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PLANNING AND ZONING COMMISSION:

CHAIRMAN: Amy Pearce

CO-CHAIR: Grace Malveaux

MEMBER: Dharmik Shah

MEMBER: Gregory Ehman

MEMBER: Jason Maxwell

MEMBER: Bill Clifford

MEMBER: John Dowdall

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES February 6, 2026

I. Call to Order

A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30A.M. ON FRIDAY, FEBRUARY 06, 2026, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

II. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

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

MEMBERS ABSENT

DHARMIK SHAH

CITY STAFF

CLIFF BROUHARD

DINA MOHAMMED
KATIE LEWIS
ZACH GOODLANDER
JOSH BROTHERS
JESUS ESCOBAR
MARIELA RODRIGUEZ

OTHERS PRESENT

THERE WERE NO OTHERS PRESENT

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 THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JANUARY 9, 2026

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING MEETING HELD ON JANUARY 9, 2026. IT WAS SECONDED BY CO-CHAIR MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: EHMAN, MALVEAUX, PEARCE, MAXWELL, CLIFFORD, DOWDALL
NAYS:
ABSTAIN:
ABSENT:
SHAH*

b. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR VILLAGE MART FINAL PLAT

PER DINA, THE PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY CO-CHAIR MALVEAUX TO APPROVE THE FINAL PLAT OF FULSHEAR VILLAGE MART. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: EHMAN, MALVEAUX, PEARCE, MAXWELL, CLIFFORD, DOWDALL
NAYS:
ABSTAIN:
ABSENT: SHAH*

c. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE HERITAGE CROSSING PRELIMINARY PLAT

DINA STATED THERE WERE MULTIPLE COMMENTS ON THE PLAT. THE COMMENTS HAVE NOT BEEN CORRECTED.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO DENY BASED ON THE ENGINEER COMMENTS. IT WAS SECONDED BY CO-CHAIR MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: SHAH

V. Adjournment

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

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

NAYS:

ABSTAIN:

ABSENT: SHAH

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:34 A.M