



6611 W. Cross Creek Bend Lane, PO Box 279
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.FulshearTexas.gov

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 December 6, 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, DECEMBER 06, 2024, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

II. Quorum

MEMBERS PRESENT

JOHN DOWDALL
JASON MAXWELL
JOAN BERGER
AMY PEARCE
GREGORY EHMAN
BILL CLIFFORD

MEMBERS ABSENT

GRACE MALVEAUX

CITY STAFF

BRYON BROWN
JOSH BROTHERS
KATIE LEWIS
CLIFF BROUHARD

DINA MOHAMMED
MATTHEW RILEY
KIMBERLY KOPECKY
MARIELA RODRIGUEZ

OTHERS PRESENT

CHANTELLE JAMNIK
MEAGEN GRAHAM
JACOB BULLARD
TREY DEVILLIER
AND 5 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. Business

a. Consideration and possible action to approve minutes from the November 01, 2024 Planning and Zoning meeting

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING MEETING HELD ON NOVEMBER 01, 2024. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

b. Consideration and possible action to approve the Cross Creek West Section 14 Preliminary Plat

c. Consideration and possible action to approve the Cross Creek West Section 15 Preliminary Plat

PER CLIFF THIS PLAT HAD MINOR COMMENTS. THE COMMENTS HAVE

BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE CROSS CREEK WEST SECTION 14 AND SECTION 15 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

d. Consideration and possible action to approve the Fulshear Bend Drive and Teddy Skies Drive Street Dedication in Cross Creek West Preliminary Plat

CLIFF MENTIONED THIS PLAT HAD MINOR COMMENTS. THE PLAT IS RECOMMENDED FOR APPROVAL.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE FULSHEAR BEND DRIVE AND TEDDY SKIES DRIVE STREET DEDICATION IN CROSS CREEK WEST PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

e. Consideration and possible action to approve the Country Mart #2 Preliminary Plat

CLIFF STATED THE PLAT AND FORMS WERE NOT RECEIVED BEFORE THE DEADLINE.

THE PLAT DID GET REVIEWED BY THE CITY ENGINEER BUT THE

APPLICANT DIDN'T GET THE CORRECTIONS BACK IN TIME FOR THE PLANNING AND ZONING MEETING.

CITY STAFF IS RECOMMENDING TO DENY THE PLAT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO DENY THE COUNTRY MART #2 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

f. Consideration and possible action to approve the Fulshear Junction Section 1 Preliminary Plat

CLIFF MENTIONED THERE WERE MINOR COMMENTS AND THOSE COMMENTS HAVE BEEN CORRECTED. THE PLAT IS RECOMMENDED FOR APPROVAL.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE FULSHEAR JUNCTION SECTION 1 PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

g. Consideration and possible action to approve the Fulshear Lakes Recreation Center Preliminary Plat

PER CLIFF THE PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE CROSS CREEK WEST SECTION 14 AND SECTION 15 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

h. Consideration and possible action to approve the Pecan Ridge Section 13 Preliminary Plat

CLIFF STATED THERE WERE TWO (2) MINOR COMMENTS.

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

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE PECAN RIDGE SECTION 13 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

i. Consideration and possible action to recommend approval of the Tamarron Section 75 Preliminary Plat

CLIFF MENTIONED THIS PLAT HAD ONE (1) MINOR COMMENT. THE COMMENT HAS BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR

APPROVAL.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE TAMARRON SECTION 75 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

j. Consideration and possible action to recommend approval of the Tamarron Wastewater Treatment Plant Site No. 1 Replat No. 1 Preliminary Plat

PER CLIFF THE PLAT IS RECOMMENED FOR APPROVAL AS SUBMITTED.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE TAMARRON WASTEWATER TREATMENT PLANT SITE NO. 1 REPLAT NO. 1 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

k. Consideration and possible action to recommend approval of the Fulshear Flats Final Plat

CLIFF STATED THE PLAT HAD FOUR (4) MINOR COMMENTS.

CITY STAFF DID NOT RECEIVE THE CORRECTIONS TO THE COMMENTS BEFORE THE PLANNING AND ZONING MEETING. THEREFORE, CITY STAFF IS RECOMMENDING TO DENY THE PLAT.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY CO-CHAIR BERGER TO DENY THE FULSHEAR FLATS FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

CHAIRMAN PEARCE ASKED TO TAKE ITEMS L TO P TOGETHER. THERE WERE NO OBJECTIONS

- I. Consideration and possible action to recommend approval of the Jordan Ranch Section 50 Final plat***
- m. Consideration and possible action to recommend approval of the Jordan Ranch Section 51 Final Plat***
- n. Consideration and possible action to recommend approval of the Jordan Ranch Section 52 Final Plat***
- o. Consideration and possible action to recommend approval of the Jordan Ranch Section 53 Final Plat***
- p. Consideration and possible action to recommend approval of the Jordan Ranch Section 55 Final Plat***

DINA MOHAMMED STATED JORDAN RANCH SECTION 50, SECTION 51, SECTION 52 AND SECTION 53 FINAL PLATS ARE RECOMMENDED TO BE APPROVED AS SUBMITTED.

JORDAN RANCH SECTION 55 FINAL PLAT HAD MINOR COMMENTS. THE COMMENTS HAVE BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

JACOB BULLARD ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE JORDAN RANCH SECTION 50, SECTION 51, SECTION 52, SECTION 53 AND SECTION 55 FINAL PLAT. IT WAS SECONDED BY CO-

CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

q. Consideration and possible action to recommend approval of the Lamar Consolidated ISD Campus Complex Eight East Final Plat

PER DINA THERE WERE FOUR (4) 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 THE LAMAR CONSOLIDATED ISD CAMPUS COMPLEX EIGHT EAST FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

CHAIRMAN PEARCE ASKED TO TAKE ITEMS R TO U TOGETHER. THERE WERE NO OBJECTIONS

r. Consideration and possible action to recommend approval of the Tamarron West Section 26 Final Plat

s. Consideration and possible action to recommend approval of the Tamarron West Section 27 Final Plat

t. Consideration and possible action to recommend approval of the Tamarron West Section 28 Final Plat

u. Consideration and possible action to recommend approval of the Tamarron West Section 29 Final Plat

DINA MENTIONED THERE WERE MINOR COMMENTS ON TAMARRON WEST SECTION 26, SECTION 27, SECTION 28 AND SECTION 29 FINAL PLAT.

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE TAMARRON WEST SECTION 26, SECTION 27, SECTION 28, AND SECTION 29 FINAL PLATS. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

v. Consideration and possible action to recommend approval of the Canvas on Founders Hill Master Sign Plan

JOSH BROTHERS STATED THE APPLICANT IS PROPOSING A MASTER SIGN PLAN TO INCLUDE VARIOUS TYPES OF SIGNS INCLUDING BANDITS, FEATHERS AND POST AND PANEL SIGNS.

CITY STAFF RECOMMENDS TO APPROVE THE MASTER SIGN PLAN WITH THE FOLLOWING CONDITIONS:

- PERMANENT WAYFINDING SIGNS BE MOVED FURTHER INTO THE PROPERTY*
- FEATHER FLAGS ARE PROHIBITED*
- BANDIT SIGNS ONLY ALLOWED INSIDE THE PROPERTY AND NOT VISIBLE ALONG FM 1093. THEY MUST BE REMOVED UPON BUILDOUT.*
- THE POST AND PANEL SIGNS LOCATED BE REMOVED UPON FINAL BUILDOUT*

JOSH ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO DENY THE CANVAS ON FOUNDERS HILL MASTER SIGN PLAN. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

V. **Adjournment**

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO ADJOURN THE MEETING. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: MALVEAUX

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:57 A.M.

