



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 DECEMBER 04, 2020

1. Call to Order

A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY PLANNING AND ZONING CHAIRMAN AMY PEARCE AT 8:30 A.M. ON FRIDAY, DECEMBER 4, 2020 AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

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

MEMBERS ABSENT

*JENNIFER ECKROTH
DAR HAKIMZADEH*

CITY STAFF PRESENT

MARIELA RODRIGUEZ
SHARON VALIANTE
ZACH GOODLANDER
RODRIGO RODRIGUEZ
KIMBERLY KOPECKY
JESUS ESCOBAR

OTHERS PRESENT

BOBBY DEDEN
TREY DEVILLIER
GERALD GRISSOM
KAYE KAHLICH
DANIEL GILLHAM
DOUG KONOPKA

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 November 06, 2020

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON NOVEMBER 6, 2020. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND HAKIMZADEH

ABSTAIN: NONE

5. Consideration and possible action to recommend approval of an update to the Fulshear Run General Plan

THE PLANNING AND ZONING MEMBERS ASKED QUESTIONS AND DANIEL GILLHAM OF TRENDMAKER ANSWERED THEM.

PLANNING AND ZONING MEMBER DOWDALL RECUSED HIMSELF AND STEPPED AWAY FROM HIS CHAIR/TABLE PRIOR TO THE MOTIONS AND VOTES DUE TO CONFLICT OF INTEREST.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF AN UPDATE TO THE FULSHEAR RUN GENERAL PLAN. IT WAS SECONDED BY

PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS- STACY, PEARCE, BERGER, AND EHMAN

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS- ECKROTH AND HAKIMZADEH

ABSTAIN: PLANNING AND ZONING MEMBER DOWDALL

6. Consideration and possible action to recommend approval of the Fulshear Run Section 5 Preliminary Plat

7. Consideration and possible action to recommend approval of the Fulshear Run Section 6 Preliminary Plat

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 6 AND 7 TOGETHER.

PER ZACH, THE CHANGES HAVE BEEN COMPLETED AND THE CITY ENGINEER IS RECOMMENDING APPROVAL FOR BOTH SECTIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF THE FULSHEAR RUN SECTIONS 5 AND 6 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS- STACY, PEARCE, BERGER, AND EHMAN

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS- ECKROTH AND HAKIMZADEH

ABSTAIN: PLANNING AND ZONING MEMBER DOWDALL

PLANNING AND ZONING MEMBER DOWDALL RETURNED TO HIS SEAT/TABLE AFTER THE VOTES WERE COMPLETED.

8. Consideration and possible action to recommend approval of the Polo Ranch Section 8 Preliminary Plat

9. Consideration and possible action to recommend approval of the Polo Ranch Section 9 Preliminary Plat

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 8 AND 9 TOGETHER

PER ZACH THE CITY ENGINEER RECOMMENDED APPROVAL FOR BOTH SECTIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE POLO RANCH SECTIONS 8 AND 9 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND HAKIMZADEH

ABSTAIN: NONE

10. Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section 1 Preliminary Plat

11. Consideration and possible action to recommend approval of the Creek Rush at Cross Creek Ranch Section 6 Preliminary Plat

PER ZACH THE CITY ENGINEER RECOMMENDS APPROVAL FOR BOTH SECTIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE CREEK RUSH AT CROSS CREEK RANCH SECTIONS 1 AND 6 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS- ECKROTH AND HAKIMZADEH

ABSTAIN: NONE

12. Consideration and possible action to recommend approval of the Bonterra at Cross Creek Ranch Section 9A Preliminary Plat

13. Consideration and possible action to recommend approval of the Bonterra at Cross Creek Ranch Section 11B Preliminary Plat

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 12 AND 13 TOGETHER.

PER ZACH THE CHANGES HAVE BEEN MADE AND BOTH ARE RECOMMENDED FOR APPROVAL BY THE CITY ENGINEER.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE BONTERRA AT CROSS CREEK RANCH SECTIONS 9A AND 11B PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS- ECKROTH AND HAKIMZADEH

ABSTAIN: NONE

14. Consideration and possible action to recommend approval of the Morgan's Spur Drive Extension No. 4 Street Dedication Preliminary Plat

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE MORGAN'S SPUR DRIVE EXTENSION NO. 4 STREET DEDICATION PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS- STACY, PEARCE, BERGER, EHMAN, AND DOWDALL
NAYS: NONE
ABSENT: PLANNING AND ZONING MEMBERS- ECKROTH AND HAKIMZADEH
ABSTAIN: NONE

15. Consideration and possible action to recommend approval of the Tamarron Lift Station No. 6 Preliminary Plat

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE TAMARRON LIFT STATION NO. 6 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS- STACY, PEARCE, BERGER, EHMAN, AND DOWDALL
NAYS: NONE
ABSENT: PLANNING AND ZONING MEMBERS- ECKROTH AND HAKIMZADEH
ABSTAIN: NONE

16. Consideration and possible action to recommend approval of the Tamarron Point Street Dedication Preliminary Plat

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON POINT STREET DEDICATION PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS- STACY, PEARCE, BERGER, EHMAN, AND DOWDALL
NAYS: NONE
ABSENT: PLANNING AND ZONING MEMBERS- ECKROTH AND HAKIMZADEH
ABSTAIN: NONE

17. Consideration and possible action to recommend approval of the Jordan Ranch Section 32 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 32 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBERS- STACY, PEARCE, BERGER, EHMAN, AND DOWDALL
NAYS: NONE
ABSENT: PLANNING AND ZONING MEMBERS- ECKROTH AND HAKIMZADEH
ABSTAIN: NONE

18. Consideration and possible action to approve the Fort Bend County MUD No. 198 WasteWater Treatment Plant Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE FORT BEND COUNTY MUD NO. 198 WASTEWATER TREATMENT PLANT PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS- STACY, PEARCE, BERGER, EHMAN, AND DOWDALL
NAYS: NONE
ABSENT: PLANNING AND ZONING MEMBERS- ECKROTH AND HAKIMZADEH
ABSTAIN: NONE*

19. Consideration and possible action to approve the Cross Creek West Section 1 Preliminary Plat

20. Consideration and possible action to approve the Cross Creek West Section 2 Preliminary Plat

21. Consideration and possible action to approve the Cross Creek West Section 3 Preliminary Plat

22. Consideration and possible action to approve the Cross Creek West Section 4 Preliminary Plat

23. Consideration and possible action to approve the Cross Creek West Section 5 Preliminary Plat

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 19-23 TOGETHER.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE CROSS CREEK WEST SECTIONS 1 THROUGH 5 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS- STACY, PEARCE, BERGER, EHMAN, AND DOWDALL
NAYS: NONE
ABSENT: PLANNING AND ZONING MEMBERS- ECKROTH AND HAKIMZADEH
ABSTAIN: NONE*

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

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE FULBROOK ON FULSHEAR CREEK SECTION 6 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS- STACY, PEARCE, BERGER, EHMAN, AND DOWDALL
NAYS: NONE
ABSENT: PLANNING AND ZONING MEMBERS- ECKROTH AND HAKIMZADEH
ABSTAIN: NONE*

25. Consideration and possible action to recommend approval of the Polo Ranch Section 10 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE POLO RANCH SECTION 10 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS- ECKROTH AND HAKIMZADEH

ABSTAIN: NONE

26. 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 VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS- ECKROTH AND HAKIMZADEH

ABSTAIN: NONE

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:13 A.M.