



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

PHONE: 281-346-1796 ~ FAX: 281-346-2556

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

PLANNING AND ZONING COMMISSION MEETING MINUTES FEBRUARY 7, 2020

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, FEBRUARY 7, 2020 AT 8:30 A.M. IN THE CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.

"Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice."

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, FEBRUARY 07, 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

MARIELA RODRIGUEZ

DAVID LEYENDECKER

RODRIGO RODRIGUEZ

SHARON VALIANTE

KERRY SIGLER

ZACH GOODLANDER

OTHERS PRESENT

BAYLEIGH KERPENION

ADAM GARCIA

RENE RODRIGUEZ

KAYE KAHLICH

BRYAN THOMAS

MATT STOOPS

ALEX CHAMPION

TREY DEVILLIO

AND APPROXIMATELY 7 OTHERS THAT DID NOT SIGN IN

3. 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. The number of speakers will be limited to the first ten (10) speakers and 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.

BRYAN THOMAS SPOKE REGARDING SIGN ORDINANCES NEEDING AN UPGRRADE

MATT STOUPS SPOKE REGARDING A PREVIOUS SIGN VARIANCE REQUEST

4. PUBLIC HEARING

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on February 7, 2020 at 8:30 a.m., the hearing will be held at City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on February 18, 2020 at 7:00 p.m., the hearing will be held at the Irene Stern Community Center located at 6920 Katy-Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Residential Acreage District, known as the R1 Rogers Road Subdivision Plat, 9.7235 acres, and is more specifically located at 6510/6520 and 6610 FM 359 S. Fulshear, Texas 77441, approximately the northwest corner of FM 359 and Rogers Rd.

The applicant's agent, Bruce Fehr, of FGA Inc., is seeking a Zoning Change, pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Residential Acreage to Commercial and Industrial, for the purposes of light industrial, office and retail uses.

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 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m.

and Fridays from 8:00 a.m. to 3 p.m. in the City Secretary's office for all interested parties prior to said hearing.

If you have any questions regarding this request, please call the City Secretary's office at 281-346-1796.

Published: 1-27-2020 & 2-2-2020

AMY PEARCE OPENED THE PUBLIC HEARING AT 8:36 A.M.

NO CITIZENS COMMENTED

AMY PEARCE CLOSED THE PUBLIC HEARING AT 8:38 A.M.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on January 3, 2020

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON JANUARY 03, 2020. IT WAS SECOND BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

(PLANNING AND ZONING CHAIRMAN PEARCE ASKED TO MOVE 6. TO THE LAST ITEM- NO OBJECTIONS)

6. Consideration and possible action to recommend approval of a zoning change from (R-1) Residential Acreage to (C) Commercial and (I) Industrial for a property located at 6510, 6520 and 6610 FM 359 South

ZACH GOODLANDER ANSWERED QUESTIONS

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE ZONING CHANGE FROM RESIDENTIAL ACREAGE TO COMMERCIAL AND INDUSTRIAL FOR A PROPERTY LOCATED AT 6510, 6520 AND 6610 FM 359 SOUTH. IT WAS SECOND BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

7. Consideration and possible action to recommend approval of the Polo Ranch North Boulevard Street Dedication Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE POLO RANCH NORTH BOULEVARD STREET DEDICATION PRELIMINARY PLAT. IT WAS SECOND BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

(PLANNING AND ZONING CHAIRMAN PEARCE ASKED TO TAKE ITEM NUMBER 8 AND 9 TOGETHER- NO OBJECTIONS)

8. Consideration and possible action to recommend approval of the Polo Ranch Section 7 Preliminary Plat

9. Consideration and possible action to recommend approval of the Polo Ranch Section 11 Preliminary Plat

CORRECTIONS HAVE BEEN MADE PER ENGINEERS COMMENTS.

IT WAS MENTION THAT THE MAYOR AND CITY SECRETARY NAMES NEEDED TO BE UPDATED ON THE PLATS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE POLO RANCH SECTION 7 AND 11 PRELIMINARY PLATS. IT WAS SECOND BY PLANNING AND ZONING MEMBER KELLY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

7. (10) Consideration and possible action to approve a Sign Variance for monument sign for Katy Independent School District, located at 27500 Fulshear Bend Drive

BAYLEIGH KERPENION GAVE A BRIEF PRESENTATION TO THE PLANNING AND ZONING BOARD REGARDING THE SIGN SCALE FOR KATY ISD # 9 (JORDAN HIGH SCHOOL)

ART CAMPBELL WITH KATY ISD ANSWERED QUESTIONS

IT WAS STATED THAT THE BUILDING OFFICIAL COULD GIVE KATY ISD A TEMPORARY CERTIFICATE OF OCCUPANCY

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO TABLE THIS ITEM UNTIL THE REVISED SIGN ORDINANCE IS FINISHED AND APPROVED BY

COUCIL. IT WAS SECONED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

8. (11) Consideration and possible action to approve a Sign Variance for Wall Sign and a Projecting Logo Sign, located at 4030 FM 1463 Road, Suite #109

ANDY JAN WITH SPOKE ABOUT THE SIGN FOR MR. JAN'S MATH CLASS

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO TABLE THIS ITEM UNTIL THE REVISED SIGN ORDINANCE IS FINISHED AND APPROVED BY COUCIL. IT WAS SECONED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: STACY

***RETURN TO ITEM NUMBER 6 ***

9. (12) Adjournment

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

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

NAYS: NONE

AMY PEARCE ADJOURNED THE MEETING AT 9:24 A.M.