CITY OF Incorporated 1977
FULSHEAR
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P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES
JUNE 2, 2017

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 8:30 a.m. on Friday, June 2, 2017 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:
Amy Pearce-Chairman
Dar Hakimzakeh
Bijay Aryal
Austin Weant
Dawn McRea

Members Absent:
Jason Cherubini
Harold Collins

City Staff:
Diana Gordon Offord, City Secretary
Kimberly Kopecky, Deputy City Secretary
David Leyendecker, City Engineer
CJ Snipes, City Manager (arrived late)
Brant Gary, Executive Director of Planning and Development (arrived late
Michelle Killebrew, Chief Building Official

Others Present:
Steve Sams
Mike Roller
Gerald Grissom
Don Maler
And 4 other people that did not sign in

3. Public Comment

Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and 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 Planning and Zoning Commission meeting held on May 5, 2017

A motion was made by Planning and Zoning member Hakimzadeh to approve Minutes from Planning and Zoning Commission meeting held on May 5, 2017. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, McRea, Pearce, and Weant
Nays: None
Absent: Harold Collins
Jason Cherubini

Motion Passes

5. Consideration and possible action to approve Bonterra at Cross Creek Ranch- Section 2/Final Plat

Per David Leyendecker, everything is complete and he recommends approval. Bijay asks about the lot sizes. David Leyendecker explains the Development Agreement allows them to have 45 foot lots. Some discussion continues regarding the changing of lot sizes. (For full discussion, request audio) A motion was made by Planning and Zoning member Hakimzadeh to approve Bonterra at Cross Creek Ranch- Section 2/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, McRea, Pearce, and Weant
Nays: None
Absent: Harold Collins
Jason Cherubini

Motion Passes

6. Consideration and possible action to approve Creek Falls at Cross Creek Ranch- Section 5/Preliminary Plat

Per David Leyendecker, the issues have been addressed and sent in, he recommends approval. A motion was made by Planning and Zoning member Weant to approve Creek Falls at Cross Creek Ranch- Section 5/Preliminary Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, McRea, Pearce, and Weant
Nays: None

Absent: Harold Collins
Jason Cherubini

Motion Passes

7. <u>Consideration and possible action to approve Advance Auto FM 1463/Preliminary Plat</u>
David Leyendecker recommends approval with the addition of a joint access easement along the south line. This will be an auto parts store (per David Leyendecker)

A motion was made by Planning and Zoning member Hakimzadeh to approve Advance Auto FM 1463/Preliminary Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, McRea, Pearce, and Weant
Nays: None
Absent: Harold Collins
Jason Cherubini

Motion Passes

8. <u>Consideration and possible action to approve Fulbrook on Fulshear Creek- Section 12-Partial Replat No. 1/Preliminary Plat</u>
This plat is just taking aerial easements off to make the lot more buildable (per David Leyendecker). A motion was made by Planning and Zoning member Hakimzadeh to approve Fulbrook on Fulshear Creek- Section 12-Partial Replat No. 1/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, McRea, Pearce, and Weant
Nays: None
Absent: Harold Collins
Jason Cherubini

Motion Passes

9. <u>Consideration and possible action to approve The Commons at Fulshear-Replat/Preliminary Plat</u>
Mike Roller explains what he is trying to achieve. It has almost 1,000 lineal feet frontage on 2 sides. It's the gateway from the new high school and connects to Huggins Elementary school. It will be more ergonomical for parents to drop their kids off at the elementary and then to the high school. Another aspect is to create an "almost" La Centerra. This will have common fences and common architecture. The first building he will submit in a PUD is a 3-story building. There will be an amenity pond on the Northeast corner of the project.

Amy Pearce asks if the amenity pond will be used for drainage as well. Mr. Roller says it will serve both.
Dawn McRea asks what businesses will be put in there. Mr. Roller says it will be a mix. The first building is a 3-story building. The first two floors will be a mix of light retail and office. Third floor will be 4 lofts.

Dawn McRea wants to know what is in the ordinance. Michelle Killebrew stated that this will come in the form of a PUD. CJ Snipes states there is no height limit currently on building in the city.
Amy Pearce asks what is the plan for parking? Mr. Roller answers, his plan is to pull the building forward and put parking in the back. He will have more parking on the side to meet requirements.

(Discussion continued for approximately 10 minutes. For full discussion, request audio)

Per David Leyendecker, they have made the surveying changes and provisions. So he recommended approval.

A motion was made by Planning and Zoning member Hakimzadeh to approve. The Commons at Fulshear-Replat/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, McRea, Pearce, and Weant
Nays: None
Absent: Harold Collins
Jason Cherubini

Motion Passes

Mr. Roller asks if the PUD has to be approved before the Final Plat. Brant Gary states it would be ideal if the PUD was approved prior. Simply because there may be other items that need to be noted on the final plat. Mr. Roller wants to get approval for Final Plat first. CJ Snipes and Brant Gary explains the process. (For full commentary, request audio)

A short recess was requested by the City Manager, CJ Snipes, so Amy Pearce, Chairman called a recess at 9:01 a.m.

The meeting was called back into session at 9:15 a.m.

10. Consideration and possible action to approve Jordan Ranch Commercial/Preliminary Plat

Per David Leyendecker, they made the changes that were recommended. Jordan Ranch does not own this property. The owner may be infringing on copyright. Mr. Leyendecker recommends this preliminary plat be approved with the additional recommendation that they change the name and take out the word Jordan Ranch before the final plat is approved.
A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Commercial/Preliminary Plat with a stipulation that they change the name to remove Jordan Ranch. It was seconded by Planning and Zoning member Aryal. It was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, McRea, Pearce, and Weant
Nays: None

Absent: Harold Collins
Jason Cherubini

Motion Passes

11. **Consideration and possible action to approve Jordan Ranch Boulevard and Kingsland Boulevard- Street Dedication No. 5/Preliminary Plat**

Per David Leyendecker, this is an amending plat. They have to go through Waller County and Brookshire drainage district. The right of way was wrong on the original plat. This is in the Waller County Road Improvement District.
A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Boulevard and Kingsland Boulevard- Street Dedication No. 5/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, McRea, Pearce, and Weant
Nays: None
Absent: Harold Collins
Jason Cherubini

Motion Passes

12. **Adjournment**

A motion was made by Planning and Zoning member Hakimzadeh to adjourn. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, McRea, Pearce, and Weant
Nays: None
Absent: Harold Collins
Jason Cherubini

The meeting adjourns at 9:22 a.m.