



6611 W. Cross Creek Bend Lane, PO Box 279
Fulshear, Texas 77441
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PLANNING AND ZONING COMMISSION:

CHAIRMAN: Amy Pearce
MEMBER: Bill Clifford
MEMBER: John Dowdall

CO-CHAIR: Joan Berger
MEMBER: Grace Malveaux

MEMBER: Gregory Ehman
MEMBER: Jason Maxwell

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES October 4, 2024

I. 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, OCTOBER 4, 2024, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

II. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
JOAN BERGER
GREGORY EHMAN
BILL CLIFFORD
GRACE MALVEAUX*

MEMBERS ABSENT

*JOHN DOWDALL
JASON MAXWELL*

CITY STAFF

BYRON BROWN
JOSH BROTHERS
KATIE LEWIS
CLIFF BROUHARD
MARIELA RODRIGUEZ
JESSIKA VILLARREAL
ZACH GOODLANDER 8:42 A.M.
JOSH GREEN @8:44 A.M.

OTHERS PRESENT

MAYRA HERNANDEZ
GERARDO MORALES
JEFF ROBERTS
BLANCA MORIN
H. MORIN
LANCE BEATTY
EVERETT DAO
SARAH B. JOHNSON
TREY DEVILLIER

AND 4 OTHERS THAT DID NOT SIGN IN

III. 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.

IV. Public Hearing

- a. **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 45.112 ACRE TRACT OF LAND, ON MCKINNON RD., AND LOCATED IN THE 0050 E LATHAM, TRACT 10 AND 15, FORT BEND COUNTY, TX. THE TRACT OF LAND, CURRENTLY VACANT, AND ZONED IN THE ESTATE RESIDENTIAL DISTRICT, REQUESTS PART OF THE TRACT TO BE ZONED INTO THE INDUSTRIAL DISTRICT AND PART OF THE TRACT TO BE ZONED INTO THE GENERAL COMMERCIAL DISTRICT. THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 4, 2024, AT 8:30 A.M. THE SECOND HEARING WILL BE HELD BY THE CITY COUNCIL ON OCTOBER 15, 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 8:30 A.M.

COUNCIL MEMBER SARAH JOHNSON STATED THE ITEM SHOULD BE TABLED DUE TO NO SIGNS WERE POSTED TO MAKE THE RESIDENTS AWARE OF WHAT IS GOING ON.

JEFF ROBERTS WHO LIVES NEXT TO THE PROPERTY SPOKE ON ZONING WITH DEVELOPERS AND LIGHT POLLUTION.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:40 A.M.

- b. **THE CITY OF FULSHEAR WILL HOLD TWO PUBLIC HEARINGS REGARDING PROPOSED AMENDMENTS TO THE FULSHEAR CODE FOR THE PURPOSE OF DISSOLVING THE HISTORIC PRESERVATION AND MUSEUM COMMISSION AND MAKING CONFORMING CHANGES, INCLUDING VARIOUS AMENDMENTS TO CHAPTER 28 OF THE FULSHEAR CODE, THE COORDINATED DEVELOPMENT ORDINANCE (THE "CDO"). SECTIONS OF THE CDO AFFECTED BY THE PROPOSED AMENDMENTS INCLUDE BUT ARE NOT LIMITED TO: SEC. 28-6-5, 28-7-3, 28-7-10, 28-7-22 & 28- 7-23. THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 4, 2024, AT 8:30 A.M. THE SECOND PUBLIC**

HEARING WILL BE HELD BY THE CITY COUNCIL ON OCTOBER 15, 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, 281-346-1796.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:40 A.M.

THERE WERE NO PUBLIC COMMENTS.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:42 A.M.

V. Business

a. Consideration and possible action to approve minutes from the Planning and Zoning Commission meeting held on September 6, 2024

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING MEETING HELD ON SEPTEMBER 6, 2024. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMANN, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MAXWELL

b. Consideration and possible action to recommend approval of the Tamarron III Mixed Use Preliminary Plat

CLIFF BROUHARD MENTIONED THERE WERE FOUR (4) MINOR COMMENTS. THE COMMENTS HAVE BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

JOSH STATED THE MIXED USE WILL INCLUDE SINGLE FAMILY ATTACHED ON THE OUTLINE AND THE INTERIOR WOULD HAVE APPROXIMATELY 343 TRADITIONAL APARTMENT UNITS.

CLIFF AND JOSH BROTHERS ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE TAMARRON III MIXED USE PRELIMINARY PLAT. IT WAS SECONDED BY

PLANNING AND ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MAXWELL

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 5C AND 5D TOGETHER. THERE WERE NO OBJECTIONS

c. Consideration and possible action to recommend approval of the Tamarron Section 19 Final Plat

d. Consideration and possible action to recommend approval of the Tamarron Section 20 Final Plat

CLIFF MENTIONED BOTH ITEM C AND D HAD THE SAME FOUR (4) COMMENTS. THE COMMENTS HAVE BEEN ADDRESSED AND THE PLATS ARE RECOMMENDED FOR APPROVAL.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

CLIFF STATED FORT BEND COUNTY REGULATES THE STREETS IN THE EXTRATERRITORIAL JURISDICTION (ETJ).

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO APPROVE TAMARRON SECTION 19 AND TAMARRON SECTION 20 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MAXWELL

****CHAIRMAN PEARCE ASKED TO TAKE ITEMS 5E-5H TOGETHER. THERE WERE NO OBJECTIONS****

- e. Consideration and possible action to recommend approval of the Tamarron West Section 22A Final Plat**
- f. Consideration and possible action to recommend approval of the Tamarron West Section 23 Final Plat**
- g. Consideration and possible action to recommend approval of the Tamarron West Section 24A Final Plat**
- h. Consideration and possible action to recommend approval of the Tamarron West Section 32 Final Plat**

PER CLIFF TAMARRON WEST SECTION 22A FINAL PLAT HAD THREE (3) MINOR COMMENTS. THE COMMENTS HAVE BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

THE OTHER THREE (3) PLATS: TAMARRON WEST SECTION 23, SECTION 24A AND SECTION 32 FINAL PLATS ARE RECOMMENDED FOR APPROVAL AS SUBMITTED.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE TAMARRON WEST SECTION 22A, SECTION 23, SECTION 24A, AND SECTION 32 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MAXWELL

- i. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Section 7 Final Plat**

CLIFF MENTIONED THERE WERE TWO (2) MINOR COMMENTS. THERE WAS ALSO A STREET NAME CHANGE TO FLY LINE LANE.

JOSH BROTHERS STATED THERE WAS AN ERROR ON THE PLAT APPLICATION. THE APPLICATION READ FINAL PLAT INSTEAD OF PRELIMINARY PLAT. CITY STAFF DID RECEIVE THE CORRECTED APPLICATION.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE FULSHEAR LAKES CREEKSIDE SECTION 7 PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 5J AND 5K TOGETHER. THERE WERE NO OBJECTIONS

j. Consideration and possible action to recommend approval of the Fulshear Lakes Hillside Section 2 Final Plat

k. Consideration and possible action to recommend approval of the Fulshear Lakes Hillside Section 4 Final Plat

CLIFF STATED THERE WERE TWO (2) MINOR COMMENTS ON BOTH PLATS. THE COMMENTS HAVE BEEN CORRECTED AND THE PLATS ARE RECOMMENDED FOR APPROVAL.

CLIFF AND JOSH ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE FULSHEAR LAKES HILLSIDE SECTION 2 AND SECTION 4 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

l. Consideration and possible action to recommend approval of the Fulshear Lakes Way Street Dedication Section 1 Final Plat

PER JOSH THIS PLAT IS PRELIMINARY NOT FINAL.

CLIFF STATED THERE WERE TWO (2) MINOR COMMENTS. THE COMMENTS WERE CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE FULSHEAR LAKES WAY STREET DEDICATION SECTION 1 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

m. Consideration and possible action to recommend approval of the Enclave at

Fulshear Final Plat

PER CLIFF THERE WAS ONE (1) MINOR COMMENT. THE COMMENT HAS BEEN CORRECTED AND IS RECOMMENDED FOR APPROVAL.

JOSH BROTHERS MENTIONED THE PROPOSED USE WILL BE A MULTIFAMILY COMPLEX MAKING UP OF APPROXIMATELY 605 UNITS.

JOSH AND CLIFF ANSWERED QUESTIONS FROM THE BOARD.

MAYRA HERNANDEZ WITH QUIDDITY SPOKE TO THE BOARD REGARDING THE TWO (2) UNRESTRICTED RESERVES.

BYRON BROWN ANSWERED QUESTIONS REGARDING THE UNRESTRICTED RESERVES.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

EVERETT DAO WITH LJA ENGINEERING SPOKE TO THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE ENCLAVE AT FULSHEAR FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MAXWELL

n. Consideration and possible action to approve the Fulshear Bend Drive Street Dedication No. 3 in Cross Creek West Preliminary Plat

PER CLIFF, THERE WERE THREE (3) PLAT NOTES. THE LEGAL DESCRIPTION WILL BE UPDATED ON THE FINAL PLAT.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE FULSHEAR BEND DRIVE STREET DEDICATION NO. 3 IN CROSS CREEK WEST PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MAXWELL

o. Consideration and possible action to approve the Fulshear Flats Preliminary Plat

CLIFF MENTIONED THERE WERE SEVEN (7) PLAT NOTES.

CITY STAFF DID NOT RECEIVE AN UPDATED PLAT BY THE START OF THE MEETING.

CLIFF STATED THE BOARD CAN EITHER APPROVE WITH A CONDITION TO FINALIZE THE ITEMS AT THE FINAL PLAT OR RECOMMEND DISAPPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO DENY THE FULSHEAR FLATS PRELIMINARY PLAT BASED ON THE ENGINEER RECOMMENDED CHANGES. IT WAS SECONDED BY CO-CHAIR BERGER.

BOARD MEMBER MALVEAUX ASKED QUESTIONS TO CITY STAFF.

JOSH LET THE BOARD KNOW THE PROPOSED USE WOULD BE TOWNHOMES.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO AMEND THE MOTION TO INCLUDE THE RESERVE TABLE, SETBACKS AND DRIVEWAY/ALLEY UPDATE. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MAXWELL

THE BOARD THEN WENT BACK TO THE ORIGINAL MOTION:

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO DENY THE FULSHEAR FLATS PRELIMINARY PLAT BASED ON THE ENGINEER RECOMMENDED CHANGES. IT WAS SECONDED BY CO-CHAIR BERGER.

AYES: BERGER, EHMAN, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MAXWELL

p. Consideration and possible action to recommend approval of the Update to the Jordan Ranch General Plan

JOSH INTRODUCED THE ITEM AND WENT OVER THE CHANGES.

THE CHANGES INCLUDE:

- 1. ADDITION OF ALL PLATED SECTIONS AND MULTIFAMILY TRACTS.*
- 2. ADDITION OF APPROXIMATELY 16 ACRES TO ACCOMODATE A*

PROPOSED INDUSTRIAL PROJECT IN THE NORTHWEST CORNER OF THE COMMUNITY NEAR WOODS ROAD.

JERRY A GENERAL MANAGER WITH JOHNSON DEVELOPMENT SPOKE TO THE BOARD AND ANSWERED QUESTIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE AN UPDATE TO THE JORDAN RANCH GENERAL PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MAXWELL

- q. Consideration and possible action to recommend approval of Ordinance No. 2024-1468 for the purpose of dissolving the Historic Preservation and Museum Commission and making conforming changes, including various amendments to Chapter 28 of the Fulshear Code, the Coordinated Development Ordinance**

JOSH STATED CITY STAFF HAS HAD ISSUES FILLING THE POSITIONS OF THE HISTORIC PRESERVATION AND MUSEUM COMMISSION.

THEREFORE, CITY STAFF HAS DECIDED TO DISSOLVE THE BOARD AND GIVE THE AUTHORITY TO THE PLANNING AND ZONING COMMISSION.

JOSH AND BYRON ANSWERED QUESTIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO RECOMMEND APPROVAL OF ORDINANCE NO. 2024-1468. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MAXWELL

- r. Consideration and possible action to recommend or deny approval of a zoning map amendment for an approximately 45.112-acre tract of land, currently zoned in the Estate Residential (ER) District, into the General Commercial (GC) District and Industrial District**

THIS ITEM HAS BEEN TABLED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO POSTPONE INDEFINITELY FOR THE ZONING MAP AMENDMENT FOR APPROXIMATELY 45.112 ACRE TRACT OF LAND CURRENTLY ZONED ESTATE RESIDENTIAL DISTRICT. IT WAS SECONDED BY PLANNING AND

ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MAXWELL

VI. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO ADJOURN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: DOWDALL, MAXWELL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:35 A.M.