



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

**PLANNING AND ZONING COMMISSION:**

**CHAIRMAN:** Amy Pearce

**MEMBER:** Gregory Ehman

**MEMBER:** Bill Clifford

**CO-CHAIR:** Grace Malveaux

**MEMBER:** Jason Maxwell

**MEMBER:** John Dowdall

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## **REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES April 4, 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, APRIL 4, 2025, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.*

### **II. Quorum**

*A QUORUM WAS PRESENT.*

#### **MEMBERS PRESENT**

*JOHN DOWDALL  
JASON MAXWELL  
AMY PEARCE  
GREGORY EHMAN  
BILL CLIFFORD  
GRACE MALVEAUX*

#### **MEMBERS ABSENT**

*JOAN BERGER*

#### **CITY STAFF**

JOSH GREEN @ 8:31 A.M.  
JOSH BROTHERS  
KATIE LEWIS @ 8:35 A.M.  
CLIFF BROUHARD  
DINA MOHAMMED  
MARIELA RODRIGUEZ  
JESUS ESCOBAR  
ZACH GOOLANDER  
SIMONA BARCA @ 9:05 A.M.

**OTHERS PRESENT**

NAOMI MCANINCH  
CHANTELLE JAMNIK  
JAMES KUZELICA  
BRAD RICHARDSON  
GERALD GRISSOM  
TREY DEVILLIER  
GERARDO MORALES  
SARAH JOHNSON  
AND ONE OTHER PERSON THAT DIDN'T 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. **THE CITY OF FULSHEAR WILL HOLD TWO PUBLIC HEARINGS REGARDING PROPOSED ZONING REGULATION TEXT AMENDMENTS SPECIFICALLY AMENDMENTS TO ARTICLE II OF THE COORDINATED DEVELOPMENT ORDINANCE (CDO) AND ARTICLE II OF CHAPTER 4 – ALCOHOLIC BEVERAGES ORDINANCE. THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON APRIL 4, 2025, AT 8:30 A.M. THE SECOND PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON APRIL 15, 2025, AT 6:00 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 8:31 A.M.*

*THERE WERE NO PUBLIC COMMENTS.*

*CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:32 A.M.*

**V. Business**

**a. Consideration and possible action to select a co-chair for the Planning and Zoning Commission**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALVEAUX TO SELECT GRACE MALVEAUX AS CO-CHAIR OF THE PLANNING AND ZONING COMMISSION. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: BERGER*

**b. Consideration and possible action to approve the minutes from the Planning and Zoning Commission meeting held on March 7, 2025**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING MEETING HELD ON MARCH 7, 2025. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: BERGER*

*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS C AND D TOGETHER. THERE*

WERE NO OBJECTIONS\*\*

- c. **Consideration and possible action to recommend approval of the Cross Creek West Section 14 Final Plat**
- d. **Consideration and possible action to recommend approval of the Cross Creek West Section 15 Final Plat**

*DINA STATED CITY STAFF RECOMMENDS APPROVAL OF CROSS CREEK WEST SECTION 14 FINAL PLAT AND CROSS CREEK WEST SECTION 15 FINAL PLAT.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE CROSS CREEK WEST SECTION 14 AND SECTION 15 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN . THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: BERGER*

- e. **Consideration and possible action to recommend approval of the Fulshear Bend Drive and Teddy Skies Drive Street Dedication Final Plat**

*DINA MENTIONED THERE WAS A MINOR COMMENT TO CORRECT THE CO-CHAIR.*

*THE PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY CO-CHAIR MALVEAUX TO APPROVE THE FULSHEAR BEND DRIVE AND TEDDY SKIES DRIVE STREET DEDICATION FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT:BERGER*

**f. Consideration and possible action to recommend approval of the Arvo Cross Creek West Final Plat**

*PER DINA THERE WERE TWO (2) MINOR COMMENTS.*

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

*GERALD GRISSOM FROM BGE GAVE BACKGROUND INFORMATION ON THE PLAT.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE ARVO CROSS CREEK WEST FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: BERGER*

**g. Consideration and possible action to recommend approval of the Fulshear Junction Section 1 Final Plat**

*DINA MENTIONED THE PLAT HAD ONE (1) MINOR COMMENT.*

*THE COMMENT HAS BEEN CORRECTED AND IS RECOMMENDED FOR APPROVAL.*

*CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.*

*JAMES KUZELKA FROM LJA ANSWERED QUESTIONS FROM THE BOARD.*

*A MOTION WAS MADE BY CO-CHAIR MALVEAUX TO APPROVE THE FULSHEAR JUNCTION SECTION 1 FINAL PLAT WITH THE CONDITION TO WIDEN RESERVE J TO ALIGN WITH POLO RANCH AND REMOVE COURT FROM HERITAGE RAILWAY COURT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

ABSTAIN:

ABSENT: BERGER

**\*\*FOR THE FULL DISCUSSION, GO TO THE CITY'S WEBSITE TO VIEW THE VIDEO\*\***

**h. Consideration and possible action to recommend approval of the Tamarron Section 19 and Section 20 Partial Replat No. 1 Final Plat**

*DINA STATED THE REASON FOR THE REPLAT IS TO REALIGN EASEMENTS FOR CENTERPOINT.*

*THERE WERE NO OTHER CHANGES AND THE PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE TAMARRON SECTION 19 AND SECTION 20 PARTIAL REPLAT NO. 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: BERGER*

**i. Consideration and possible action to approve the Vic at Tamarron West Preliminary Plat**

*DINA MENTIONED THERE WERE MINOR COMMENTS.*

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

*JOSH BROTHERS ANSWERED QUESTIONS FROM THE BOARD.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE VIC AT TAMARRON WEST PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: BERGER*

- j. Consideration and possible action to recommend approval of Ordinance No. 2025-1483, an Ordinance of the City of Fulshear, Texas, amending Chapter 28, "Coordinated Development Ordinance (CDO), " Article II of the Fulshear Code, for the amendment, repeal, or other change of various zoning regulations applicable to one or more zoning districts; providing for severability; providing for repeal, and providing for an effective date**

*JOSH WENT OVER THE MAP INCLUDED IN THE PLANNING AND ZONING PACKET*

*JOSH STATED CITY STAFF IS PROPOSING TWO OPTIONS TO AMEND THE DISTANCE REQUIREMENTS FOR ON-SITE AND OFF-SITE ALCOHOL CONSUMPTION USES FROM SCHOOLS, CHURCHES AND DAYCARES.*

*THE PROPOSED OPTIONS ARE:*

- 1. REMOVE SEC. 4-33 ENTIRELY WHICH REMOVES ANY DISTANCE REQUIREMENTS FOR ON-AND OFF-SITE ALCOHOLIC CONSUMPTION USES FOR SCHOOLS, DAY CARES, CHURCHES.*
- 2. REMOVE CHURCHES FROM SEC. 4-33 LEAVING DISTANCE REQUIREMENTS FOR ON-AND OFF-SITE ALCOHOLIC CONSUMPTION USES FROM PUBLIC AND PRIVATE SCHOOLS. ALSO ADDING LANGUAGE THAT THE APPLICANT SHALL PROVIDE NOTICE TO SCHOOLS, DAY CARES, AND CHURCHES WITHIN 500FT. OF THE PROPOSED USE.*

*CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF ORDINANCE NO. 2025-1483, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, AMENDING CHAPTER 28, "COORDINATED DEVELOPMENT ORDINANCE," ARTICLE II OF THE FULSHEAR CODE, FOR THE AMENDMENT, REPEAL, OR OTHER CHANGE OF VARIOUS ZONING REGULATIONS APPLICABLE TO ONE OR MORE ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL, AND PROVIDING FOR AN EFFECTIVE DATE WITH THE CONDITION THE LIQUOR STORES ADHERE TO THE 300 FOOT RULE FROM SCHOOLS AND RECOMMENDED APPROVAL OF THE PROPOSED AMENDMENT TO CHAPTER 28 AS IT RELATES TO THE DISTANCE REQUIREMENTS FOR ON-AND OFF-SITE ALCOHOLIC CONSUMPTION USES . IT WAS SECONDED BY CO-CHAIR MALVEAUX.*

*THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

ABSTAIN:

ABSENT: BERGER

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- k. Consideration and possible action to recommend approval of Ordinance No. 2025-1484, an Ordinance of the City of Fulshear, Texas, amending portions of Chapter 4 of the Fulshear Code governing alcoholic beverages; providing for severability; and providing for an effective date**

*JOSH BROTHERS EXPLAINED TO THE BOARD THAT SINCE ALCOHOLIC BEVERAGES IS MENTIONED IN TWO DIFFERENT CHAPTERS OF THE CODE, THERE NEEDS TO BE TWO SEPERATE ORDINANCES.*

*THE BOARD AGREED TO USE THE SAME MOTION AS ITEM J.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO MIRROR THE SAME MOTION AS ITEM J. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: BERGER*

**\*\*REFER TO ITEM J FOR THE MOTION\*\***

**\*\*FOR THE FULL DISCUSSION, GO TO THE CITY'S WEBSITE TO VIEW THE VIDEO\*\***

## **VI. Adjournment**

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

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

*NAYS:*

*ABSTAIN:*

*ABSENT: BERGER*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:11A.M.*