch Blvd. Section 12 Street Dedication Final Plat**

**13. Consideration and possible action to recommend approval for the Tamarron Jordan Ranch Blvd. Section 13 Street Dedication Final Plat**

*PER CLIFF, THERE WAS ONE (1) MINOR COMMENT.*

*THE PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE TAMARRON JORDAN RANCH BLVD. SECTION 12 AND SECTION 13 STREET DEDICATION FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: MAXWELL*

**14. Consideration and possible action to recommend approval for the Tamarron Section 79 Final Plat**

*CLIFF STATED THE FINAL PLAT WAS APPROVED AT THE JUNE PLANNING AND ZONING MEETING. THE DEVELOPER ADDED A PLAYGROUND AND REQUESTED TO REPLAT.*

*THERE WERE TWO (2) MINOR COMMENTS. THE COMMENTS HAVE BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE TAMARRON SECTION 79 FINAL PLAT ADDING "FINAL" TO THE TITLE. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: MAXWELL*

**15. Consideration and possible action to recommend approval for the Tamarron F.M. 1463 Commercial Reserve Section 2 Preliminary Plat**

*PER CLIFF, THE PLAT HAD 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 AND ZONING MEMBER DOWDALL TO APPROVE TAMARRON F.M 1463 COMMERCIAL RESERVE SECTION 2 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*  
*ABSENT: MAXWELL*

**16. 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: EHMAN, BERGER, DOWDALL, MALVEAUX, PEARCE, CLIFFORD*

*NAYS:*

*ABSTAIN:*

*ABSENT: MAXWELL*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:46 A.M.*

