



"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- 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

PLANNING AND ZONING COMMISSION MEETING MINUTES AUGUST 02, 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, AUGUST 2, 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

*JOSH GREEN
JOSH BROTHERS
KATIE LEWIS
CLIFF BROUHARD*

*KIM KOPECKY
SHARON VALIANTE
JESSIKA VILLARREAL
MEREDITH DUSEK
ZACH GOODLANDER*

OTHERS PRESENT

*CHANTELLE JAMNIK
HALA ELMACHTOUB
RUSS COSBEY
TREY DEVLIER
NOAH SAVOIE
SARAH JOHNSON*

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

4. Public Hearing

In compliance with the City of Fulshear's Coordinated Development Ordinance, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on August 2, 2024 at 8:30 AM. The hearing will be held at City Hall located at 6611 W. Cross Creek Bend Ln. Fulshear, Texas 77441. The second hearing will be held by the City Council on August 20, 2024 at 5:30 PM. The hearing will be held at City Hall located at 6611 W. Cross Creek Bend Ln. Fulshear, Texas 77441. Both hearings will allow all interested persons an opportunity to appear and be heard.

The location of the premises in question is in the Downtown District, Fulshear, Block 3, Lot 1 & 2, Acres 0.37, specifically the address is 8526 FM 359 Rd, Fulshear, TX 77441.

The applicant is seeking a Specific Use Permit pursuant to the Coordinated Development Ordinance, Section 28-2-17 (a), (b), (c), for the purposes of developing a gas station in the Downtown District as provided for by Table 28-2-13-2.

The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.

A copy of said application and documents is on file at the City of Fulshear City Hall located at 6611 W. Cross Creek Bend Ln. Fulshear, Texas 77441 on Monday through Thursdays from 8:00 AM to 5:00 PM and Fridays from 8:00 AM to 3:00 PM in the City Secretary's office 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 8:33 A.M.

THERE WERE NO PUBLIC COMMENTS

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:33 A.M.

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

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE MINUTES FROM THE PLANNING & ZONING COMMISSION MEETING HELD ON JULY 5, 2024. IT WAS SECONDED BY PLANNING & ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MAXWELL

6. Consideration and possible action to approve the Fulshear Rose Estates Preliminary Plat

CLIFF BROUHARD MENTIONED THERE WERE SEVEN (7) COMMENTS. THE COMMENTS HAVE NOT BEEN CORRECTED AS OF THIS MORNING.

JOSH GREEN & CLIFF BROUHARD ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE FULSHEAR ROSE ESTATES PRELIMINARY PLAT CONTINGENT UPON FULLFILLING THE ENGINEER'S COMMENTS. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MAXWELL

7. Consideration and possible action to recommend approval for the Breaktime at Jordan Ranch Preliminary Plat

CLIFF STATED THIS PLAT HAD TWO (2) COMMENTS.

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

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE BREAKTIME AT JORDAN RANCH PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:
ABSTAIN:
ABSENT: MAXWELL

8. Consideration and possible action to recommend approval for the Jordan Ranch Section 45 Final Plat

PER CLIFF THIS PLAT HAD THREE (3) COMMENTS.

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

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

NOAH SAVOIE WITH IDS ENGINEERING ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE JORDAN RANCH SECTION 45 FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER EHMEN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMEN, DOWDALL, PEARCE, CLIFFORD, MALVEAUX
NAYS:
ABSTAIN:
ABSENT: MAXWELL

9. Consideration and possible action to recommend approval for the Tamarron F.M. 1463 Commercial Reserve Section 2 Final Plat

PER CLIFF THE PLAT IS APPROVED AS SUBMITTED AND IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER MALVEAUX TO APPROVE THE TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 2 FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMEN, DOWDALL, PEARCE, CLIFFORD, MALVEAUX
NAYS:
ABSTAIN:
ABSENT: MAXWELL

****CHAIRMAN PEARCE ASKED TO TAKE ITEMS 10-12 TOGETHER. THERE WERE NO OBJECTIONS****

10. Consideration and possible action to recommend approval for the Tamarron Section 74 Preliminary Plat

11. Consideration and possible action to recommend approval for the Tamarron Section 76 Preliminary Plat

12. Consideration and possible action to recommend approval for the Tamarron Section

77 Preliminary Plat

CLIFF STATED THERE ARE MINOR COMMENTS ON TAMARRON SECTION 74 AND SECTION 77 PRELIMINARY PLATS. THE COMMENTS HAVE BEEN CORRECTED AND ARE RECOMMENDED FOR APPROVAL.

TAMARRON SECTION 76 IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER EHMANN TO APPROVE TAMARRON SECTION 74, 76, AND 77 PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MAXWELL

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 13-16 TOGETHER. THERE WERE NO OBJECTIONS

13. Consideration and possible action to recommend approval for the Tamarron West Section 23 Final Plat

14. Consideration and possible action to recommend approval for the Tamarron West Section 24A Final Plat

15. Consideration and possible action to recommend approval for the Tamarron West Section 24B Final Plat

16. Consideration and possible action to recommend approval for the Tamarron West Section 32 Final Plat

PER CLIFF THERE WERE MINOR COMMENTS ON EACH PLAT.

THE COMMENTS HAVE BEEN CORRECTED ON EACH PLAT AND THEY ARE ALL RECOMMENDED FOR APPROVAL.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE TAMARRON WEST SECTIONS 23, 24A, 24B, 32 FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MAXWELL

17. Consideration and possible action to recommend approval of an update to the Cross Creek West Master Sign Plan

JOSH BROTHERS MENTIONED THE DEVELOPER WITH CROSS CREEK WEST WOULD LIKE TO UPDATE THE CROSS CREEK WEST MASTER SIGN PLAN.

THE UPDATE WOULD INCLUDE:

- 1. ADDITIONAL THREE (3) 7' x 8' PERIMETER SIGNS*
- 2. ADDITIONAL SIX (6) 10' X 20' MARKETING SIGNS*

THE DEVELOPER IS ASKING TO REPLACE THE CURRENT 8' X 8' MARKETING SIGNS WITH 10' X 20' MARKETING SIGNS.

CITY STAFF RECOMMENDS THE BOARD APPROVE THE CURRENT 7' x 8' PERIMETER SIGNS AND EITHER MAINTAIN THE CURRENT SIZE OR REDUCE THE 10' X 20' MARKETING SIGNS.

STEVEN WITH JOHNSON DEVELOPMENT WENT OVER THE CHANGES AND ANSWERED QUESTIONS FROM THE BOARD.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE AN UPDATE TO THE CROSS CREEK WEST MASTER SIGN PLAN WITH THE SIX MARKETING SIGN MEASUREMENTS TO BE 8' X 12' AND A MAXIMUM INSTALL HEIGHT OF 13' AND THE 3 PERIMETER SIGNS WILL KEEP THE EXISTING SPECIFICATIONS. IT WAS SECONDED BY PLANNING & ZONING MEMBER EHMEN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MAXWELL

18. Consideration and possible action to recommend approval of a Specific Use Permit for Country Mart

JOSH STATED THE APPLICANT IS WANTING TO DEMOLISH THE EXISTING STRUCTURE AND GAS CANOPY AND REPLACE WITH A NEW CONVENIENT STORE AND GAS CANOPY.

CITY STAFF HAS SIX (6) RECOMMENDED CHANGES FOR THE APPLICANT:

- 1. BRICK POLES UNDER THE CANOPY*
- 2. STAMPED CONCRETE FOR THE PEDESTRIAN CROSSING (DRIVEWAY) ALONG MAIN STREET*

3. *DUMPSTER LOCATED IN THE REAR OPPOSED TO THE FRONT OF THE PROPERTY*
4. *REMOVE THE PARALLEL PARKING (SPACES 20 AND 21) ALONG MAIN STREET*
5. *RECONFIGURE PARKING SPACE #4 TO ACCOMMODATE LOADING/UNLOADING AS WELL AS CIVIL SPACE*
6. *SEND IN ADDITIONAL INFORMATION, DEPICTIONS, AND CONCEPTS OF THE MONUMENT SIGNS ALONG FM 359 AND FM 1093*

CITY STAFF RECOMMENDS APPROVING THE SPECIFIC USE PERMIT BASED ON THE RECOMMENDATIONS MADE BY STAFF.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE A SPECIFIC USE PERMIT FOR COUNTRY MART BASED ON THE RECOMMENDATIONS FROM CITY STAFF TO ADHERE TO THE CDO. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MAXWELL

19. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN 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 9:10 A.M.