



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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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

PLANNING AND ZONING COMMISSION MEETING AGENDA APRIL 1, 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, APRIL 01, 2022, AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
DAR HAKIMZADEH
GREGORY EHMAN
JOAN BERGER
KEVIN WHITE
JOE WARDELL*

MEMBERS ABSENT

JOHN DOWDALL

CITY STAFF PRESENT

MARIELA RODRIGUEZ
ZACH GOODLANDER
BYRON BROWN
JESUS ESCOBAR
SHARON VALIANTE
RODRIGO RODRIGUEZ

OTHERS PRESENT

KAYE KAHLICH
DANIEL GILLHAM
JOHN HERZOA
AND 6 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 NO CITIZEN COMMENTS.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on March 4, 2022

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON MARCH 04, 2022. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, WARDELL, WHITE

NAYS:

ABSTAIN:

ABSENT: DOWDALL

5. Consideration and possible action to approve the Pecan Knoll Drive Street Dedication Section 1 Preliminary Plat

PER ZACH GOODLANDER THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE PECAN KNOLL DRIVE STREET DEDICATION SECTION 1 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, WARDELL, WHITE

NAYS:
ABSTAIN:
ABSENT: DOWDALL

*** CHAIRMAN PEARCE ASKED TO TAKE ITEMS 6-9 TOGETHER. THERE WERE NO OBJECTIONS***

- 6. Consideration and possible action to approve the Pecan Ridge Section 5 Preliminary Plat**
- 7. Consideration and possible action to approve the Pecan Ridge Section 6 Preliminary Plat**
- 8. Consideration and possible action to approve the Pecan Ridge Section 7 Preliminary Plat**
- 9. Consideration and possible action to approve the Pecan Ridge Section 8 Preliminary Plat**

ZACH AND DANIEL GILLHAM ANSWERED QUESTIONS FROM THE MEMEBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE PECAN RIDGE SECTIONS 5, 6, 7, AND 8 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, WARDELL, WHITE
NAYS:
ABSTAIN:
ABSENT: DOWDALL

- 10. Consideration and possible action to recommend approval of the Jordan Ranch Elementary School Preliminary Plat**

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL WITH OUT A NEED FOR REVISION.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE JORDAN RANCH ELEMENTARY SCHOOL PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, WARDELL, WHITE
NAYS:
ABSTAIN:
ABSENT: DOWDALL

- 11. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication No. 11 Final Plat**

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE JORDAN RANCH STREET DEDICATION NO. 11 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, WARDELL, WHITE

NAYS:

ABSTAIN:

ABSENT: DOWDALL

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 12-18 TOGETHER. THERE WERE NO OBJECTIONS

- 12. Consideration and possible action to recommend approval of the Jordan Ranch Section 35 Final Plat**
- 13. Consideration and possible action to recommend approval of the Jordan Ranch Section 36 Final Plat**
- 14. Consideration and possible action to recommend approval of the Jordan Ranch Section 37 Final Plat**
- 15. Consideration and possible action to recommend approval of the Jordan Ranch Section 38 Final Plat**
- 16. Consideration and possible action to recommend approval of the Jordan Ranch Section 39 Final Plat**
- 17. Consideration and possible action to recommend approval of the Jordan Ranch Section 40 Final Plat**
- 18. Consideration and possible action to recommend approval of the Jordan Ranch Section 41 Final Plat**

PER ZACH SOME OF THE PLATS HAD MINOR COMMENTS THAT HAVE BEEN TAKEN CARE OF AND ALL ARE RECOMMENDED FOR APPROVAL.

JOHN HERZOA AND ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTIONS 35, 36, 37, 38, 39, 40, AND 41 FINAL PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, WARDELL, WHITE

NAYS:

ABSTAIN:

ABSENT: DOWDALL

- 19. Consideration and possible action to recommend approval of the Tamarron Boticelli Drive Street Dedication Preliminary Plat**

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON BOTICELLI DRIVE STREET DEDICATION PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, WARDELL, WHITE

NAYS:

ABSTAIN:

ABSENT: DOWDALL

20. Consideration and possible action to recommend approval of the Tamarron Section 11 Replat No. 1 Preliminary Plat

PER ZACH THERE WAS A MINOR CHANGE THAT WAS MADE AND CLARIFIED. THIS PLAT IS RECOMMENDED FOR APPROVAL.

GEOFF FREEMAN WITH LJA ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 11 REPLAT NO. 1 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, HAKIMZADEH, EHMAN, BERGER, WARDELL, WHITE

NAYS:

ABSTAIN:

ABSENT: DOWDALL,

21. 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, EHMAN, BERGER, WARDELL, WHITE

NAYS:

ABSTAIN:

ABSENT: DOWDALL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:46 A.M.