



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

30603 FM 1093 WEST/ PO Box 279 ~ FULSHEAR, TEXAS 77441

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[WWW.FULSHEARTEXAS.GOV](http://WWW.FULSHEARTEXAS.GOV)

CHAIRMAN- AMY PEARCE  
MEMBER- JOAN BERGER  
MEMBER- JASON CHERUBINI

**PLANNING & ZONING:**  
MEMBER- RANDY STACY  
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH  
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

**STAFF:**

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## **PLANNING AND ZONING COMMISSION MEETING MINUTES JANUARY 3, 2020**

### **1. Call to Order**

*A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY PLANNING AND ZONING CHAIRMAN AMY PEARCE AT 8:30 A.M. ON FRIDAY, JANUARY 3, 2020 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.*

### **2. Quorum**

*A QUORUM WAS PRESENT.*

#### **MEMBERS PRESENT**

*AMY PEARCE  
JOAN BERGER  
JASON CHERUBINI  
RANDY STACY  
GREGORY EHMAN  
DAR HAKIMZADEH  
JOHN DOWDALL*

**CITY STAFF**

*KIMBERLY KOPECKY  
DAVID LEYENDECKER  
RODRIGO RODRIGUEZ  
SHARON VALIANTE  
CHANDLER MARKS  
ZACH GOODLANDER*

**OTHERS PRESENT**

*TOMMY KUYKENDALL  
KIRSTEN TRACHSEL  
KAYE KAHLICH  
DANIEL GILLHAM  
ALEX CHAMPION  
FLOYD HASKETT  
RYAN MOECKEL  
TREY DEVILLIER  
ADAM GARCIA  
AND APPROXIMATELY 5 OTHERS THAT DID NOT SIGN IN.*

**3. Citizen's Comments**

*THERE WERE NO CITIZEN COMMENTS.*

**4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on December 6, 2019**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON DECEMBER 6, 2019. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

**5. Consideration and possible action to recommend approval of a Sign Variance for monument signs for Marcel Town Center**

*ZACH GOODLANDER EXPLAINED THIS ITEM. THE REQUEST IS NOT ABOUT THE NUMBER OF SIGNS, IT IS REGARDING THE SIZE OF THE SIGNS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO DENY THE SIGN VARIANCE REQUEST FOR MONUMENT SIGNS FOR MARCEL TOWN CENTER. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

**6. Consideration and possible action to recommend approval of an update to the Jordan Ranch General Plan**

*ZACH GOODLANDER EXPLAINED IT WOULD BE A QUICK UPDATE TO SHOW THE SECTIONS THAT HAVE BEEN PLATTED AND THE AMENDED RIGHT-OF-WAY WIDTHS. HE ANSWERED A FEW QUESTIONS FROM THE COMMISSION.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE UPDATE FOR THE JORDAN RANCH GENERAL PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

**7. Consideration and possible action to recommend approval of Fulshear Run Section 3 Final Plat**

*PLANNING AND ZONING MEMBER DOWDALL STEPPED DOWN FROM THE DAIS DUE TO A PREVIOUSLY FILED CONFLICT OF INTEREST FORM FOR FULSHEAR RUN. DAVID LEYENDECKER RECOMMENDED DENYING APPROVAL OF FULSHEAR RUN SECTION 3 FINAL PLAT.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO DENY APPROVAL OF FULSHEAR RUN SECTION 3 FINAL PLAT BASED ON THE ENGINEER RECOMMENDATIONS REGARDING THE CORRECTION OF EASEMENTS AND SURVEYING COMPANY NAME. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

*RECUSED: PLANNING AND ZONING MEMBER DOWDALL*

*THIS PLAT WAS DENIED APPROVAL.*

*PLANNING AND ZONING MEMBER DOWDALL RE-JOINED THE MEMBERS ON THE DAIS AT 9:01 A.M.*

**8. Consideration and possible action to recommend approval of Williams Center Final Plat**

*MR. TOMMY KUYKENDALL SPOKE TO THE PLANNING AND ZONING COMMISSION REGARDING THIS PLAT. DAVID LEYENDECKER RECOMMENDED DENYING APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO DENY APPROVAL OF WILLIAMS CENTER FINAL PLAT PENDING RESOLUTION OF ITEMS FROM MR. LEYENDECKER'S ENGINEER LETTER. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

**9. Consideration and possible action to recommend approval of Bonterra at Cross Creek Ranch Section Eleven A Final Plat**

*PER DAVID LEYENDECKER, CHANGES WERE MADE AND HE RECOMMENDS APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF BONTERRA AT CROSS CREEK RANCH SECTION ELEVEN A FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

NAYS: NONE

**10. Consideration and possible action to recommend approval of Golden Manor Drive Extension and Reserves Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF GOLDEN MANOR DRIVE EXTENSION AND RESERVES FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

NAYS: NONE

**11. Consideration and possible action to recommend approval of Polo Ranch Section 4 Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF POLO RANCH SECTION 4 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

NAYS: NONE

**12. Adjournment**

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

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

NAYS: NONE

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:12 A.M.*