



# 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 JANUARY 8, 2021**

### **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, JANUARY 8, 2021 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  
JENNIFER ECKROTH  
DAR HAKIMZADEH*

#### **CITY STAFF PRESENT**

KIMBERLY KOPECKY  
MARIELA RODRIGUEZ  
BYRON BROWN  
ZACH GOODLANDER  
RODRIGO RODRIGUEZ

**OTHERS PRESENT**

TREY DEVILLIER  
MARK ARMATZ  
BOBBY DEDEN  
KAYE KAHLICH  
GERALD GRISSOM  
GEOFF FREEMAN  
JOHN HERZOG  
NOAH WORLEY

**3. Citizen's Comments**

*THERE WERE NO CITIZEN COMMENTS.*

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

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

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

**~~5. Consideration and possible action to recommend approval of an update to the Fulshear Run Master Sign Plan~~**

*THIS ITEM WAS STRUCK FROM THE AGENDA.*

*CHAIRMAN PEARCE ASKED THE COMMISSION TO TAKE ITEMS 6-8 TOGETHER. THERE WAS NO OBJECTION.*

- 6. Consideration and possible action to recommend approval of the Tamarron Section 40 Preliminary Plat**
- 7. Consideration and possible action to recommend approval of the Tamarron Section 41 Preliminary Plat**
- 8. Consideration and possible action to recommend approval of the Tamarron Section 42 Preliminary Plat**

*PER ZACH GOODLANDER, COSTELLO AND CALLUZA REVIEWED PLATS FOR THIS MEETING. ALL COMMENTS HAVE BEEN MITIGATED AND CAN BE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 40, TAMARRON SECTION 41, AND TAMARRON SECTION 42 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

**9. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Replat No. 2 Final Plat (SECTION 14)**

*PER ZACH GOODLANDER, ALL COMMENTS HAVE BEEN ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF THE FULBROOK ON FULSHEAR CREEK (SECTION 14) REPLAT NO. 2 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

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

*PER ZACH GOODLANDER, ALL COMMENTS WERE ADDRESSED/CLARIFIED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE FULSHEAR RUN SECTION 4 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER ECKROTH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*CHAIRMAN PEARCE ASKED THE COMMISSION TO TAKE ITEMS 11-12 TOGETHER. THERE WAS NO OBJECTION.*

**11. Consideration and possible action to recommend approval of the Polo Ranch Section 8 Final Plat**

**12. Consideration and possible action to recommend approval of the Polo Ranch Section 9 Final Plat**

*PER ZACH GOODLANDER, ALL COMMENTS HAVE BEEN ADDRESSED AND THIS PLAT WAS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE POLO RANCH SECTION 8 AND POLO RANCH SECTION 9 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

**13. Consideration and possible action to recommend approval of the Fort Bend County MUD No. 198 Wastewater Treatment Plant Final Plat**

*PER ZACH GOODLANDER, ALL COMMENTS WERE ADDRESSED AND THIS PLAT CAN BE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE FORT BEND COUNTY MUD NO. 198 WASTEWATER TREATMENT PLANT FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

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

*PER ZACH GOODLANDER, ALL COMMENTS WERE ADDRESSED AND THIS PLAT CAN BE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER ECKROTH TO RECOMMEND APPROVAL OF THE JORDAN RANCH STREET DEDICATION NO. 10 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*CHAIRMAN PEARCE ASKED THE COMMISSION TO TAKE ITEMS 15-22 TOGETHER. THERE WAS NO OBJECTION.*

- 15. Consideration and possible action to recommend approval of the Jordan Ranch Section 25 Final Plat**
- 16. Consideration and possible action to recommend approval of the Jordan Ranch Section 26 Final Plat**
- 17. Consideration and possible action to recommend approval of the Jordan Ranch Section 27 Final Plat**
- 18. Consideration and possible action to recommend approval of the Jordan Ranch Section 28 Final Plat**
- 19. Consideration and possible action to recommend approval of the Jordan Ranch Section 29 Final Plat**
- 20. Consideration and possible action to recommend approval of the Jordan Ranch Section 30 Final Plat**
- 21. Consideration and possible action to recommend approval of the Jordan Ranch Section 31 Final Plat**
- 22. Consideration and possible action to recommend approval of the Jordan Ranch Section 32 Final Plat**

*PER ZACH GOODLANDER, ALL COMMENTS HAVE BEEN ADDRESSED AND THESE PLATS ARE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 25, JORDAN RANCH SECTION 26, JORDAN RANCH SECTION 27, JORDAN RANCH SECTION 28, JORDAN RANCH SECTION 29, JORDAN RANCH SECTION 30, JORDAN RANCH SECTION 31, AND JORDAN RANCH SECTION 32 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

## **23. Adjournment**

*A MOTION TO ADJOURN WAS MADE BY PLANNING AND ZONING MEMBER EHMAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:52 A.M.*