



# 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 NOVEMBER 5, 2021

### 1. Call to Order

*A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, NOVEMBER 05, 2021, AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441.*

### 2. Quorum

*A QUORUM WAS PRESENT.*

#### **MEMBERS PRESENT**

AMY PEARCE  
GREGORY EHMAN  
KEVIN WHITE  
JOHN DOWDALL  
DAR HAKIMZADEH  
JOE WARDELL

#### **MEMBERS ABSENT**

JOAN BERGER

#### **CITY STAFF PRESENT**

KIMBERLY KOPECKY  
MARIELA RODRIGUEZ  
ZACH GOODLANDER  
BYRON BROWN  
JESUS ESCOBAR

**OTHERS PRESENT**

KAYE KAHLICH  
DAN VALDEZ  
NAOMI MCANINCH  
CHRIS LEBLANC  
TREY DEVILLIER  
AND 1 OTHER 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.*

*THERE WERE NO CITIZEN COMMENTS.*

**4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on October 8, 2021**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON OCTOBER 08, 2021. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL  
NAYS: NONE  
ABSTAIN:  
ABSENT: BERGER*

**5. Consideration and possible action to recommend approval of the Gateway 359 Final Plat**

*ZACH GOODLANDER EXPLAINED ALL COMMENTS WERE ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE GATEWAY 359 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSTAIN:*

*ABSENT: BERGER*

**6. Consideration and possible action to approve the Del Webb Fulshear Section 3 Preliminary Plat**

*PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*NAOMI MCANINCH WITH LJA ANSWERED QUESTIONS FROM THE MEMBERS*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE DEL WEBB FULSHEAR SECTION 3 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSTAIN:*

*ABSENT: BERGER*

*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 7 THORUGH 10 TOGETHER, THERE WERE NO OBJECTIONS. \*\**

**7. Consideration and possible action to approve the Tamarron West Section Five Preliminary Plat**

**8. Consideration and possible action to approve the Tamarron West Section Eight Preliminary Plat**

**9. Consideration and possible action to approve the Tamarron West Section Nine Preliminary Plat**

**10. Consideration and possible action to approve the Tamarron West Section Eleven Preliminary Plat**

*PER ZACH ALL MINOR CHANGES HAVE BEEN MADE AND THESE PLATS ARE ALL RECOMMENDED FOR APPROVAL.*

*DAN VALDEZ ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE TAMARRON WEST SECTIONS 5, 8, 9, AND 11 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSTAIN:*

*ABSENT: BERGER*

*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 11 THOROUGH 13 TOGETHER, THERE WERE NO OBJECTIONS. \*\**

**11. Consideration and possible action to approve the Tamarron Point Street Dedication Section Five Preliminary Plat**

**12. Consideration and possible action to approve the Tamarron Point Street Dedication Section Six Preliminary Plat**

**13. Consideration and possible action to approve the Tamarron Point Street Dedication Section Seven Preliminary Plat**

*ZACH EXPLAINED THESE PLATS ARE RECOMMENDED FOR APPROVAL WITH OUT ANY REVISIONS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE TAMARRON POINT STREET DEDICATION SECTIONS 5, 6, AND 7 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSTAIN:*

*ABSENT: BERGER*

*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 14 THOROUGH 17 TOGETHER, THERE WERE NO OBJECTIONS. \*\**

**14. Consideration and possible action to approve the Fulshear Lakes Creekside Village Section 2 Preliminary Plat**

**15. Consideration and possible action to approve the Fulshear Lakes Creekside Village Section 3 Preliminary Plat**

**16. Consideration and possible action to approve the Fulshear Lakes Creekside Village Section 4 Preliminary Plat**

**17. Consideration and possible action to approve the Fulshear Lakes Creekside Village Section 5 Preliminary Plat**

*PER ZACH THESE PLATS ARE RECOMMENDED FOR APPROVAL WITH OUT ANY FURTHER REVISIONS.*

*CHRISTIAN LEBLANC WITH LJA ENGINEERING ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHAMAN TO APPROVE THE FULSHEAR LAKES CREEKSIDE VILLAGE SECTIONS 2, 3, 4, AND 5 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSTAIN:*

*ABSENT: BERGER*

**18. Adjournment**

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

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

*NAYS: NONE*

*ABSTAIN:*

*ABSENT: BERGER*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:54 A.M.*