



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

29255 FM 1093 ROAD #12B/ PO Box 279 ~ FULSHEAR, TEXAS 77441

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[WWW.FULSHEARTEXAS.GOV](http://WWW.FULSHEARTEXAS.GOV)

CHAIRMAN- AMY PEARCE  
MEMBER- JOAN BERGER  
MEMBER- JOE WARDELL

**PLANNING & ZONING:**  
MEMBER- KEVIN WHITE  
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 AGENDA JULY 2, 2021**

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

*A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, JULY 02, 2021 AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR TEXAS 77441*

### **2. Quorum**

*A QUORUM WAS PRESENT.*

#### **MEMBERS PRESENT**

*AMY PEARCE  
DAR HAKIMZADEH  
JOAN BERGER  
KEVIN WHITE  
JOE WARDELL  
JOHN DOWDALL*

#### **MEMBERS ABSENT**

*GROGORY EHMAN (EXCUSED)*

#### **CITY STAFF PRESENT**

*KIMBERLY KOPECKY*

MARIELA RODRIGUEZ  
ZACH GOODLANDER  
CLIFF BROUHARD  
JESUS ESCOBAR

**OTHERS PRESENT**

GERALD GRISSOM  
KAYE KAHLICH  
NAOMI MCANINCH  
ANDREW CASEY  
TREY DEVILLIR  
DANIEL GILLHAM  
DAN VALDEZ  
JOHN HERZOA  
JACOB BULLARD

**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 June 4, 2021**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON JUNE 04, 2021. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, WHITE, WARDELL, DOWDALL*

*NAYS: NONE*

*ABSTAIN:*

*ABSENT:EHMAN*

**5. Consideration and possible action to appoint a Chair and Co-Chair of the Planning and Zoning Commission**

*A MOTION WAS MADE BY PANNING AND ZONING MEMBER BERGER TO APPOINT AMY PEARCE AS CHAIR. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOEING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, WHITE, WARDELL, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMANN*

*A MOTION WAS MADE BY PANNING AND ZONING MEMBER DOWDALL TO APPOINT DAR HAKIMZADEH AS CO-CHAIR. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOEING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, WHITE, WARDELL, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN*

**6. Consideration and possible action to recommend approval of an update to the Cross Creek Ranch General Plan**

*MR. VALDEZ AND MR. HERZOG ANSWERED QUESTIONS ASKED BY THE PLANNING AND ZONING MEMBERS.*

*MOTION WAS MADE BY PLANNING AND ZONNING MEMBER DOWDALL TO RECOMMEND APPROVAL FOR THE UPDATE TO THE CROSS CREEK RANCH GENERAL PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, WHITE, WARDELL, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN*

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

**7. Consideration and possible action to recommend approval of the Morgan's Spur Drive Extension No.4 Final Plat**

**8. Consideration and possible action to recommend approval of the Morgan's Spur Drive Extension No.5 Final Plat**

*PER ZACH THESE PLATS HAD MINOR COMMENTS THAT HAVE BEEN CORRECTED AND ARE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONNING MEMBER BERGER TO RECOMMEND APPROVAL FOR THE MORGAN'S SPUR DRIVE EXTENSION NO. 4 AND NO.5 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, WHITE, WARDELL, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT:EHMAN*

*\*\* CHAIRMAN PEARCE ASKED TO TAKE ITEMS 9 AND 10 TOGETHER. THERE WERE NO OBJECTIONS.\*\**

- 9. Consideration and possible action to recommend approval of the Bonterra at Cross Creek Ranch Section Nine Final Plat**
- 10. Consideration and possible action to recommend approval of the Bonterra at Cross Creek Ranch Section Twelve Final Plat**

*PER ZACH THESE PLATS ARE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONNING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL FOR THE BONTERRA AT CROSS CREEEK RANCH SECTIONS NINE AND TWELVE FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, WHITE, WARDELL, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN*

*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 11 THROUGH 14 TOGETHER. THERE WERE NO OBJECTIONS.\*\**

- 11. Consideration and possible action to recommend approval of the Pecan Ridge Section 1 Final Plat**
- 12. Consideration and possible action to recommend approval of the Pecan Ridge Section 2 Final Plat**
- 13. Consideration and possible action to recommend approval of the Pecan Ridge Section 3 Final Plat**
- 14. Consideration and possible action to recommend approval of the Pecan Ridge Section 4 Final Plat**

*PER ZACH ALL PLATS HAD MINOR COMMENTS THAT WERE CORRECTED AND THEY ARE NOW RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONNING MEMBER DOWDALL TO RECOMMEND APPROVAL FOR THE PECAN RIDGE SECTIONS 1 THOUGH 4 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, WHITE, WARDELL, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN*

**15. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 1 Final Plat**

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

*NAOMI MCANINCH WITH LJA ANSWERED QUESTIONS FROM THE PLANNING AND ZONING MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONNING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL FOR THE DEL WEBB FULSHEAR SECTION 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, WHITE, WARDELL, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN*

**16. Consideration and possible action to recommend approval of the Lifestyle Boulevard Street Dedication Section 1 Final Plat**

*PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONNING MEMBER HAKIMZADEH TO APPROVE THE LIFESTYLE BOULEVARD STREET DEDICATION SECTION 1 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, WHITE, WARDELL, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN*

*\*\* CHAIRMAN PEARCE ASKED TO TAKE ITEMS 17 AND 18 TOGETHER. THERE WERE NO OBJECTIONS\*\**

**17. Consideration and possible action to recommend approval of the Jordan Ranch Section 33 Final Plat**

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

*PER ZACH THESE PLATS ARE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONNING MEMBER DOWDALL TO RECOMMEND APPROVAL FOR THE JORDAN RANCH SECTIONS 33 AND 34 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, WHITE, WARDELL, DOWDALL*

*NAYS:*

*ABSTAIN:*  
*ABSENT: EHMAN*

**19. Discussion and workshop regarding an update to the City's Comprehensive Plan with the Planning and Zoning Commission**

*ZACH INTRODUCED MEREDITH DANG WITH KENDIG KEAST.*

*MEREDITH PRESENTED A SLIDE SHOW AND WENT OVER THE FOLLOWING OBJECTIVES:*

- *PROCESS AND TIMELINE*
- *EXISTING CITY HIGHLIGHTS*
- *FUTURE CITY CONSIDERATIONS*

*FOCUS AREAS:*

*GROWTH CAPACITY -INFRASTRUCTURE*

*LAND USE AND DEVELOPMENT*

*TRANSPORTATION*

*EDC*

*RECREATION AND AMENITIES*

**20. Adjournment**

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

*AYES: PEARCE, HAKIMZADEH, BERGER, WHITE, WARDELL, DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT: EHMAN*

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