



# 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

CITY MANAGER: Jack Harper

STAFF:

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## **PLANNING AND ZONING COMMISSION MEETING MINUTES NOVEMBER 6, 2020**

[ <https://global.gotomeeting.com/join/573492125> ]

### **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, NOVEMBER 6, 2020.*

### **2. Quorum**

*A QUORUM WAS PRESENT.*

### **MEMBERS PRESENT**

*JENNIFER ECKROTH  
RANDY STACY*

*DAR HAKIMZADEH  
AMY PEARCE  
JOAN BERGER  
GREGORY EHMAN @ 8:32 A.M.  
JOHN DOWDALL @ 8:31 A.M.*

**CITY STAFF PRESENT**

*MARIELA RODRIGUEZ  
KERRY SIGLER  
BYRON BROWN  
ZACH GOODLANDER  
RODRIGO RODRIGUEZ  
KIMBERLY KOPECKY*

**OTHERS PRESENT**

*GEOFF FREEMAN  
KAYE KAHLICH  
GERALD GRISSOM  
DANIEL VALDEZ  
BAYLEIGH KEMPAINEN  
STEVE SAMS  
TREY DEVILLIER  
TODD HAMILTON  
GROFF  
ART CAMPBELL  
ERIC  
ROB*

**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.**

*KAYE KAHLICH SPOKE REGARDING THE SIGN VARIANCE.*

**4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on October 2, 2020**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON OCTOBER 2, 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- ECKROTH, STACY, HAKIMZADEH, BERGER, EHMAN, AND DOWDALL*

*ABSTAIN: CHAIRMAN AMY PEARCE*

*ABSENT: NONE*

**5. Consideration and possible action to approve the Polo Ranch Section 10 Preliminary Plat**

*PER ZACH GOODLANDER, THIS PLAT IS RECOMMENDED FOR APPROVAL*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE POLO RANCH SECTION 10 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

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

*NAYS: NONE*

*ABSENT: NONE*

*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 6-8 TOGETHER. THERE WERE NO OBJECTIONS.*

**6. Consideration and possible action to approve the Creek Rush at Cross Creek Ranch Section 3 Preliminary Plat**

**7. Consideration and possible action to approve Creek Rush at Cross Creek Ranch Section 4 Preliminary Plat**

**8. Consideration and possible action to approve Creek Rush at Cross Creek Ranch Section 5 Preliminary Plat**

*PER ZACH GOODLANDER, THESE PLATS WERE CORRECTED AND RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE CREEK RUSH AT CROSS CREEK RANCH SECTION 3, CREEK RUSH AT CROSS CREEK RANCH SECTION 4, AND CREEK RUSH AT CROSS CREEK RANCH SECTION 5 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

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

*NAYS: NONE*

*ABSENT: NONE*

**9. Consideration and possible action to approve Fulshear Bend Drive Extension No. 5 Street Dedication Preliminary Plat**

*ZACH GOODLANDER EXPLAINED THAT HE DID NOT RECEIVE THE REVISED PLAT UNTIL 5 P.M. YESTERDAY. STAFF WILL RECOMMEND APPROVAL BUT THE CITY ENGINEER HAS NOT BEEN ABLE TO REVIEW AND RECOMMEND APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE FULSHEAR BEND DRIVE EXTENSION NO. 5 STREET DEDICATION 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- ECKROTH, STACY, HAKIMZADEH, PEARCE, BERGER, EHMAN, AND DOWDALL*

*NAYS: NONE*

*ABSENT: NONE*

**10. Consideration and possible action to approve the Sycamore Ranch Lane and Reserves Street Dedication Preliminary Plat**

*PER ZACH GOODLANDER, THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE SYCAMORE RANCH LANE AND RESERVES STREET DEDICATION 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- ECKROTH, STACY, HAKIMZADEH, PEARCE, BERGER, EHMAN, AND DOWDALL*

*NAYS: NONE*

*ABSENT: NONE*

*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 11-16 TOGETHER. THERE WERE NO OBJECTIONS.*

11. Consideration and possible action to approve the Jordan Ranch Section 26 Preliminary Plat
12. Consideration and possible action to approve the Jordan Ranch Section 27 Preliminary Plat
13. Consideration and possible action to approve the Jordan Ranch Section 28 Preliminary Plat

14. Consideration and possible action to approve the Jordan Ranch Section 29 Preliminary Plat
15. Consideration and possible action to approve the Jordan Ranch Section 30 Preliminary Plat
16. Consideration and possible action to approve the Jordan Ranch Section 31 Preliminary Plat

*PER ZACH GOODLANDER, ALL PLATS (ITEMS 11-16) ARE RECOMMENDED FOR APPROVAL.*

*DANIEL VALDEZ AND STEVE SAMS ANSWERED QUESTIONS. (FOR FULL AUDIO/VIDEO, PLEASE REQUEST A COPY OF THE RECORDING.)*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO APPROVE THE JORDAN RANCH SECTION 26, JORDAN RANCH SECTION 27, JORDAN RANCH SECTION 28, JORDAN RANCH SECTION 29, JORDAN RANCH SECTION 30, AND JORDAN RANCH SECTION 31 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: PLANNING AND ZONING MEMBERS- ECKROTH, STACY, HAKIMZADEH, PEARCE, BERGER, EHMANN, AND DOWDALL*

*NAYS: NONE*

*ABSENT: NONE*

17. Consideration and possible action to approve the Jordan Ranch Street Dedication No. 10 Preliminary Plat

*PER ZACH GOODLANDER, THE COMMENT FROM CITY ENGINEER WAS ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE JORDAN RANCH STREET DEDICATION NO. 10 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- ECKROTH, STACY, HAKIMZADEH, PEARCE, BERGER, EHMANN, AND DOWDALL*

*NAYS: NONE*

*ABSENT: NONE*

**18. Consideration and possible action to approve the Tamarron Section 60 Preliminary Plat**

*PER ZACH GOODLANDER, THE COMMENTS WERE ADDRESSED AND THE PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE TAMARRON SECTION 60 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- ECKROTH, STACY, HAKIMZADEH, PEARCE, BERGER, EHMAN, AND DOWDALL*

*NAYS: NONE*

*ABSENT: NONE*

~~**19. Consideration and possible action to approve the Cross Creek West General Plan**~~

*THIS ITEM WAS PULLED BY THE DEVELOPER.*

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

*PER ZACH GOODLANDER, THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE TAMARRON PARKWAY PHASE 4 STREET DEDICATION FINAL 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- ECKROTH, STACY, HAKIMZADEH, PEARCE, BERGER, EHMAN, AND DOWDALL*

*NAYS: NONE*

*ABSENT: NONE*

**21. Consideration and possible action to recommend approval of the Tamarron Section 28 Final Plat**

*PER ZACH GOODLANDER, THIS PLAT IS RECOMMENDED FOR APPROVAL.*

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

*NAYS: NONE*

*ABSENT: NONE*

**22. Consideration and possible action to recommend approval of the Fort Bend County MUD 198 Water Plant Final Plat**

*PER ZACH GOODLANDER, THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE FORT BEND COUNTY MUD 198 WATER PLANT 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- ECKROTH, STACY, HAKIMZADEH, PEARCE, BERGER, EHMAN, AND DOWDALL*

*NAYS: NONE*

*ABSENT: NONE*

**23. Consideration and possible action regarding a variance for a monument sign at 27500 Fulshear Bend Drive (Katy-Jordan High School)**

*ZACH GOODLANDER EXPLAINED THIS VARIANCE WAS PREVIOUSLY HEARD IN FEBRUARY. IT WAS TABLED UNTIL AFTER THE CDO WAS FINALIZED. VARIANCES ARE DUE TO GO TO THE ZONING BOARD OF ADJUSTMENT, BUT BECAUSE THIS WAS PREVIOUSLY HEARD BY THE PLANNING AND ZONING COMMISSION, IT WAS BROUGHT BACK TO THEM.*

*BAYLEIGH KEMPAINEN GAVE A BRIEF PRESENTATION. BAYLEIGH AND ART CAMPBELL ANSWERED QUESTIONS. (FOR FULL DISCUSSION, REQUEST VIDEO/AUDIO)*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO DENY THE REQUEST FOR A VARIANCE FOR A MONUMENT SIGN AT 27500 FULSHEAR BEND DRIVE (KATY-JORDAN HIGH SCHOOL). IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

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

*NAYS: PLANNING AND ZONING MEMBER EHMAN*

*ABSENT: NONE*

**24. Adjournment**

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

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

*NAYS: NONE*

*ABSENT: NONE*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:19 A.M.*