



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- 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

PLANNING AND ZONING COMMISSION MEETING MINUTES OCTOBER 2, 2020

[<https://global.gotomeeting.com/join/335303965>]

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 CO-CHAIRMAN DAR HAKIMZADEH AT 8:30 A.M. ON FRIDAY OCTOBER 2, 2020.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*JOAN BERGER
JENNIFER ECKROTH*

*RANDY STACY
GREGORY EHMAN
DAR HAKIMZADEH*

ABSENT

*AMY PEARCE
JOHN DOWDALL*

CITY STAFF PRESENT

*KIMBERLY KOPECKY
KERRY SIGLER
DEVELOPMENT SERVICES 2
ZACH GOODLANDER
DEVELOPMENT SERVICES
GRADY RANDLE
SHARON VALIANTE
CHANDLER MARKS*

OTHERS PRESENT

*DANIEL VALDEZ
BILL SWEITZER
GEOFF FREEMAN
GERALD GRISSOM
STEVE SAMS
TREY DEVILLIER
KAYE KAHLICH
JOHN HERZOG
KEVIN GILLIGAN
ERIC JOHNSON
ANGIE (ABHR)
GROFF*

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.

*STEVE SAMS WOULD LIKE TO SPEAK DURING HIS ITEM.
DAN VALDEZ WOULD LIKE TO SPEAK DURING HIS ITEM.
GERALD GRISSOM WOULD LIKE TO SPEAK DURING HIS ITEM.
BILL SWEITZER WOULD LIKE TO SPEAK DURING HIS ITEM.
ALEX KOSH WOULD LIKE TO SPEAK DURING HIS ITEM.*

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on September 4, 2020

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER ECKROTH TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON SEPTEMBER 4, 2020. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS- BERGER, ECKROTH, STACY, EHMAN, AND HAKIMZADEH

NAYS: NONE

ABSENT: PEARCE AND DOWDALL

5. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 15 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE FULBROOK ON FULSHEAR CREEK SECTION 15 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- BERGER, ECKROTH, STACY, EHMAN, AND HAKIMZADEH

NAYS: NONE

ABSENT: PEARCE AND DOWDALL

6. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 6 Preliminary Plat

ZACH GOODLANDER EXPLAINED TO THE MEMBERS THAT PER THE CITY ENGINEER (DAVID LEYENDECKER), THIS PLAT WAS RECOMMENDED FOR DENIAL. HE WAS UNABLE TO REVIEW ANY CORRECTIONS MADE PRIOR TO THE MEETING. BILL SWEITZER SPOKE REGARDING THIS PLAT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND DENIAL OF THE FULBROOK ON FULSHEAR CREEK SECTION 6 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- BERGER, ECKROTH, STACY, EHMAN, AND HAKIMZADEH

NAYS: NONE

ABSENT: PEARCE AND DOWDALL

7. Consideration and possible action to recommend approval of the Jordan Ranch Model Home Park No. 2 Preliminary Plat

ZACH GOODLANDER EXPLAINED TO THE MEMBERS THAT PER THE CITY ENGINEER (DAVID LEYENDECKER), THIS PLAT WAS RECOMMENDED FOR DENIAL. HE WAS UNABLE TO REVIEW ANY CORRECTIONS MADE PRIOR TO THE MEETING. DAN VALDEZ AND STEVE SAMS SPOKE WITH THE P&Z MEMBERS REGARDING QUESTIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND DENIAL OF THE JORDAN RANCH MODEL HOME PARK NO. 2 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- BERGER, ECKROTH, STACY, EHMAN, AND HAKIMZADEH

NAYS: NONE

ABSENT: PEARCE AND DOWDALL

8. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication No. 9 Final Plat

ZACH GOODLANDER EXPLAINED TO THE MEMBERS THAT PER THE CITY ENGINEER (DAVID LEYENDECKER), THIS PLAT WAS RECOMMENDED FOR DENIAL. HE WAS UNABLE TO REVIEW ANY CORRECTIONS MADE PRIOR TO THE MEETING.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND DENIAL OF THE JORDAN RANCH STREET DEDICATION NO. 9 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- BERGER, ECKROTH, STACY, EHMAN, AND HAKIMZADEH

NAYS: NONE

ABSENT: PEARCE AND DOWDALL

9. Consideration and possible action to recommend approval of the Tamarron FM 1463 Commercial Reserve No. 1 Final Plat

ZACH GOODLANDER EXPLAINED TO THE MEMBERS THAT PER THE CITY ENGINEER (DAVID LEYENDECKER), THIS PLAT WAS RECOMMENDED FOR DENIAL. HE WAS UNABLE TO REVIEW ANY CORRECTIONS MADE PRIOR TO THE MEETING.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND DENIAL OF THE TAMARRON FM 1463 COMMERCIAL RESERVE NO. 1 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- BERGER, ECKROTH, STACY, EHMAN, AND HAKIMZADEH

NAYS: NONE

ABSENT: PEARCE AND DOWDALL

10. Consideration and possible action to recommend approval of the Tamarron Section 33 Final Plat

ZACH GOODLANDER EXPLAINED TO THE MEMBERS THAT PER THE CITY ENGINEER (DAVID LEYENDECKER), THIS PLAT WAS RECOMMENDED FOR DENIAL. HE WAS UNABLE TO REVIEW ANY CORRECTIONS MADE PRIOR TO THE MEETING.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND DENIAL OF THE TAMARRON SECTION 33 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- BERGER, ECKROTH, STACY, EHMAN, AND HAKIMZADEH

NAYS: NONE

ABSENT: PEARCE AND DOWDALL

11. Consideration and possible action to recommend approval of the Tamarron Section 44 Final Plat

PER ZACH GOODLANDER, THE CITY ENGINEER (DAVID LEYENDECKER) RECOMMENDED APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 44 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- BERGER, ECKROTH, STACY, EHMAN, AND HAKIMZADEH

NAYS: NONE

ABSENT: PEARCE AND DOWDALL

12. Consideration and possible action to recommend approval of the Tamarron Crossing Section 2 Street Dedication Final Plat

PER ZACH GOODLANDER, THE CITY ENGINEER (DAVID LEYENDECKER) RECOMMENDED APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE TAMARRON CROSSING SECTION 2 STREET DEDICATION 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- BERGER, ECKROTH, STACY, EHMAN, AND HAKIMZADEH

NAYS: NONE

ABSENT: PEARCE AND DOWDALL

13. Consideration and possible action to recommend approval of the Tamarron Section 28 Preliminary Plat

PER ZACH GOODLANDER, THE CITY ENGINEER (DAVID LEYENDECKER) RECOMMENDED APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 28 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- BERGER, ECKROTH, STACY, EHMAN, AND HAKIMZADEH

NAYS: NONE

ABSENT: PEARCE AND DOWDALL

14. Consideration and possible action to recommend approval of the Fort Bend County MUD No. 198 Water Plant No. 1 Preliminary Plat

ZACH GOODLANDER EXPLAINED TO THE MEMBERS THAT PER THE CITY ENGINEER (DAVID LEYENDECKER), THIS PLAT WAS RECOMMENDED FOR DENIAL. HE WAS UNABLE TO REVIEW ANY CORRECTIONS MADE PRIOR TO THE MEETING.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND DENIAL OF THE FORT BEND COUNTY MUD NO. 198 WATER PLANT NO. 1 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- BERGER, ECKROTH, STACY, EHMAN, AND HAKIMZADEH

NAYS: NONE

ABSENT: PEARCE AND DOWDALL

15. 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 MEMBERS- BERGER, ECKROTH, STACY, EHMAN, AND HAKIMZADEH

NAYS: NONE

ABSENT: PEARCE AND DOWDALL

CO-CHAIRMAN HAKIMZADEH ADJOURNED THE MEETING AT 9:22 A.M.