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:

CHAIR: Grace Malveaux
CO-CHAIR: Bill Clifford
MEMBER: Gregory Ehman
MEMBER: John Dowdall
MEMBER: Jessieca Clark
MEMBER: Christina Baron
MEMBER: Jake Endresen

SPECIAL PLANNING AND ZONING COMMISSION MEETING MINUTES
July 2, 2026

i. CALL TO ORDER

A SPECIAL MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CO-CHAIR CLIFFORD AT 8:31 A.M. ON THURSDAY, JULY 02, 2026. AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

ii. QUORUM AND ROLL CALL

A QUORUM WAS PRESENT.

MEMBERS PRESENT
BILL CLIFFORD
JAKE ENDRESEN
GREGORY EHMAN
JOHN DOWDALL
CHRISTINA BARON

MEMBERS ABSENT
JESSIECA CLARK
GRACE MALVEAUX

CITY STAFF
KATIE LEWIS
CLIFF BROUHARD
JOSH BROTHERS
JESUS ESCOBAR
DAN SANTEE-LEGAL COUNCIL VIA ZOOM

OTHERS PRESENT
KATHY WARD
TREY DEVILLIER
AND 2 OTHERS THAT DID NOT SIGN IN

iii. CITIZEN 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 at at the time the subject is scheduled for consideration.

KATHY WARD- FULSHEAR RESIDENT, DISCUSSED THE BELMONT ESTATES HANDOUTS DISTRIBUTED TO THE BOARD.

iv. BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON JUNE 05, 2026

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE MINUTES FROM THE LAST MEETING. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:
AYES: DOWDALL, EHMAN, CLIFFORD, ENDRESEN, BARON
NAYS:
ABSTAIN:
ABSENT: CLARK, MALVEAUX

B. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE FOUNDERS HILL PRELIMINARY PLAT

CLIFF BROUHARD STATED THE PLAT HAD FIVE (5) COMMENTS.

THE COMMENTS HAVE BEEN ADDRESSED AND THE PLAT IS RECOMMENDED FOR APPROVAL WITH CONDITION.

JOSH BROTHERS AND CLIFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE FOUNDERS HILL PRELIMINARY PLAT. IT WAS SECONDED

BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:
AYES: DOWDALL, EHMAN, CLIFFORD, ENDRESEN, BARON
NAYS:
ABSTAIN:
ABSENT: CLARK, MALVEAUX

C. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE BELMONT ESTATES SECTION ONE AMENDING PLAT ONE FINAL PLAT

CLIFF STATED THIS IS AMENDMENT ONE TO THE PREVIOUSLY APPROVED BELMONT ESTATES FINAL PLAT.

THE APPLICANT REVISED THE DRAINAGE PLAN AND FLOOD PLAIN MITIGATION CREATING DRAINAGE EASEMENTS IN THE BACK OF THE PROPERTIES.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

DAN SANTEE ANSWERED LEGAL QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO DENY THE PLAT BASED ON IT DOES NOT MEET THE REQUIREMENTS OF OUR ORDINANCE OF THE ESTATE RESIDENTIAL WITH TWO ACRE MINIMUM LOTS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BARON. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: DOWDALL, BARON, ENDRESEN, EHMAN, CLIFFORD
NAYS:
ABSTAIN:
ABSENT: CLARK, MALVEAUX

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

D. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE CROSS CREEK WEST SECTION 16 FINAL PLAT

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

TREY DEVILLIER WITH BGE CLARIFIED STREET NAMES WITH THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE CROSS CREEK WEST SECTION 16 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: EHMAN, DOWDALL, ENDRESEN, CLIFFORD, BARON
NAYS:
ABSTAIN:
ABSENT: CLARK, MALVEAUX

E. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE WESTOWER WAY STREET DEDICATION SECTION 1 CROSS CREEK WEST FINAL PLAT

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE WESTOWER WAY STREET DEDICATION SECTION 1 CROSS CREEK WEST FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: EHMAN, DOWDALL, ENDRESEN, BARON, CLIFFORD
NAYS:
ABSTAIN:
ABSENT: CLARK, MALVEAUX

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: DOWDALL, EHMAN, ENDRESEN, BARON, CLIFFORD
NAYS:
ABSTAIN:
ABSENT: CLARK, MALVEAUX

CO-CHAIR CLIFFORD ADJOURNED THE MEETING AT 9:17 A.M.