



# 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

CITY MANAGER: Jack Harper

**STAFF:**

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

---

## **PLANNING AND ZONING COMMISSION MEETING MINUTES FEBRUARY 5, 2021**

### **1. Call to Order**

*A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY PLANNING AND ZONING CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, FEBRUARY 5, 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  
GREGORY EHMAN  
JENNIFER ECKROTH  
DAR HAKIMZADEH*

#### **MEMBERS ABSENT**

*JOAN BERGER  
JOHN DOWDALL*

**CITY STAFF PRESENT**

*KIMBERLY KOPECKY  
JESUS ESCOBAR  
BYRON BROWN  
ZACH GOODLANDER  
CLIFF BROUHARD*

**OTHERS PRESENT**

*KAYE KAHLICH  
MARK JANICEK  
MELONY GAY  
GEOFF FREEMAN  
DAN VALDEZ  
AND ABOUT 3 OTHERS THAT DID NOT SIGN IN*

**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 January 8, 2021**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMANN TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON JANUARY 8, 2021. IT WAS SECONDED BY PLANNING AND ZONING MEMBER ECKROTH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBERS BERGER AND DOWDALL*

**5. Consideration and possible action to recommend approval of the Tamarron Section 60 Final Plat**

*ZACH GOODLANDER INTRODUCED THIS ITEM. CLIFF AND COSTELLO REVIEWED THIS PLAT. PER ZACH, ALL ITEMS HAVE BEEN ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 60 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMANN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBERS BERGER AND DOWDALL*

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

*PER ZACH, ALL ITEMS WERE ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON LIFT STATION NO. 6 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBERS BERGER AND DOWDALL*

**7. Consideration and possible action to recommend approval of the Jordan Ranch Section 34 Preliminary Plat**

*PER ZACH, ALL ITEMS WERE ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 34 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSENT: PLANNING AND ZONING MEMBERS BERGER AND DOWDALL*

*CHAIRMAN PEARCE ASKED THE PLANNING AND ZONING MEMBERS TO TAKE ITEMS 8, 9, 10, AND 11 TOGETHER. THERE WERE NO OBJECTIONS.*

- 8. Consideration and possible action to recommend approval of the Tamarron West Section 1 Preliminary Plat**
- 9. Consideration and possible action to recommend approval of the Tamarron West Section 2 Preliminary Plat**
- 10. Consideration and possible action to recommend approval of the Tamarron West Section 3 Preliminary Plat**
- 11. Consideration and possible action to recommend approval of the Tamarron West Section 4 Preliminary Plat**

*ZACH GAVE A BRIEF EXPLANATION ON THESE PLATS. THESE PLATS PERTAIN TO A DEVELOPMENT AGREEMENT THAT CITY COUNCIL APPROVED IN DECEMBER. CHRIS JOUSAN WITH JONES & CARTER AND MARK JANICEK WITH D.R. HORTON ANSWERED QUESTIONS.*

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

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF TAMARRON WEST SECTION 1, SECTION 2, SECTION 3, AND SECTION 4 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

NAYS: NONE  
ABSENT: PLANNING AND ZONING MEMBERS BERGER AND DOWDALL

CHAIRMAN PEARCE ASKED THE PLANNING AND ZONING MEMBERS TO TAKE ITEMS 12 AND 13 TOGETHER. THERE WERE NO OBJECTIONS.

12. **Consideration and possible action to recommend approval of the Tamarron Park Drive and Tamarron Point Street Dedication Preliminary Plat**
13. **Consideration and possible action to recommend approval of the Tamarron Point Street Dedication Section 2 Preliminary Plat**

PER ZACH, META PLANNING HAS SATIFIED ALL THE COMMENTS. THESE PLATS CAN BE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE TAMARRON PARK DRIVE AND TAMARRON POINT STREET DEDICATION AND TAMARRON POINT STREET DEDICATION SECTION 2 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER ECKROTH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

#### 14. **Adjournment**

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

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

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:45 A.M.