



# 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)

**PLANNING & ZONING:**

CHAIRMAN AMY PEARCE

CO-CHAIR - DAR HAKIMZADEH

MEMBER - JOAN BERGER

MEMBER - GREGORY EHMAN

MEMBER - JOHN DOWDALL

MEMBER - JENNIFER

ECKROTH

MEMBER - RANDY STACY

**STAFF:**

CITY MANAGER: JACK HARPER  
CITY SECRETARY: KIMBERLY KOPECKY

CITY ATTORNEY: J. GRADY  
RANDLE

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## **PLANNING AND ZONING COMMISSION MEETING**

April 9, 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, APRIL 09, 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*

*JOAN BERGER*

*JOHN DOWDALL*

**CITY STAFF PRESENT**

KIMBERLY KOPECKY  
MARIELA RODRIGUEZ  
JESUS ESCOBAR  
BYRON BROWN  
ZACH GOODLANDER  
CLIFF BROUHARD

**OTHERS PRESENT**

WALTER SMITH  
WALT SMITH  
NAOMI MC AMINCH  
COLLIN PIER  
BOBBY DEDEN  
JASON KELLY  
ANDREW CASEY  
GERALD GRISSOM  
TREY DEVILLIER  
GEOFF FREEMAN  
EVERETT DEAO  
AND 5 OTHERS THAT DID NOT SIGN IN.

**3. CITIZEN'S COMMENTS**

*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.*

JOHN DOWDALL SPOKE REGARDING FULSHEAR RUN SECTIONS 5 AND 6 FINAL PLAT AND THE CONCERNS HE HAS WITH THE DRAINAGE AND WATER FLOW.

**4. AGENDA ITEMS**

**A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON MARCH 5, 2021**

*A MOTION WAS MADE BY MEMBER BERGER TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON MARCH 05, 2021. IT WAS SECONDED BY CO-CHAIR HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

**B. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF AN UPDATE TO THE PECAN RIDGE GENERAL PLAN**

*PER ZACH ALL THE CHANGES HAVE BEEN MADE.*

*COLLIN PIER ANSWERED QUESTIONS FROM THE P&Z MEMBERS.*

*A MOTION WAS MADE BY MEMBER STACY TO APPROVE THE UPDATES MADE TO THE PECAN RIDGE GENERAL PLAN. IT WAS SECONDED BY CO-CHAIR HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

**C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PECAN RIDGE SECTION 1 PRELIMINARY PLAT**

*CHAIRMAN PEARCE ASKED TO TAKE ITEMS C-F TOGETHER, THERE WERE NO OBJECTIONS.*

**D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PECAN RIDGE SECTION 2 PRELIMINARY PLAT**

**E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PECAN RIDGE SECTION 3 PRELIMINARY PLAT**

**F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PECAN RIDGE SECTION 4 PRELIMINARY PLAT**

*PER ZACH, ALL THE CHANGES HAVE BEEN MADE AND THEY ARE ALL RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY MEMBER EHMAN TO APPROVE THE PECAN RIDGE SECTION 1, 2, 3, AND 4 PRELIMINARY PLATS. IT WAS SECONDED BY MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY*

NAYS:  
ABSTAIN:  
ABSENT:

*MOTION APPROVED*

**G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE DEL WEBB SECTION 1 PRELIMINARY PLAT**

*PER ZACH ALL ENGINEERS COMMENTS HAVE BEEN ADDRESSED AND CLEARED.*

*JOE CASTILLO WITH DEL WEBB SPOKE REGARDING THE TIME LINE OF THE PROJECT.*

*A MOTION WAS MADE BY MEMBER EHMAN TO APPROVE THE DEL WEBB SECTIONS 1 PRELIMINARY PLAT. IT WAS SECONDED BY MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY*

*NAYS:  
ABSTAIN:  
ABSENT:*

*MOTION APPROVED*

**H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE LIFESTYLE BOULEVARD STREET DEDICATION SECTION 1 PRELIMINARY PLAT**

*PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY MEMBER BERGER TO APPROVE THE LIFESTYLE BOULEVARD DEDICATION SECTION 1 PRELIMINARY PLAT.. IT WAS SECONDED BY MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY*

*NAYS:  
ABSTAIN:  
ABSENT:*

*MOTION APPROVED*

**I. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE FULSHEAR**

**SUBSTATION PRELIMINARY PLAT**

*PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY MEMBER EHMAN TO APPROVE THE FULSHEAR SUBSTATION PRELIMINARY PLAT. IT WAS SECONDED BY MEMBER ECKROTH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

**J. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR BEND DRIVE EXTENSION NO.6 STREET DEDICATION PRELIMINARY PLAT**

*PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY CO-CHAIR HAKIMZADEH TO APPROVE THE FULSHEAR BEND DRIVE EXTENSION NO. 6 STREET DEDICATION PRELIMINARY PLAT. IT WAS SECONDED BY MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

**K. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR RUN SECTION 5 FINAL PLAT**

*CHAIRMAN PEARCE ASKED TO TAKE ITEMS K-L TOGETHER. THERE WERE NO OBJECTIONS.*

**L. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR RUN SECTION 6 FINAL PLAT**

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

*BOBBY DEDEN THE CIVIL ENGINEER FOR THE PROJECT ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY MEMBER STACY TO APPROVE THE FULSHEAR RUN SECTIONS 5 AND 6 FINAL PLAT. IT WAS SECONDED BY MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY*

*NAYS: DOWDALL*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

**M. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE CREEK RUSH AT CROSS CREEK RANCH SECTION ONE FINAL PLAT**

*CHAIRMAN PEARCED ASKED TO TAKE ITEMS M-N TOGETHER. THERE WERE NO OBJECTIONS.*

**N. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE CREEK RUSH AT CROSS CREEK RANCH SECTION THREE FINAL PLAT**

*PER ZACH BOTH PLATS ARE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY MEMBER EHMAN TO APPROVE THE CREEK RUSH AT CROSS CREEK RANCH SECTION ONE AND SECTION 3 FINAL PLAT.. IT WAS SECONDED BY MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

**O. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR BEND DRIVE EXTENSION NO.5 FINAL PLAT**

*PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY CO-CHAIR HAKIMZADEH TO APPROVE THE FULSHEAR BEND DRIVE EXTENSION NO. 5 FINAL PLAT. IT WAS SECONDED BY MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

**P. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE SYCAMORE RANCH LANE AND RESERVES FINAL PLAT**

*PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY MEMBER DOWDALL TO APPROVE THE SYCAMORE RANCH LANE AND RESERVES FINAL PLAT. IT WAS SECONDED BY CO-CHAIR HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

**Q. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 40 FINAL PLAT**

*CHAIRMAN PEARCE ASKED TO TAKE ITEMS Q-S TOGETHER. THERE WERE NO OBJECTIONS.*

**R. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 41 FINAL PLAT**

**S. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 42 FINAL PLAT**

*PER ZACH, ALL COMMENTS ARE CLEARED ON ALL OF THE PLATS AND*

*THEY ARE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY MEMBER STACY TO APPROVE TAMARRON SECTIONS 40,41, AND 42 FINAL PLATS. IT WAS SECONDED BY MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

**T. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE TAMARRON POINT STREET DEDICATION FINAL PLAT**

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

*A MOTION WAS MADE BY MEMBER EHMAN TO APPROVE TAMARRON POINT STREET DEDICATION FINAL PLAT. IT WAS SECONDED BY MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, PEARCE, STACY*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

**5. ADJOURNMENT**

*A MOTION WAS MADE BY MEMBER BERGER TO ADJOURN. IT WAS SECONDED BY MEMBER ECKROTH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: BERGER, DOWDALL, ECKROTH, EHMAN, HAKIMZADEH, STACY*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*MOTION APPROVED*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:25 A.M.*



*The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting regarding the matters listed above, as authorized by Texas Government Code Section 551.071 (if necessary consultation with attorney).*

*Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information*

*I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on THURSDAY, APRIL 1, 2021 by 5:00 P.M., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE*

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Kimberly Kopecky- City Secretary