



# 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

**STAFF:**  
CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## PLANNING AND ZONING COMMISSION MEETING MINUTES AUGUST 7, 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, AUGUST 7, 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/494278869> ]**

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 VIDEO CONFERENCE WAS CALLED TO ORDER BY PLANNING AND ZONING CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, AUGUST 7, 2020.*

**2. Quorum**

*A QUORUM WAS PRESENT.*

**MEMBERS PRESENT**

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

**CITY STAFF**

*KIMBERLY KOPECKY  
ZACH GOODLANDER  
MARIELA RODRIGUEZ  
BYRON BROWN  
SHARON VALIANTE*

**OTHERS PRESENT**

*281-813-8641  
MALINA SPRINGER  
JORDYN ROLLER  
CHARLIE PATOUT  
KAYE KAHLICH  
GERALD GRISSOM  
TREY DEVILLIER  
JOHN HERZOG  
DANIEL VALDEZ  
TODD  
BILL SWEITZER  
ROB BAMFORD*

**3. Citizen’s Comments**

*THERE WERE NO CITIZEN COMMENTS*

**4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on July 10, 2020 and July 28, 2020 (Joint with City Council)**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE MINUTES FROM PLANNING AND ZONING COMMISSION MEETINGS HELD ON JULY 10, 2020 AND JULY 28, 2020 (JOINT WITH CITY COUNCIL). 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*

*RANDY STACY*

*DAR HAKIMZADEH*

*AMY PEARCE*

*JOAN BERGER*

*GREGORY EHMAN*

*JOHN DOWDALL*

*NAYS: NONE*

**5. Consideration and possible action to recommend approval of an update to the Polo Ranch Master Signage Plan**

*CHARLIE PATOUT WITH LJA EXPLAINED THAT THEY ARE PROPOSING CHANGING ONE BIG COMMUNITY MONUMENTATION SIGN OF APPROXIMATELY 322SQ. FT. TO TWO SMALLER SIGNS OF APPROXIMATELY 149 SQ. FT. EACH FOR THE ENTRANCE OF THE POLO RANCH SUBDIVISION COMING OFF OF FM 359 INTO THE COMMUNITY.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE AN UPDATE TO THE POLO RANCH MASTER SIGNAGE PLAN. 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*

*RANDY STACY*

*DAR HAKIMZADEH*

*AMY PEARCE*

*JOAN BERGER*

*GREGORY EHMAN*

*JOHN DOWDALL*

*NAYS: NONE*

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

*ZACH GOODLANDER INTRODUCED THIS ITEM. HE EXPLAINED THE UPDATE INCLUDES FURTHER DETAIL OF THE NOW PLATTED SECTIONS OF THE NORTHERN PART OF CROSS CREEK NEXT TO TAMARRON AND THE WESTERN SIDE OF CROSS CREEK KNOWN AS THE PANHANDLE. THIS ALSO SHOWS THE CIVIC SPACE HAS SHRUNK AND THE DRAINAGE AREA HAS BEEN MORE WELL DEFINED.*

*DAN VALDEZ WITH META PLANNING ANSWERED QUESTIONS.*

*TODD HAMILTON WITH JOHNSON DEVELOPMENT STATED THAT THEY PLAN TO CONTINUE WITH WALKING TRAILS ALONG THE EXTENSION WHERE IT IS APPLICABLE.*

*CHAIRMAN PEARCE REQUESTED THAT A CORRECTION BE MADE ON THIS GENERAL PLAN FOR THE SCHOOL NAME LOCATED BY LEAMAN JR HIGH AND FULSHEAR HIGH SCHOOL FROM ADAMS MIDDLE SCHOOL TO ROBERTS MIDDLE SCHOOL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE AN UPDATE TO THE CROSS CREEK RANCH GENERAL PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: PLANNING AND ZONING MEMBER-*

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

*NAYS: NONE*

**7. Consideration and possible action to recommend approval of the Commons at Jordan Ranch Preliminary Plat**

*ZACH GOODLANDER STATED ALL REVISIONS HAVE BEEN MADE AND STATED THE CITY ENGINEER RECOMMENDS APPROVAL OF THIS PLAT.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE COMMONS AT JORDAN RANCH PRELIMINARY PLAT. 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  
RANDY STACY  
DAR HAKIMZADEH*

AMY PEARCE  
JOAN BERGER  
GREGORY EHMAN  
JOHN DOWDALL

NAYS: NONE

**8. Consideration and possible action to recommend approval of the Bend in Jordan Ranch Preliminary Plat**

ZACH GOODLANDER EXPLAINED ALL CHANGES HAVE BEEN MADE AND RECOMMENDS APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE BEND IN JORDAN RANCH PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER ECKROTH. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBER-

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

NAYS: NONE

**9. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 15 Preliminary Plat**

PER ZACH GOODLANDER, ALL CHANGES HAVE BEEN MADE AND IS RECOMMENDING APPROVAL.

BILL SWITZER THE LAND PLANNER FOR FULBROOK ANSWERED QUESTIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE FULBROOK ON FULSHEAR CREEK SECTION 15 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBER-

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

NAYS: NONE

**10. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 16 Preliminary Plat**

*ZACH GOODLANDER STATED THAT PER THE CITY ENGINEER ALL CHANGES HAVE BEEN MADE AND RECOMMEND APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO APPROVE THE FULBROOK ON FULSHEAR CREEK SECTION 16 PRELIMINARY PLAT. 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  
RANDY STACY  
DAR HAKIMZADEH  
AMY PEARCE  
JOAN BERGER  
GREGORY EHMAN  
JOHN DOWDALL*

*NAYS: NONE*

**11. Consideration and possible action to recommend approval of the Polo Ranch Section 12 Preliminary Plat**

*PER ZACH GOODLANDER, ALL CHANGES HAVE BEEN MADE AND IS RECOMMENDING APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE POLO RANCH SECTION 12 PRELIMINARY 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  
RANDY STACY  
DAR HAKIMZADEH  
AMY PEARCE  
JOAN BERGER  
GREGORY EHMAN  
JOHN DOWDALL*

*NAYS: NONE*

**12. Consideration and possible action to recommend approval of the Fulshear Bend Drive Extension No. 4 Final Plat**

*PER ZACH GOODLANDER RECOMMENDED FOR APPROVAL AS SUBMITTED.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE FULSHEAR BEND DRIVE EXTENSION NO. 4 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER ECKROTH. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: PLANNING AND ZONING MEMBER-*

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

*NAYS: NONE*

**13. Adjournment**

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

*AYES: PLANNING AND ZONING MEMBER-*

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

*NAYS: NONE*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:00A.M.*