



# 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- JENNIFER ECKROTH

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

CO-CHAIR- DAR HAKIMZADEH  
MEMBER- JOHN DOWDALL

**STAFF:**  
CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## PLANNING AND ZONING COMMISSION SPECIAL MEETING MINUTES JULY 28, 2020

**NOTICE IS HEREBY GIVEN OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON TUESDAY, JULY 28, 2020 AT 5:30 P.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/327832973> **!**

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 SPECIAL JOINT PLANNING AND ZONING MEETING WAS CALLED TO ORDER BY AMY PEARCE VIA VIDEOCONFERENCE AT 5:37 P.M. A QUORUM WAS PRESENT.*

**2. Quorum**

**A. Joint Meeting with City Council**

*A QUORUM WAS PRESENT.*

**MEMBERS PRESENT**

*AMY PEARCE  
JENNIFER ECKROTH  
RANDY STACY  
JOAN BERGER  
GREGORY EHMAN  
JOHN DOWDALL*

**MEMBERS ABSENT**

*DAR HAKIMZADEH*

**STAFF PRESENT**

*JACK HARPER  
BYRON BROWN  
KIMBERLY KOPECKY  
MARIELA RODRIGUEZ  
SHARON VALIANTE  
ZACH GOODLANDER  
KERRY SIGLER*

**OTHERS PRESENT**

*KERRY GILBERT  
ROB BAMFORD  
STEVE SAMS*

TREY DEVILLIER  
AARON GROFF  
CARLOS FRAGA  
TAJANA MESIC  
TRACY YOUNGBLOOD  
STEVE SAMS  
RAMONA RIDGE  
DAVID BAIRD  
JOHN KELLY  
KAYE KAHLICH  
GERALD GRISSOM  
OWEN BEMENT  
LISA KETTLER MARTIN  
BRYAN THOMAS  
KENT MILSON  
KATHRYN PARKER  
JEFF MARTIN  
DANIEL VALDEZ  
DEBRA CATES  
KEVIN WHITE  
KENT POOL  
CB  
AND ONE PERSON THAT CALLED INTO THE MEETING

### **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.*

*TAJANA MESIC THANKED EVERYONE FOR GETTING THE CDO IN PLACE.*

*ROB BAMFORD ASKED FOR MORE TIME TO SORT OUT DETAILS OF WHAT IS BEING PROPOSED ON THE CDO DRAFT.*

*KATHRYN PARKER WITH META PLANNING DESIGN EXPRESSED SOME CONCERNS WITH CDO STANDARDS REGARDING BUILDING SETBACKS, LOT SIZES, OPEN SPACES, AND LOT COVERAGE.*

*DANIEL VALDEZ WITH META PLANNING DESIGN EXPRESSED HIS CONCERNS WITH ADJACENCY REQUIREMENTS THAT LIMIT THE SIZE OF NEW DEVELOPMENTS AND LOT DESIGN STANDARDS IN THE ETJ.*

*STEVE SAMS REITERATED ON ROB BAMFORD'S COMMENT REGARDING MORE TIME TO REVIEW DETAILS ON THE CDO AND KATHRYN PARKERS COMMENT REGARDING LOT SIZE AND COVERAGE.*

**4. Discussion and Input Regarding the Consolidated Draft of the (CDO) Coordinated Development Ordinance**

*ZACH INTRODUCED DAVID BAIRD WITH KKC*

*DAVID BAIRD GAVE A 10 PAGE PRESENTATION REGARDING THE CDO AND ANSWERED QUESTIONS FOR COUNCIL AND THE PLANNING AND ZONING COMMISSION.*

*DAVID STATED THAT THE STAKEHOLDER COMMENT DEADLINE IS FRIDAY JULY 31 BUT HE IS WILLING TO ACCEPT ANY FINAL COMMENTS SENT TO HIM ON MONDAY AUGUST 3, 2020 BUT WILL NOT BE EXTENDING THE DEADLINE PAST THAT.*

*DAVID WENT OVER COMMENTS HE RECEIVED FROM THE DEVELOPMENT COMMUNITY, THE PUBLIC, COUNCIL MEMBERS, AND OAC MEMBERS. HE EXPLAINED THAT THIS MEETING IS TO GO OVER ALL THE FLAGGED ITEMS.*

*\*\*TO VIEW THE SLIDE PRESENTATION AND GET THE FULL COMMENTARY PLEASE REFER TO THE MEETING VIDEO ON THE CITY OF FULSHEAR'S WEBSITE\*\**

**5. Adjournment**

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

*AYES: PLANNING AND ZONING MEMBERS-  
ECKROTH  
STACY  
PEARCE  
BERGER*

*EHMAN  
DOWDALL*

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBER HAKIMZADEH*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 7:58 P.M.*