



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

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 MARCH 5, 2021

1. Call to Order

A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, MARCH 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
DAR HAKIMZADEH
JOAN BERGER
JOHN DOWDALL*

MEMBERS ABSENT

GREGORY EHMAN
JENNIFER ECKROTH

CITY STAFF PRESENT

KIMBERLY KOPECKY
ZACH GOODLANDER
CLIFF BROUHARD
JESUS ESCOBAR

OTHERS PRESENT

KENT MILSON
TREY DEVILLIER
KEVIN GILLIGAN
KAYE KAHLICH
GEOFF FREEMAN
SCOTT MCKINZIE
CAMERON MILLER
DANIEL GILLHAM
TODD HAMILTON
MAYRA HERNANDEZ

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 February 5, 2021

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON FEBRUARY 5, 2021. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMAN

ABSTAIN: PLANNING AND ZONING MEMBER BERGER

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

ZACH GOODLANDER INTRODUCED THIS ITEM. HE INCLUDED THE CURRENT SIGN PLAN AND THE UPDATE IN THE PACKET. HE BRIEFLY EXPLAINED THE CHANGES AND ANSWERED QUESTIONS FROM THE PLANNING AND ZONING MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE UPDATE TO THE FULSHEAR RUN MASTER SIGNAGE PLAN WITH A 6 MONTH TIMELINE FOR "MODEL HOME COMING SOON" SIGN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMANN

6. Consideration and possible action to approve the North Fulshear Business Center Preliminary Plat

PER ZACH, NO REVISIONS WERE RECEIVED AND THIS PLAT IS RECOMMENDED FOR DENIAL DUE TO THE LACK OF REVISIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO DENY THE NORTH FULSHEAR BUSINESS CENTER PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMANN

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 7 AND 8 TOGETHER. THERE WERE NO OBJECTIONS.

7. Consideration and possible action to recommend approval of the Tamarron Section 45 Preliminary Plat

8. Consideration and possible action to recommend approval of the Tamarron Section 55 Preliminary Plat

PER ZACH, THESE PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 45 AND TAMARRON SECTION 55 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMANN

9. Consideration and possible action to recommend approval of the Tamarron Point Section 2 Street Dedication Preliminary Plat

PER ZACH, THIS PLAT WAS RECOMMENDED FOR APPROVAL. GEOFF FREEMAN ANSWERED QUESTIONS.

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

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMANN

10. Consideration and possible action to recommend approval of the Tamarron West Section 1 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMANN

11. Consideration and possible action to recommend approval of the Tamarron West Section 2 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 2 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMANN

12. Consideration and possible action to recommend approval of the Tamarron West Section 3 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 3 FINAL PLAT. IT WAS

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

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMAN

13. Consideration and possible action to recommend approval of the Tamarron West Section 4 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 4 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMAN

14. Consideration and possible action to recommend approval of the Tamarron Point Street Dedication and Reserve Section Final Plat

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

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMAN

15. Consideration and possible action to recommend approval of the Tamarron Park Drive and Tamarron Point Street Dedication Final Plat

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

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

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMAN

16. Consideration and possible action to recommend approval of the Cross Creek West Section 1 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE CROSS CREEK WEST SECTION 1 FINAL PLAT WITH A VARIANCE FOR 14 FT. REAR UTILITY EASEMENT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS- BERGER, HAKIMZADEH, PEARCE, AND STACY
NAYS: PLANNING AND ZONING MEMBER DOWDALL
ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMEN*

17. Consideration and possible action to recommend approval of the Cross Creek West Section 2 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE CROSS CREEK WEST SECTION 2 FINAL PLAT WITH A VARIANCE FOR 14 FT. REAR UTILITY EASEMENT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS- BERGER, HAKIMZADEH, PEARCE, AND STACY
NAYS: PLANNING AND ZONING MEMBER DOWDALL
ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMEN*

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 18 THROUGH 20 TOGETHER. THERE WERE NO OBJECTIONS.

18. Consideration and possible action to recommend approval of the Cross Creek West Section 3 Final Plat

19. Consideration and possible action to recommend approval of the Cross Creek West Section 4 Final Plat

20. Consideration and possible action to recommend approval of the Cross Creek West Section 5 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF THE CROSS CREEK WEST SECTION 3, CROSS CREEK WEST SECTION 4 AND CROSS CREEK WEST SECTION 5 FINAL PLAT WITH A VARIANCE FOR 14 FT. REAR UTILITY EASEMENT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBERS- BERGER, HAKIMZADEH, PEARCE, AND STACY
NAYS: PLANNING AND ZONING MEMBER DOWDALL
ABSENT: PLANNING AND ZONING MEMBERS ECKROTH AND EHMEN*

21. Adjournment

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

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

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:03 A.M.