



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

CHAIRMAN- AMY PEARCE  
MEMBER- JOAN BERGER  
MEMBER- JENNIFER ECKROTH

**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 AGENDA JULY 10, 2020

**NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON FRIDAY, JULY 10, 2020 AT 8:30 A.M., FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:**

**[ <https://global.gotomeeting.com/join/252820869> ]**

The above videoconference link allows for two-way communication with members of the public; however, to avoid disruption of the meeting by channel noise, audio feedback loops, or excessive background noise, members of the public may be muted by the presiding officer or the officer's designee except during the citizen's comments portion of the agenda. A recording of the meeting will be made available to the public.

**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 HELD BY VIDEOCONFERENCE WAS CALLED TO ORDER BY PLANNING AND ZONING CHAIRMAN AMY PEARCE AT 8:30 A.M. ON FRIDAY, JULY 10, 2020.*

**2. Quorum**

*A QUORUM WAS PRESENT*

**MEMBERS PRESENT**

*AMY PEARCE  
JOAN BERGER  
JENNIFER ECKROTH  
GREGORY EHMAN  
DAR HAKIMZADEH  
JOHN DOWDALL*

**MEMBERS ABSENT**

*RANDY STACY*

**CITY STAFF PRESENT**

*KIMBERLY KOPECKY  
KAYLA VILLAGOMEZ  
SHARON VALIANTE  
BYRON BROWN  
ZACH GOODLANDER  
CHANDLER MARKS*

**OTHERS PRESENT**

*TRACY YOUNGBLOOD  
TREY DEVILLIER  
TRAVIS DONNELL  
KAYE KAHLICH  
ROB BAMFORD  
COURTNEY CARR  
KEVIN GILLIGAN*

DANIEL GILLHAM  
DAN VALDEZ  
KIM STACY  
KATHRYN PARKER  
KENT MILSON  
GEOFF FREEMAN  
RICHARD MULLER  
GARY MITCHELL  
MELANIE FOLKERT  
TODD HAMILTON  
DANIEL VALDEZ  
AND 3 OTHERS THAT CALLED IN

### 3. Citizen's Comments

*Members of the public who may have been muted by the presiding officer or the officer's designee will be unmuted at this time and allowed to speak, provided that such members of the public may be muted after speaking for the applicable duration and hereafter. The presiding officer or the officer's designee will moderate the order, number, and duration of speakers to the extent practicable.*

*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.*

*TRAVIS DONNELL WISHED TO SPEAK AND DECIDED TO SPEAK DURING THE PUBLIC HEARING.*

*NO OTHERS WISHED TO SPEAK DURING CITIZEN COMMENTS.*

### 4. PUBLIC HEARING –

The City of Fulshear, Texas will conduct two Public Hearings for the purposes of allowing public comment on the proposed Ordinance 2020-1329, updating the City's Major Thoroughfare Plan. The first will be held at 8:30 a.m. on Friday, July 10, 2020 during the City's Planning & Zoning Commission Meeting conducted virtually at this link (<https://global.gotomeeting.com/join/252820869>). The second public hearing will be conducted at 7:00 p.m. on Tuesday, July 21, 2020 during the City Council meeting conducted virtually at this link (<https://global.gotomeeting.com/join/390857165>). Copies of the proposed plan will be on file with the City Secretary at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:30 a.m. to 5 p.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. All interested parties may appear and speak during the Public Hearings and be heard with respect to the above-referenced plan.**

*CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:31 A.M.*

*THOSE WISHING TO SPEAK DURING THE PUBLIC HEARING WERE:*

*TRAVIS DONNELL, KENT MILSON, RICHARD MULLER, ROB BAMFORD, RON BILNOSKY, AND BRENDA FENDLEY. (FOR FULL COMMENTS, PLEASE REQUEST AUDIO/VIDEO)*

*CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:47 A.M.*

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

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON JUNE 5, 2020. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: PLANNING AND ZONING MEMBER-*

*JENNIFER ECKROTH  
DAR HAKIMZADEH  
AMY PEARCE  
JOAN BERGER  
GREGORY EHMAN  
JOHN DOWDALL*

*NAYES: NONE*

*ABSENT: RANDY STACY*

**6. Consideration and possible action to recommend approval of the Foster Crossing Partial Replat No. 2 Final Plat**

*PER ZACH GOODLANDER, ALL CHANGES HAVE BEEN MADE AND THIS PLAT CAN BE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER ECKROTH TO RECOMMEND APPROVAL OF THE FOSTER CROSSING PARTIAL REPLAT NO. 2 FINAL*

*PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: PLANNING AND ZONING MEMBER-*

*JENNIFER ECKROTH  
DAR HAKIMZADEH  
AMY PEARCE  
JOAN BERGER  
GREGORY EHMAN  
JOHN DOWDALL*

*NAYES: NONE*

*ABSENT: RANDY STACY*

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

*PER ZACH GOODLANDER, THE COMMENTS HAVE BEEN ADDRESSED/CHANGES HAVE BEEN MADE AND THIS PLAT CAN BE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE POLO RANCH SECTION 11 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: PLANNING AND ZONING MEMBER-*

*JENNIFER ECKROTH  
DAR HAKIMZADEH  
AMY PEARCE  
JOAN BERGER  
GREGORY EHMAN  
JOHN DOWDALL*

*NAYES: NONE*

*ABSENT: RANDY STACY*

**8. Consideration and possible action to recommend approval of Ordinance 2020-1329, an Ordinance updating the City's Major Thoroughfare Plan**

*ZACH GOODLANDER INTRODUCED THE PLAN AND THAT THE CITY WAS WORKING WITH KENDIG KEAST (KKC). MOST OF THE MAJOR ROADS ARE REMAINING THE*

*SAME. THERE HAVE BEEN A FEW ROADS ADDED. THIS PLAN GETS UPDATED EVERY 5 YEARS. GARY MITCHELL WITH KKC GAVE A BRIEF PRESENTATION AND ANSWERED QUESTIONS REGARDING THE UPDATED PROPOSED MAJOR THOROUGHFARE PLAN. (FOR FULL PRESENTATION, REQUEST VIDEO/AUDIO)*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF ORDINANCE NO. 2020-1329, AN ORDINANCE UPDATING THE CITY'S MAJOR THOROUGHFARE PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: PLANNING AND ZONING MEMBER-*

*JENNIFER ECKROTH  
DAR HAKIMZADEH  
AMY PEARCE  
JOAN BERGER  
GREGORY EHMAN  
JOHN DOWDALL*

*NAYES: NONE*

*ABSENT: RANDY STACY*

## **9. Adjournment**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO ADJOURN. IT WAS SECOND BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: PLANNING AND ZONING MEMBER-*

*JENNIFER ECKROTH  
DAR HAKIMZADEH  
AMY PEARCE  
JOAN BERGER  
GREGORY EHMAN  
JOHN DOWDALL*

*NAYES: NONE*

*ABSENT: RANDY STACY*

*AMY PEARCE ADJOURNED THE MEETING AT 9:40 A.M.*