



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

29255 FM 1093 ROAD #12B/ 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- JOE WARDELL

PLANNING & ZONING:  
MEMBER- KEVIN WHITE  
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH  
MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

---

## PLANNING AND ZONING COMMISSION MEETING AGENDA JANUARY 7, 2022

### 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, JANUARY 7, 2022, 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  
JOHN DOWDALL  
DAR HAKIMZADEH  
JOAN BERGER  
JOE WARDELL

**MEMBERS ABSENT**

KEVIN WHITE

**CITY STAFF PRESENT**

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

**OTHERS PRESENT**

DAN VALDEZ  
DANIEL GILLHAM  
J DELAROSA  
TREY DEVILLIER  
JACOB BULLARD  
AND 3 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.*

*THERE WERE NOT CITIZEN COMMENTS.*

**4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on November 5, 2021, and December 3, 2021**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETINGS HELD ON NOVEMBER 5, 2021, AND DECEMBER 3, 2021. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN: BERGER*

*ABSENT: WHITE*

**5. Consideration and possible action to approve an update to the Fulbrook on Fulshear Creek General Plan**

*ZACH GOODLANDER EXPLAINED THEY NEEDED TO UPDATE THE GENERAL PLAN BEFORE MORE PLATS CAN BE APPROVED.*

*JOE DE LA ROSA STATED HE TOOK NOTES OF THE COMMENTS MADE BY THE P&Z MEMBERS AND HE WILL PASS THEM ON.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE AN UPDATE TO THE FULBROOK ON FULSHEAR CREEK GENERAL PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: WHITE*

**6. Consideration and possible action to approve an update to the Jordan Ranch General Plan**

*ZACH EXPLAINED THERE ARE MINOR CHANGES THAT ARE IN LINE WITH THE DEVELOPMENT AGREEMENT.*

*ZACH ANSWERED QUESTIONS FROM THE MEMBERS REGARDING THE CHANGES.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE AN UPDATE TO THE JORDAN RANCH GENERAL PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: WHITE*

**7. Consideration and possible action to recommend approval of the Jordan Ranch Section 42 Preliminary Plat**

*CLIFF STATED ALL COMMENTS HAVE BEEN CLEARED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 42 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: WHITE*

**8. Consideration and possible action to recommend approval of the Shops at Jordan Ranch Preliminary Plat**

*PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL.*

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

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

*NAYS:*

*ABSTAIN:*

*ABSENT: WHITE*

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

**9. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 17 Preliminary Plat**

**10. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 19 Preliminary Plat**

*CHAIRMAN PEARCE ASKED THAT THE FLOOD MAP BE UPDATED PRIOR TO THE FINAL PLAT.*

*CLIFF RECOMMENDED BOTH PLATS FOR APPROVAL.*

*ZACH ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE FULBROOK ON FULSHEAR CREEK SECTION 17 AND SECTION 19 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: WHITE*

*\*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 11 AND 12 TOGETHER. THERE WERE NO OBJECTIONS*

**11. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 7 Final Plat**

**12. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 18 Final Plat**

*PER CLIFF ALL COMMENTS HAVE BEEN CLEARED AND BOTH PLATS ARE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE FULBROOK ON FULSHEAR CREEK SECTION 7 AND SECTION 18 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: WHITE*

**13. Consideration and possible action to recommend approval of the Broadstone Cross Creek Ranch Final Plat**

*PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL AS IS.*

*ZACH ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE BROADSTONE CROSS CREEK RANCH FINAL PLAT. IT WAS SECONDED BY*

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

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

*NAYS:*

*ABSTAIN:*

*ABSENT: WHITE*

*\*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 14 AND 15 TOGETHER. THERE WERE NO OBJECTIONS*

**14. Consideration and possible action to recommend approval of the Tamarron Point Street Dedication Section 6 Final Plat**

**15. Consideration and possible action to recommend approval of the Tamarron Point Street Dedication Section 7 Final Plat**

*CLIFF STATED SECTION 6 FINAL PLAT HAS 1 MINOR COMMENT THAT HAS BEEN CLEARED AND SECTION 7 FINAL PLAT HAS NO COMMENTS. PER CLIFF BOTH PLATS ARE RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE TAMARRON POINT STREET DEDICATION SECTION 6 AND SECTION 7 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS:*

*ABSTAIN:*

*ABSENT: WHITE*

*\*\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 16 THROUGH 19 TOGETHER. THERE WERE NO OBJECTIONS*

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

**17. Consideration and possible action to recommend approval of the Tamarron West Section 8 Final Plat**

**18. Consideration and possible action to recommend approval of the Tamarron West Section 9 Final Plat**

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

*ZACH GOODLANDER AND BYRON BROWN ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 5, SECTION 8, SECTION 9, AND SECTION 11 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*A MOTION TO AMEND WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE PENDING ADDING CONTOURS TO SECTION 8. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSTAIN: NONE*

*ABSENT: WHITE*

*\*\* BACK TO ORIGINAL MOTION\*\**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTION 5, SECTION 8, SECTION 9, AND SECTION 11 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSTAIN: NONE*

*ABSENT: WHITE*

## **20. Consideration and possible action to recommend approval of the Pecan Ridge Master Sign Plan**

*ZACH GOODLANDER INTRODUCED THIS ITEM AND EXPLAINED THAT THIS DEVELOPMENT AGREEMENT WAS APPROVED IN 2020 WITH OUT A SIGN PLAN INCLUDED. ZACH ANSWERED QUESTIONS ABOUT THE PROPOSED SIGN PLAN.*

*DANIEL GILLAM WITH TRI POINTE ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE PECAN RIDGE MASTER SIGN PLAN WITH THE MONUMENT SIGN BEING 19 FEET PER THE NEW SHEET SUBMITTED. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*A MOTION TO AMEND WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO ADD THE TEMPORARY SIGNS BE REMOVED AFTER ALL LOTS ARE SOLD. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, BERGER, EHMAN, DOWDALL, HAKIMADEH, WARDELL*

*NAYS: NONE*

*ABSTAIN: NONE*

*ABSENT: WHITE*

*\*\* BACK TO THE ORIGINAL MOTION\*\**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE PECAN RIDGE MASTER SIGN PLAN WITH THE MONUMENT SIGN BEING 19 FEET PER THE NEW SHEET SUBMITTED. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

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

*NAYS: NONE*

*ABSTAIN: NONE*

*ABSENT: WHITE*

## **21. Adjournment**

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

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

*NAYS: NONE*

*ABSTAIN:*

*ABSENT: WHITE*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:10 A.M.*