



# 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 SEPTEMBER 4, 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, SEPTEMBER 4, 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/213874845> **|**

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 AMY PEARCE AT 8:30 A.M. ON FRIDAY SEPTEMBER 04, 2020.*

**2. Quorum**

*A QUORUM WAS PRESENT.*

**MEMBERS PRESENT**

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

**ABSENT**

*JOHN DOWDALL*

**CITY STAFF PRESENT**

*KIMBERLY KOPECKY  
ZACH GOODLANDER  
CHANDLER MARKS  
BYRON BROWN  
MARIELA RODRIGUEZ  
KERRY SIGLER*

**OTHERS PRESENT**

*OWNER  
MALINA SPRINGER  
NOAH WORLEY  
TREY DEVILLIER  
ROBERT DEDEN  
DOUG  
PAT MOLLERE  
ELIZABETH GRISHAM  
MATT STOOPS  
GLORIA SEPHERS  
ROB  
TRACY YOUNGBLOOD*

LOGAN ZHOU  
MAYOR GROFF  
TODD HAMILTON  
KAYE KAHLICH  
OWEN BEMENT  
KEVIN GILLIGAN  
JOHN HERZOG  
KENT MILSON  
GEOFF FREEMAN  
DAVID BAIRD  
BRYAN THOMAS  
DANIEL VALDEZ  
GERALD GRISSOM  
RENE RODRIGUEZ  
JAMES FLORES

### **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.**

*THERE WERE NO CITIZEN COMMENTS.*

### **4. PUBLIC HEARING –**

**In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local**

**Government Code, the City will hold four Public Hearings regarding the Consolidated Development Ordinance (CDO), an ordinance setting forth new zoning, architectural, parking, and other development related standards, regulations, and classifications affecting the area within the city limits and extra-territorial jurisdiction, at which interested parties may appear and be heard. The first Public Hearing will be held by the Planning and Zoning Commission on September 4, 2020 at 8:30 a.m., the hearing will be held at (<https://global.gotomeeting.com/join/213874845>). The second hearing will be held by the**

**City Council on September 8, 2020 at 7:00 p.m., the hearing will be held at (<https://global.gotomeeting.com/join/561425717>). A third public hearing will be by the Planning and**

Zoning Commission on September 4, 2020 at 9 am., the hearing will be held at City Hall, 30603 FM 1093 Fulshear, Texas. A fourth public hearing will be held by City Council on September 8, 2020 at 5:30 p.m., at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. A copy of the CDO is on file at the City of Fulshear Development Services Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852. Potential cancellation disclaimer: At the time of this notice, certain provisions of the Texas Open Meetings Act have been suspended by the Texas Governor in response to COVID-19, which provisions may become effective again prior to one or more of the foregoing public hearings being held. Therefore, one or more of such public hearings may be cancelled. Please refer to the City's website, <http://www.fulsheartexas.gov/>, for the most current information regarding the status of these hearings.

*CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:32 A.M.*

*OWEN BEMENT SPOKE REGARDING SIGNS AND ELECTRONIC MESSAGE BOARDS.*

*PAT MOLLERE SPOKE REGARDING LED LIGHTING FOR SIGNAGE.*

*ELIZABETH GRISHAM SPOKE REGARDING CONCERNS FOR THE DEVELOPMENT OF THE CITY (SIGNS).*

*ROB BAMFORD SPOKE REGARDING QUESTIONS AND CONCERNS REGARDING THE ETJ.*

*KENT MILSON SPOKE REGARDING CLARIFICATION TO SOME ITEMS IN THE CDO.*

*DAN VALDEZ SPOKE REGARDING COMMENTS HE PROVIDED TO THE CITY.*

*MATT STOOPS SPOKE REGARDING NEEDING MORE CLARITY ABOUT WHAT APPLIES TO THE ETJ.*

*GERALD GRISSOM SPOKE REGARDING COMMENTS HE PROVIDED TO ZACH GOODLANDER LAST NIGHT.*

*ROB BAMFORD SPOKE AGAIN REGARDING HIS CONCERNS.*

*CHAIRMAN PEARCE ENDED THE PUBLIC HEARING AT 8:48 A.M.*

**5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on August 7, 2020**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON AUGUST 7, 2020. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: PLANNING AND ZONING MEMBERS-*

*JENNIFER ECKROTH  
RANDY STACY  
DAR HAKIMZADEH  
AMY PEARCE*

*JOAN BERGER  
GREGORY EHMAN*

*NAYS: NONE  
ABSENT: JOHN DOWDALL*

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

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER ECKROTH TO RECOMMEND APPROVAL OF THE POLO RANCH SECTION 12 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 MEMBERS-*

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

*NAYS: NONE  
ABSENT: JOHN DOWDALL*

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

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE FULBROOK ON FULSHEAR CREEK SECTION 16 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 MEMBERS-*

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

*NAYS: NONE  
ABSENT: JOHN DOWDALL*

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

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE COMMONS AT JORDAN RANCH FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: PLANNING AND ZONING MEMBERS-*

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

*NAYS: NONE*

*ABSENT: JOHN DOWDALL*

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

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER ECKROTH TO RECOMMEND APPROVAL OF THE BEND IN JORDAN RANCH FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: PLANNING AND ZONING MEMBERS-*

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

*NAYS: NONE*

*ABSENT: JOHN DOWDALL*

**10. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication No. 8 Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF THE JORDAN RANCH STREET DEDICATION NO. 8 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 MEMBERS-*

*JENNIFER ECKROTH  
RANDY STACY*

DAR HAKIMZADEH  
AMY PEARCE  
JOAN BERGER  
GREGORY EHMAN

NAYS: NONE  
ABSENT: JOHN DOWDALL

**11. Consideration and possible action to recommend approval of the Tamarron Section 21 Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 21 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: PLANNING AND ZONING MEMBERS-*

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

NAYS: NONE  
ABSENT: JOHN DOWDALL

**12. Consideration and possible action to recommend approval of the Tamarron Section 44 Preliminary Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 44 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 MEMBERS-*

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

NAYS: NONE  
ABSENT: JOHN DOWDALL

**13. Consideration and possible action to recommend approval of the Tamarron FM 1463 Commercial Reserve Preliminary Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON FM 1463 COMMERCIAL RESERVE 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 MEMBERS-*

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

*NAYS: NONE*

*ABSENT: JOHN DOWDALL*

**14. Consideration and possible action to recommend approval of the Tamarron Parkway Phase 4 Street Dedication Preliminary Plat**

***(THIS ITEM WAS ORIGINALLY MISSED AND ACTION WAS TAKEN AFTER ITEM 19)***

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON PARKWAY PHASE 4 STREET DEDICATION 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 MEMBERS-*

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

*NAYS: NONE*

*ABSENT: JOHN DOWDALL*

**15. Consideration and possible action to recommend approval of the Tamarron Section 33 Preliminary Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 33 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: PLANNING AND ZONING MEMBERS-*



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

NAYS: NONE

ABSENT: JOHN DOWDALL

**16. Consideration and possible action to recommend approval of the Tamarron Crossing Street Dedication No. 2 Preliminary Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER ECKROTH TO RECOMMEND APPROVAL OF THE TAMARRON CROSSING STREET DEDICATION NO. 2 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 MEMBERS-

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

NAYS: NONE

ABSENT: JOHN DOWDALL

**17. Consideration and possible action to recommend approval of the Jordan Ranch Section 25 Preliminary Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 25 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 MEMBERS-

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

NAYS: NONE

ABSENT: JOHN DOWDALL

**18. Consideration and possible action to recommend approval of the Fulshear Run Section 4 Preliminary Plat**

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF THE FULSHEAR RUN SECTION 4 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 MEMBERS-

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

NAYS: NONE

ABSENT: JOHN DOWDALL

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE UPDATE TO THE CROSS CREEK RANCH GENERAL PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

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

NAYS: NONE

ABSENT: JOHN DOWDALL

**\*\*PLANNING AND ZONING MEMBERS WENT BACK TO ITEM 14 TO TAKE ACTION\*\***

**20. Consideration and possible action to recommend approval of Ordinance No. 2020-1331, adopting the Consolidated Development Ordinance (CDO)**

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF ORDINANCE NO. 2020-1331, ADOPTING THE CDO WITH THE PROHIBITION OF

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

*AYES: PLANNING AND ZONING MEMBERS-*

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

*NAYS: NONE*

*ABSENT: JOHN DOWDALL*

## **21. 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-*

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

*NAYS: NONE*

*ABSENT: JOHN DOWDALL*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:39 A.M.*