

Liaison Report – Planning & Zoning Commission, June 7, 2019

The Planning & Zoning Commission met on Friday, June 7, 2019 at 8:30 a.m. at Fulshear City Hall. New member Randy Stacy joined the Commission. Commission members unanimously voted for Amy Pearce to be Chairman, and for Dar Hakimzadeh to be Co-Chairman of the Commission. Citizen comments were made by John Dowdall regarding an agenda item for an update to the Fulshear Run Land Plan. Mr. Dowdall explained that he would be recusing himself from the dais as this item had an impact to him as an adjacent landowner. He also expressed concerns from his standpoint as an adjacent landowner concerning the access point from his property to the Fulshear Run neighborhood and the number/size of Fulshear Run lots bordering his property.

Final plats were unanimously approved for:

- West Firethorne Road Section 2 street dedication
- Firethorne West Section 15
- Firethorne West Section 16
- Firethorne West Section 17
- Firethorne West Section 18
- Firethorne West Section 19
- Texana Center
- Creek Trace at Cross Creek Ranch Section 1
- West Cross Creek Bend Lane Extension No. 5
- Skyline Drive Street Dedication
- Tamarron Section 38

Preliminary Plats were unanimously approved for:

- Creek Trace at Cross Creek Ranch Section 3
- Creek Trace at Cross Creek Ranch Section 4
- Jordan Ranch Section 17
- Jordan Ranch Section 18

The last item of business taken up by the Commission was consideration and possible action to approve an update to the Fulshear Run Land Plan. Mr. Doug Konopka, Fulshear Run developer, stated that the update to the land plan was made to allow for revisions on drainage/retention within Fulshear Run to account for increased rainfall amounts due to the revised Atlas 14 data. Documentation was provided from the Fort Bend County Drainage District stating their approval of the revised drainage infrastructure for Fulshear Run. Mr. Konopka also revised the number of lots and size of lots within Fulshear Run as a result of the drainage changes necessitated by Atlas 14. There are slightly more half-acre lots, however the original development agreement for Fulshear Run allowed for up to 160 of these smaller lots, and with the requested update, they are at a total of 144 half-acre lots. The revised Fulshear Run Land Plan was approved by a 5-0 vote.

-Kaye Kahlich

Capital Improvement Advisory Committee Meeting – June 7, 2019

The CIAC met briefly on Friday, June 7, 2019 at 8:25 a.m. at Fulshear City Hall, with all members in attendance. Amy Pearce was unanimously voted to be Chairman of the CIAC, and Dar Hakimzadeh was unanimously voted to be Co-Chairman. The Committee unanimously voted to receive the Land Use Assumptions and Capital Improvements Plan draft report, after which the meeting was adjourned.

-Kaye Kahlich

From EDC-B:

The Fulshear Development Corporation (FDC)-B last met on May 20. Highlights from that meeting include:

Wildflower Beautification Project

- Presentation by CJ McDaniel to discuss the option of Westpark Tollway median wildflower planting
- TxDOT plants about 30k pounds of seed every year
- Fulshear would need about \$30k to plant wildflowers along 1093 from 1463 to CCR entrance (about 30 acres of wildflowers)
- Late September/early October would be the next planting window
- Currently soliciting corporate and foundational donations to support the project; could ask EDC to contribute if necessary

Economic Development Updates

- Recent Certificates of Occupancy (CO) permits issued: COs issued for InnovationLand Fitness & Martial Arts (1463); Joy Love Burger; Parklane Apts (Building 2B; Parkland Apartments Clubhouse

-Lisa K. Martin

Joint Airport Board of Adjustment Meeting 06/11/19

This was the first ever meeting of the Joint Airport Board of Adjustment since the Joint Airport Safety Board Hazard Zoning Regulations were adopted in 2009, regulating and restricting the height of structures and objects of natural growth and otherwise regulating the use of property in the vicinity of Houston Executive Airport, providing for a board of adjustment.

Representatives for the Joint Airport Board of Adjustment are Glenn Vaughn, Brookshire, Tom Pinchback, Fort Bend, Justin Beckendorff, Waller, Jason Ward, Katy and Joel Patterson, Fulshear. Jason ward did not attend the meeting otherwise all representatives were present.

Also in attendance were Andrew Perry, Executive Director of the Houston Executive Airport, Elizabeth Dorsey, Assistant District Attorney, Waller County District Attorney's Office, Aaron Dilorio, Legal Assistant, Waller County District Attorney's Office, and representatives from Awry Ready Mix Concrete LLC and representatives for Cardiff Road Partners.

The meeting was called to order by Elizabeth Dorsey. Representatives of the Joint Airport Board of adjustment approved the agenda, adopted the Board of Adjustment Rules and Procedures, and appointed Justin Beckendorff as Chairman of the Joint Airport Board of Adjustment

Two Public Hearings were held one for the proposed development by Cardiff Road Partners and the other for the development by Awry Ready Mix Concrete. No comments were made during the Public hearings. Both projects were discussed at length with the Executive Director of the Houston Executive Airport, members of the Joint Airport Board of Adjustment and representatives from the two development projects. Both projects were approved by the Joint Airport Board of Adjustment.

-Joel Patterson