



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 January 3, 2025

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, JANUARY 3, 2025, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

II. Quorum

MEMBERS PRESENT

JOHN DOWDALL
AMY PEARCE
JOAN BERGER
GREG EHMAN
BILL CLIFFORD
JOHN MAXWELL @ 8:32 A.M.
GRACE MALVEAUX @ 8:35 A.M.

CITY STAFF

MARIELA RODRIGUEZ
NIMRA ZUBAIR
BYRON BROWN
KATIE LEWIS
JOSH BROTHERS
CLIFF BROUHARD
DINA MOHAMMED

OTHERS PRESENT

PATTEN HAHN
JOEL PATTERSON
CHELSEA GIBSON
CURTIS GIBSON

AND 2 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'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 JANUARY 3, 2025 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 JANUARY 21, 2025 AT 6:00 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 SEMI-URBAN RESIDENTIAL DISTRICT, FULSHEAR, BLOCK 1, ACRES 2.102, SPECIFICALLY THE ADDRESS IS 7903 ½ W. CROSS CREEK BEND LANE, 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 CONSTRUCTING A CELL TOWER IN THE SEMI-URBAN RESIDENTIAL DISTRICT AS PROVIDED FOR BY TABLE 28-2-8-3.

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 8:31 A.M.

JOEL PATTERSON- FULSHEAR RESIDENT AND COUNCIL MEMBER WILL RECOMMEND TO APPROVE AT THE COUNCIL MEETING.

PATTEN HAHN-ATTORNEY WITH THE APPLICANT ANSWERED QUESTIONS FROM THE BOARD.

CURTIS GIBSON- FULSHEAR RESIDENT IN BONTERRA QUESTIONED WHAT TYPE OF CELL TOWER WILL BE BUILT.

PATTEN HANN ANSWERED QUESTIONS FROM THE BOARD.

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

b.

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 9.06 ACRE TRACT OF LAND, SITUATED AT THE END OF DIXON ROAD, AND LOCATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, TEXAS. THE TRACT OF LAND, CURRENTLY VACANT, AND NOT ZONED, REQUESTS TO BE ZONED INTO THE DOWNTOWN DISTRICT UPON ANNEXATION INTO THE CITY. THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON JANUARY 3, 2025, AT 8:30 A.M. THE SECOND HEARING WILL BE HELD BY THE CITY COUNCIL ON JANUARY 21, 2025, AT 6:00 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 3:00 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 8:41 A.M.

JOEL PATTERSON MENTIONED HE WOULD LIKE A MORE IN DEPTH BACKGROUND FROM CITY STAFF REGARDING THIS REQUEST AND THE NEXT REQUEST.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:43 A.M.

c.

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 2.1784-ACRE TRACT OF LAND, ON PATTERSON RD., AND LOCATED IN THE 0029 C FULSHEAR, TRACT 102, FORT BEND COUNTY, TX. THE TRACT OF LAND, CURRENTLY VACANT, AND ZONED IN THE INDUSTRIAL DISTRICT, REQUESTS TO BE ZONED INTO THE DOWNTOWN DISTRICT. THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON JANUARY 3, 2025, AT 8:30 A.M. THE SECOND HEARING WILL BE HELD BY THE CITY COUNCIL ON JANUARY 21, 2025, AT 6:00 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 3:00 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 8:43 A.M.

THERE WERE NO PUBLIC COMMENTS.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:45 A.M.

V. Business

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING MEETING HELD ON DECEMBER 6, 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,
MALVEAUX*

NAYS:

ABSTAIN:

ABSENT:

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

DINA MOHAMMED STATED THERE WERE MINOR COMMENTS ON THIS PLAT THAT HAVE NOT BEEN CORRECTED PRIOR TO THE MEETING.

CITY STAFF RECOMMENDS TO DENY THE PLAT.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO APPROVE THE ARVO CROSS CREEK WEST PRELIMINARY PLAT WITH THE CONDITION THE ENGINEER COMMENTS BE CORRECTED, THE RESERVES BE CHANGED FROM UNRESTRICTED TO COMMERCIAL RESERVES AND THE STORM WATER EASEMENTS BE CORRECTED. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

c. Consideration and possible action to approve the Fulshear Central Preliminary Plat

DINA MENTIONED THERE WERE MULTIPLE COMMENTS ON THE PLAT THAT HAVE NOT BEEN CORRECTED PRIOR TO THE MEETING.

CITY STAFF RECOMMENDS THE BOARD MAY EITHER DENY OR APPROVE THE PLAT WITH CONDITIONS.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO DENY THE FULSHEAR CENTRAL PRELIMINARY PLAT BASED ON CHAPTER 28-4-5(A) . IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

d. Consideration and possible action to recommend approval of the Fulshear Lakes Recreation Center Final Plat

DINA STATED THE PLAT HAD A FEW MINOR COMMENTS, ALL OF WHICH HAVE BEEN CORRECTED.

CITY STAFF RECOMMENDS THE PLAT FOR APPROVAL.

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE FULSHEAR LAKES RECREATION CENTER FINAL PLAT WITH THE CORRECTION TO LABEL THE PLAT 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, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ASKED TO TAKE ITEMS E AND F TOGETHER. THERE WERE NO OBJECTIONS.

e. Consideration and possible action to recommend approval of the Tamarron Section 74 Final Plat

f. Consideration and possible action to recommend approval of the Tamarron Section 75 Final Plat

PER DINA TAMARRON SECTION 74 AND TAMARRON SECTION 75 FINAL PLAT ARE BOTH RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE TAMARRON SECTION 24 AND TAMARRON SECTION 25 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, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

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

PER DINA THE PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE TAMARRON WASTEWATER TREATMENT PLANT SITE NO. 1 REPLAT NO. 1 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, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

h. Consideration and possible action to recommend or deny approval of a zoning map amendment for an approximately 9.06-acre tract of land, currently in the Extra Territorial Jurisdiction, into the Downtown (DD) District

JOSH BROTHERS STATED THE APPLICANT IS ACTIVELY PETITIONING TO ANNEX INTO THE CITY LIMITS. THEREFORE A ZONING CATEGORIZATION IS NEEDED.

SINCE THE LAND IS SURROUNDED BY THE DOWNTOWN DISTRICT, CITY STAFF IS RECOMMENDING TO ZONE THE PROPERTY DOWNTOWN DISTRICT.

JOSH STATED THE APPLICANT IS PROPOSING TO DEVELOP A SPORTS PARK WITH INDOOR AND OUTDOOR FACILITIES.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 9.06 ACRE TRACT OF LAND CURRENTLY IN THE ETJ, INTO THE DOWNTOWN DISTRICT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

- i. Consideration and possible action to recommend or deny approval of a zoning map amendment for an approximately 2.1784-acre tract of land, currently zoned in the Industrial (ID) District, into the Downtown (DD) District**

JOSH BROTHERS MENTIONED THIS IS THE SAME APPLICANT AS ITEM H.

SINCE THE APPLICANT IS PROPOSING TO BUILD INDOOR TENNIS COURTS, THE CITY RECOMMENDS REZONING THE PROPERTY FROM INDUSTRIAL DISTRICT TO DOWNTOWN DISTRICT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE ZONING MAP AMENDMENT FOR AN APPROXIMATELY 2.1784-ACRE TRACT OF LAND FROM INDUSTRIAL DISTRICT TO DOWNTOWN DISTRICT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

- j. Consideration and possible action to recommend or deny approval of a Specific Use Permit for Vertical Bridge for the purposes of constructing a telecommunication tower**

JOSH STATED THIS SPECIAL USE PERMIT IS TO CONSTRUCT A 100 FOOT MONOPOLE WITH NO GUIDE WIRES AT WATERPLANT NO. 3 IN CROSS CREEK RANCH.

THE APPLICANT IS SEEKING THREE WAIVERS THAT WILL GO TO COUNCIL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE SPECIAL USE PERMIT FOR THE VERTICAL BRIDGE FOR THE PURPOSES OF CONSTRUCTING A TELECOMMUNICATION TOWER . IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT:

VI. 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: DOWDALL, MAXWELL, BERGER, PEARCE, EHMAN, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:09A.M.

