



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

30603 FM 1093 WEST/ PO BOX 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

WWW.FULSHEARTEXAS.GOV

MAYOR: Aaron Groff

COUNCIL MEMBER: Kevin White

COUNCIL MEMBER: Joel Patterson

CITY MANAGER: Jack Harper

CITY COUNCIL:

MAYOR PRO-TEM: Kaye Kahlich

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: John Kelly

STAFF:

CITY SECRETARY: Kimberly Kopecky

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Lisa Martin

CITY ATTORNEY: J. Grady Randle

CITY COUNCIL MEETING MINUTES MAY 19, 2020

NOTICE IS HEREBY GIVEN OF A REGULAR CITY COUNCIL MEETING OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON TUESDAY, MAY 19, 2020 AT 7:00 P.M., FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:

<https://global.gotomeeting.com/join/246038173>

The above videoconference link allows for two-way communication with members of the public; however, to avoid disruption of the meeting by channel noise, audio feedback loops, or excessive background noise, members of the public may be muted by the presiding officer or the officer's designee except during the citizen's comments portion of the agenda. A recording of the meeting will be made available to the public.

"Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice."

I. CALL TO ORDER

A REGULAR CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR GROFF VIA VIDEOCONFERENCE AT 7:00 P.M. A QUORUM WAS PRESENT.

II. QUORUM & ROLL CALL

COUNCIL MEMBERS PRESENT:

*AARON GROFF, MAYOR
JOEL PATTERSON
DEBRA CATES
KEVIN WHITE
KENT POOL
JOHN KELLY*

COUNCIL MEMBERS ABSENT:

*LISA MARTIN (EXCUSED)
KAYE KAHLICH*

CITY STAFF PRESENT:

*KIMBERLY KOPECKY
MARIELA RODRIGUEZ
BYRON BROWN
ZACH GOODLANDER
SHARON VALIANTE
JACK HARPER
ANGELA FRITZ
CHANDLER MARKS
MICHAEL MCCOY
KENNY SEYMOUR
WES VELA*

OTHERS PRESENT:

*MIKE SHELTON
HANNAH RADLER
JOHN MCCANN
DAVID SMITH
TOMMY KUYKENDALL
BRYAN THOMAS
STACY MANGUM
KIM STACY
CHRISTIE HEBERT
DON MCCOY
GEORGE GAYLE
JASON MAKLARY
JEN PARA
JOHNATHAN DAVIS
GEOFF FREEMAN
ROB VAUGHN
FLOYS HASKETT
JEFF MARTIN*

TAJANA MESIC
MIKE ROLLER
JEFF DUKE
CHRIS JOHNS
LUCY CHALCRAFT
KIMBERLY BOW
CHARLES ABERNATHY
JOHN DOWDALL
JASON PRICE
REV. GILMORE
CHRISTINE TAYLOR
BRIAN TAYLOR
AND ABOUT FIVE OTHERS THAT DID NOT SIGN IN WITH THEIR NAME

III. **INVOCATION- CHARLES ABERNATHY, FULSHEAR CHURCH OF CHRIST**

CHARLES ABERNATHY GAVE THE INVOCATION.

IV. **CITIZEN'S COMMENTS-THIS IS AN OPPORTUNITY FOR CITIZENS TO SPEAK TO COUNCIL RELATING TO AGENDA AND NON-AGENDA ITEMS. SPEAKERS ARE ADVISED THAT COMMENTS CANNOT BE RECEIVED ON MATTERS WHICH ARE THE SUBJECT OF A PUBLIC HEARING ONCE THE HEARING HAS BEEN CLOSED. SPEAKERS ARE REQUIRED TO REGISTER IN ADVANCE AND MUST LIMIT THEIR COMMENTS TO THREE (3) MINUTES.**

NO ONE WISHED TO SPEAK.

V. **CITY'S MANAGER'S REPORT – BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY SERVICES, ADMINISTRATIVE/PERSONNEL MATTERS, REAL ESTATE/DEVELOPMENT, INFRASTRUCTURE, EVENTS, REGULATIONS, COMMUNITY AND INTERGOVERNMENTAL RELATIONS ISSUES.**

A. **UPDATE ON CITY RESPONSE TO COVID-19**

JACK INFORMED COUNCIL THAT JUNE 1, 2020 STAFF WILL BE BACK IN THE OFFICE AND THE FOYER WILL BE OPEN TO THE PUBLIC IN ALL OFFICES.

JACK EXPECTS THIS TO BE THE LAST VIRTUAL MEETING AS WE WILL CONTINUE WITH IN PERSON MEETINGS FOLLOWING 6FT APART SOCIAL DISTANCING.

JACK REPORTED THAT MAYOR GROFF HAS DONE THE STATE OF THE CITY BY VIDEO AND IS AVAILABLE ONLINE ON OUR WEBISTE.

JACK ALSO SPOKE ABOUT PLANS FOR THE FREEDOM FEST AND ASKED COUNCIL TO EMAIL HIM WITH THOUGHTS ON THIS MATTER. HE DISCUSSED HAVING A MEETING WITH SARGEANT FELIX VARGAS (HEAD OF EOC), CHIEF KENNY SEYMOUR, AND CAPTAIN MCCOY REGARDING DIFFERENT OPTIONS ON WHETHER WE HOST THE EVENT OR CANCEL IT.

B. UPDATE ON BOARDS & COMMISSIONS VACANCIES AND APPLICATIONS

JACK HARPER INFORMED COUNCIL THAT WE DID NOT RECEIVE ENOUGH APPLICATIONS TO SEAT THE ZBA BOARD AND WE STILL HAVE AN OPEN SLOT FOR THE ETJ MEMBER ON THE CIAC. JACK RECOMMENDS COUNCIL HOLDS OFF ON ZBA AND CIAC ETJ APPOINTMENTS UNTIL NEXT MEETING.

C. UPDATE ON ELECTIONS AND NEWLY ELECTED COUNCIL MEMBERS FOR 2020

JACK HARPER ANNOUNCED THAT CITY SECRETARY, KIMBERLY KOPECKY, HAS SWORN IN COUNCIL MEMBERS AND MAYOR INDIVIDUALLY ALLOWING US TO CANCEL THE MAY ELECTION.

VI. PUBLIC HEARING

A. IN COMPLIANCE WITH THE CITY OF FULSHEAR ZONING ORDINANCE AND CHAPTER 211 OF THE LOCAL GOVERNMENT CODE, THE CITY WILL HOLD FOUR PUBLIC HEARINGS; THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON MAY 1, 2020 AT 8:30 A.M., THE HEARING WILL BE HELD AT (<https://global.gotomeeting.com/join/631315341>). A SECOND PUBLIC HEARING WILL BE BY THE PLANNING AND ZONING COMMISSION ON MAY 1, 2020 AT 9 A.M., THE HEARING WILL BE HELD AT CITY HALL, 30603 FM 1093 FULSHEAR, TEXAS. A THIRD PUBLIC HEARING WILL BE HELD BY CITY COUNCIL ON MAY 19, 2020 AT 5:30 P.M., AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY-FULSHEAR RD., FULSHEAR, TEXAS. THE FOURTH HEARING WILL BE HELD BY THE CITY COUNCIL ON MAY 19, 2020 AT 7:00 P.M., THE HEARING WILL BE HELD AT (<https://global.gotomeeting.com/join/246038173>). EACH HEARING WILL ALLOW ALL INTERESTED PERSONS AN OPPORTUNITY TO BE HEARD. THE LOCATION OF THE PREMISES IN QUESTION IS IN THE RESIDENTIAL ACREAGE DISTRICT, BEING 38.512 ACRES OF LAND, THE REMAINDER OF THE GRANDES RICOS, LLC 44.512 ACRE TRACT, ALL BEING IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS, AND IS MORE SPECIFICALLY LOCATED AT 7510 WALLIS ST., FULSHEAR, TEXAS 77441. THE APPLICANT, JEFFREY DUKE, IS SEEKING A ZONING CHANGE, PURSUANT TO THE ZONING ORDINANCE, SECTION 1-279, TO TAKE THE CURRENT ZONING FROM RESIDENTIAL ACREAGE TO DOWNTOWN DISTRICT, FOR THE PURPOSES OF A MIXED-USE DEVELOPMENT WITH COMMERCIAL, RESIDENTIAL, PARK, CIVIC, AND OTHER USES. THE APPLICANT RESERVES THE RIGHT TO SUPPLEMENT THIS APPLICATION AND/OR SEEK AT THE TIME OF THE HEARING, SUCH OTHER APPROVALS, INTERPRETATIONS, AND/OR WAIVERS AS MAY BE REQUESTED OR REQUIRED BY THE APPLICANT OR THE BOARD/COUNCIL. A COPY OF SAID APPLICATION AND DOCUMENTS IS ON FILE AT THE CITY OF FULSHEAR DEVELOPMENT SERVICES DEPARTMENT LOCATED AT 29255 FM 1093 SUITE #12C FULSHEAR, TEXAS 77441 ON MONDAY THROUGH THURSDAYS FROM 7:00 A.M. TO 4:00 P.M. AND FRIDAYS FROM 7:00 A.M. TO 3 P.M. FOR ALL INTERESTED

PARTIES PRIOR TO SAID HEARING. IF YOU HAVE ANY QUESTIONS REGARDING THIS REQUEST, PLEASE CALL ZACH GOODLANDER, CITY OF FULSHEAR, 281-346-8852

MAYOR GROFF OPENED THE PUBLIC HEARING AT 7:23 P.M.

LUCY CHALCRAFT ASKED ABOUT THE AMOUNT OF RESEARCH THAT HAS BEEN DONE ON THE DEVELOPMENT COMPANY. SHE ASKED QUESTIONS AND DISPLAYED HER CONCERNS. MAYOR GROFF INFORMED LUCY THAT ALL OF HER QUESTIONS WOULD BE ANSWERED DURING THE DISCUSSION ON THIS ITEM.

MAYOR GROFF CLOSED THE PUBLIC HEARING AT 7:28 P.M.

- B. IN COMPLIANCE WITH THE CITY OF FULSHEAR ZONING ORDINANCE AND CHAPTER 211 OF THE LOCAL GOVERNMENT CODE, THE CITY WILL HOLD FOUR PUBLIC HEARINGS; THE FIRST PUBLIC HEARING WILL BE HELD BY PLANNING AND ZONING COMMISSION ON MAY 1, 2020 AT 8:30 A.M., THE HEARING WILL BE HELD AT (<HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/631315341>). A SECOND PUBLIC HEARING WILL BE BY THE PLANNING AND ZONING COMMISSION ON MAY 1, 2020 AT 9 AM., THE HEARING WILL BE HELD AT CITY HALL, 30603 FM 1093 FULSHEAR, TEXAS. A THIRD PUBLIC HEARING WILL BE HELD BY CITY COUNCIL ON MAY 19, 2020 AT 5:30 P.M., AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY-FULSHEAR RD., FULSHEAR, TEXAS. THE FOURTH HEARING WILL BE HELD BY THE CITY COUNCIL ON MAY 19, 2020 AT 7:00 P.M., THE HEARING WILL BE HELD AT (<HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/246038173>). EACH HEARING WILL ALLOW ALL INTERESTED PERSONS AN OPPORTUNITY TO BE HEARD. THE LOCATION OF THE PREMISES IN QUESTION IS IN THE RESIDENTIAL ACREAGE DISTRICT, BEING 86.191 ACRES OF LAND, MORE OR LESS, BEING THE RESIDUE OF A 101 ACRE TRACT AS DESCRIBED IN THE UTILITY EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE ESTATE OF GERALD WAYNE MCCANN, DECEASED, ET AL., AND THE CITY OF FULSHEAR AND REFERENCED AS INSTRUMENT NUMBER 2018040871, FILED IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, AND IS MORE SPECIFICALLY LOCATED AT 31210 FM 1093 FULSHEAR, TEXAS 77441. THE APPLICANT, POSITIVE DEVELOPMENTS LLC, IS SEEKING A ZONING CHANGE, PURSUANT TO THE ZONING ORDINANCE, SECTION 1-279, TO TAKE THE CURRENT ZONING FROM RESIDENTIAL ACREAGE TO DOWNTOWN DISTRICT, FOR THE PURPOSES OF A MIXED-USE DEVELOPMENT WITH COMMERCIAL, RESIDENTIAL, PARK, CIVIC, AND OTHER USES. THE APPLICANT RESERVES THE RIGHT TO SUPPLEMENT THIS APPLICATION AND/OR SEEK AT THE TIME OF THE HEARING, SUCH OTHER APPROVALS, INTERPRETATIONS, AND/OR WAIVERS AS MAY BE REQUESTED OR REQUIRED BY THE APPLICANT OR THE BOARD/COUNCIL. A COPY OF SAID APPLICATION AND DOCUMENTS IS ON FILE AT THE CITY OF FULSHEAR DEVELOPMENT SERVICES DEPARTMENT LOCATED AT 29255 FM 1093 SUITE #12C FULSHEAR, TEXAS 77441 ON MONDAY THROUGH THURSDAYS FROM 7:00 A.M. TO 4:00 P.M. AND FRIDAYS FROM 7:00 A.M. TO 3P.M. FOR ALL INTERESTED**

PARTIES PRIOR TO SAID HEARING. IF YOU HAVE ANY QUESTIONS REGARDING THIS REQUEST PLEASE CALL ZACH GOODLANDER, CITY OF FULSHEAR, 281-346-8852.

MAYOR GROFF OPENED THE PUBLIC HEARING AT 7:30 P.M.

KIM STACY STATED SHE LIVES AT 702 TERRY LN OFF OF BOIS D' ARC. SHE EXPRESSED HER CONCERNS AND ASKED QUESTIONS REGARDING FLOODING IN THE BOIS' D ARC AREA AND FULBROOK ON FULSHEAR CREEK AS WELL AS WHAT COULD HAPPEN TO THE PROPERTY SHOULD IT BE SOLD IN THE FUTURE.

LUCY CHALCRAFT ASKED IF SHE COULD GET INFORMATION ABOUT POSITIVE DEVELOPMENTS AND HOW TO RESEARCH THEIR WORK.

MAYOR GROFF CLOSED THE PUBLIC HEARING AT 7:37 P.M.

- C. IN COMPLIANCE WITH THE CITY OF FULSHEAR ZONING ORDINANCE AND CHAPTER 211 OF THE LOCAL GOVERNMENT CODE, THE CITY WILL HOLD FOUR PUBLIC HEARINGS; THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON MAY 1, 2020 AT 8:30 A.M., THE HEARING WILL BE HELD AT ([HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/631315341](https://global.gotomeeting.com/join/631315341)). A SECOND PUBLIC HEARING WILL BE BY THE PLANNING AND ZONING COMMISSION ON MAY 1, 2020 AT 9 AM., THE HEARING WILL BE HELD AT CITY HALL, 30603 FM 1093 FULSHEAR, TEXAS. A THIRD PUBLIC HEARING WILL BE HELD BY CITY COUNCIL ON MAY 19, 2020 AT 5:30 P.M., AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY-FULSHEAR RD., FULSHEAR, TEXAS. THE FOURTH HEARING WILL BE HELD BY THE CITY COUNCIL ON MAY 19, 2020 AT 7:00 P.M., THE HEARING WILL BE HELD AT ([HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/246038173](https://global.gotomeeting.com/join/246038173)). EACH HEARING WILL ALLOW ALL INTERESTED PERSONS AN OPPORTUNITY TO BE HEARD.
- THE LOCATION OF THE PREMISES IN QUESTION IS IN THE MANUFACTURED HOUSING DISTRICT, BEING THE 2.25-ACRE TRACT CONVEYED TO DAVE ROGERS, RECORDED IN VOLUME 230, PAGE 29, DEED RECORDS FORT BEND COUNTY, TEXAS, AND IS MORE GENERALLY LOCATED AT THE NORTHEAST INTERSECTION OF DIXON AND PATTERSON ROADS. THE OWNER'S AGENT, MIKE ROLLER, IS SEEKING A ZONING CHANGE, PURSUANT TO THE ZONING ORDINANCE, SECTION 1-279, TO TAKE THE CURRENT ZONING FROM MANUFACTURED HOUSING TO THE INDUSTRIAL DISTRICT, FOR THE PURPOSES OF AN OFFICE WAREHOUSE WITH NO OUTSIDE STORAGE. THE APPLICANT RESERVES THE RIGHT TO SUPPLEMENT THIS APPLICATION AND/OR SEEK AT THE TIME OF THE HEARING, SUCH OTHER APPROVALS, INTERPRETATIONS, AND/OR WAIVERS AS MAY BE REQUESTED OR REQUIRED BY THE APPLICANT OR THE BOARD/COUNCIL. A COPY OF SAID APPLICATION AND DOCUMENTS IS ON FILE AT THE CITY OF FULSHEAR DEVELOPMENT SERVICES DEPARTMENT LOCATED AT 29255 FM 1093 SUITE #12C FULSHEAR, TEXAS 77441 ON MONDAY THROUGH THURSDAYS FROM 7:00 A.M. TO 4:00 P.M. AND FRIDAYS FROM 7:00 A.M. TO 3P.M. FOR ALL INTERESTED PARTIES PRIOR TO

SAID HEARING. IF YOU HAVE ANY QUESTIONS REGARDING THIS REQUEST PLEASE CALL ZACH GOODLANDER, CITY OF FULSHEAR, 281-346-8852.

MAYOR GROFF OPENED THE PUBLIC HEARING AT 7:38 P.M.

MIKE ROLLER INFORMED COUNCIL THAT HE HAS SUBMITTED ARCHITECTURAL RENDERINGS AND STATED THAT THE PROPERTY WILL CONSIST OF A HIGHER END OFFICE WAREHOUSE. HE ALSO STATED THAT ALL THE NEIGHBORS HAVE BEEN NOTIFIED AND ARE AWARE.

MAYOR GROFF CLOSED THE PUBLIC HEARING AT 7:40 P.M.

- VII. CONSENT ITEMS-ITEMS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE AND ARE GENERALLY ENACTED IN ONE MOTION, THE EXCEPTION TO THIS RULE IS THAT A COUNCIL MEMBER(S) MAY REQUEST ONE OR MORE ITEMS TO BE REMOVED FROM THE CONSENT AGENDA FOR A SEPARATE DISCUSSION AND ACTION.**
- A. CONSENT AND APPROVAL OF MINUTES FROM CITY COUNCIL MEETINGS HELD ON APRIL 21, 2020 (SPECIAL) AND APRIL 21, 2020 (REGULAR)**
 - B. CONSENT AND POSSIBLE ACTION TO ACCEPT THE MONTHLY FINANCIAL STATEMENTS FOR THE GENERAL & UTILITY FUNDS**
 - C. CONSENT AND POSSIBLE ACTION TO APPROVE 20-1 QUARTERLY INVESTMENT REPORT**
 - D. CONSENT AND APPROVAL OF THE TAMARRON SECTION 15 FINAL PLAT**
 - E. CONSENT AND APPROVAL OF THE TAMARRON SECTION 21 FINAL PLAT**
 - F. CONSENT AND APPROVAL OF THE TAMARRON SECTION 27 FINAL PLAT**
 - G. CONSENT AND APPROVAL OF THE POLO RANCH SECTION 6 REPLAT NO. 1 PRELIMINARY PLAT**
 - H. CONSENT AND APPROVAL OF THE FLETCHER MORGAN ELEMENTARY SCHOOL PRELIMINARY PLAT**
 - I. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR CREEK COVE AT CROSS CREEK RANCH, SECTION 11, FROM MUD 173**
 - J. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR CREEK TRACE AT CROSS CREEK RANCH, SECTION 1 FROM MUD 170**
 - K. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR BROOKS AT CROSS CREEK RANCH, SECTION 3, FROM MUD 170**
 - L. CONSENT AND APPROVAL OF STREET DEDICATION, UTILITY CONVEYANCE AND SECURITY AGREEMENT FOR FULSHEAR BEND DRIVE EXTENSION NO. 3, FROM MUD 169**

COUNCIL DID NOT WISH TO REMOVE ANY ITEMS.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE ITEMS A-L. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

*AYES- COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER CATES*

NAYS- NONE

*ABSENT- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER MARTIN*

VIII. BUSINESS

A. PROCLAMATION IN SUPPORT OF NATIONAL PUBLIC WORKS WEEK MAY 17-23, 2020

MAYOR GROFF READ THE PROCLAMATION AND THANKED ALL PUBLIC WORKS PROFESSIONALS AND TEAM MEMBERS.

B. CONSIDERATION AND POSSIBLE ACTION TO ELECT A MAYOR PRO-TEM

COUNCIL MEMBER POOL, CATES, AND WHITE STATED THEY WOULD LIKE TO SEE MS. KAHLICH CONTINUE AS MAYOR PRO-TEM.

A MOTION WAS MADE BY COUNCIL MEMBER POOL TO ELECT KAYE KAHLICH AS MAYOR PRO-TEM. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

*AYES- COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER CATES*

NAYS- NONE

ABSENT- MAYOR PRO-TEM KAHLICH

COUNCIL MEMBER MARTIN

C. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A ZONING CHANGE FROM (R-1) RESIDENTIAL ACREAGE TO DOWNTOWN DISTRICT FOR A PROPERTY LOCATED AT 7510 WALLIS STREET

ZACH GOODLANDER STATED FROM A STAFF PROSPECTIVE THIS DEVELOPMENT IS VERY WELL PLANNED OUT. HE STATED STAFF RECOMENDS APPROVAL. ZACH INTRODUCED JONATHAN DAVIS WHO IS THE ARCHITECT ON THE TEAM.

MR. DAVIS STATED TAJANA WOULD PROVIDE COUNCIL WITH AN INTRODUCTION BEFORE HE DOES HIS PRESENTATION. TAJANA INFORMED COUNCIL OF THE FORMAT FOR THE PRESENTATION. SHE INTRODUCED THE TEAM OF POSITICE DEVELOPMENT LLC AS JEFFREY DUKE, CHRISTIE HEBERT, AND CHRIS JOHNS. TAJANA SPOKE ABOUT SOME OF THE WORK THE ARCHITECH JONATHAN DAVIS HAS DONE. SHE EXPLAINED THAT THERE ARE TWO CONSULTANTS WORKING ON THIS PROJECT, HERSELF AND DAVID SMITH. SHE SPOKE ABOUT SOME OF MR. SMITHS WORK HISTORY AND EXPERIENCE.

JONATHAN DAVIS EXPRESSED TO COUNCIL THAT UNDERSTANDING DRAINAGE ON THE SITE WILL BE ONE OF THEIR PRIMARY CONCERNS. HE PRESENTED PLANNED DEVELOPMENT FOR THE PROPERTY AND EXPRESSED THAT THE DRAWINGS AND CONCEPTS HAVE NOT BEEN FINALIZED.

DAVID SMITH INFORMED COUNCIL THAT THEY HAVE STARTED TALKING TO ENGINEERS ABOUT STARTING A BASELINE ECOLOGICAL STUDY THEN FOLLOW UP WITH A FULL-BLOWN DRAINAGE STUDY TO ASSURE THE REST OF THE CITY HAS ZERO FLOODING IMPACT. HE ANTICIPATES THIS WILL TAKE ANYWHERE FROM 3-6 MONTHS. MR. SMITH

MAYOR GROFF AND COUNCIL MEMBER POOL ASKED QUESTIONS.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE A ZONING CHANGE FROM (R-1) RESIDENTIAL ACREAGE TO DOWNTOWN DISTRICT FOR A PROPERY LOCATED AT 7510 WALLIS STREET. IT WAS SECONDED BY COUNCIL MEMBER PATTERSON. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

*AYES- COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER CATES*

NAYS- NONE

ABSENT- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER MARTIN

D. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A ZONING CHANGE FROM (R-1) RESIDENTIAL ACREAGE TO DOWNTOWN DISTRICT FOR A PROPERTY LOCATED AT 31210 FM 1093

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE A ZONING CHANGE FROM (R-1) RESIDENTIAL ACREAGE TO DOWNTOWN DISTRICT FOR A PROPERTY LOCATED AT 31210 FM 1093. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES- COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER CATES

NAYS- NONE

ABSENT- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER MARTIN

E. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A ZONING CHANGE FROM (MH) MANUFACTURED HOUSING TO (I) INDUSTRIAL FOR A PROPERTY APPROXIMATELY 2.25 ACRES IN SIZE, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PATTERSON AND DIXON ROADS

ZACH GOODLANDER INTRODUCED MIKE ROLLER.

MIKE ROLLER EXPLAINED THAT THIS PROPERTY IS CURRENTLY BEING SOLD. MR. ROLLER STATED THEY POSTED TWO SIGNS THAT ARE VERY VISIBLE TO THE NEIGHBORS AND HAVE HAD NO ISSUES OR COMPLAINTS WITH THIS PROJECT. HE INFORMED COUNCIL THAT THIS PROPERTY WILL BE AN INSIDE STORAGE BUILDING AND IT WILL BE FENCED NICELY.

ZACH GOODLANDER STATED THEY MAILED OUT NOTICES FOR NEIGHBORS WITHIN 200 FT AND HAD ZERO COMMENTS OR CONCERNS BROUGHT TO THE CITY ABOUT THE PROPERTY.

SHARON VALIANTE INFORMED COUNCIL THAT THEY HAVE AN UPDATE TO THE THOROUGHFARE PLAN THAT THEY WILL BE SEEING VERY SOON. SHE STATED THE TIMING MAY NOT COINCIDE WITH

THE DEVELOPMENT OF THE PROJECT WHICH MAY CAUSE MORE TRAFFIC ON DIXON UNTIL WE GET SOME IMPROVEMENTS MADE. SHE INFORMED COUNCIL THAT THIS IS ONLY AN INTERIM CONCERN BUT EVENTUALLY THERE WILL BE SOME IMPROVEMENTS MADE TO THE AREA.

ZACH GOODLANDER INFORMED COUNCIL THAT EVENTUALLY DIXON WILL NOT BE A DEAD-END ROAD ANYMORE.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE A ZONING CHANGE FROM (MH) MANUFACTURED HOUSING TO (I) INDUSTRIAL FOR A PROPERTY APPROXIMATELY 2.25 ACRES IN SIZE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PATTERSON AND DIXON ROADS.IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES- COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER CATES

NAYS- NONE

ABSENT- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER MARTIN

F. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2020-463, A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S PLANNING AND ZONING COMMISSION

MAYOR GROFF PROPOSED A NOMINATION FOR JENNIFER ECKROTH, JOAN BERGER, GREGORY EHMAN, AND JOHN DOWDALL

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE RESOLUTION NO. 2020-463, APPOINTING JOAN BERGER, GREGORY EHMAN, JOHN DOWDALL AND JENNIFER ECKROTH TO THE CITY'S PLANNING AND ZONING COMMISSION WITH TERMS EXPIRING 2022. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES- COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE

COUNCIL MEMBER CATES

NAYS- NONE

ABSENT- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER MARTIN

~~G. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2020-464, A RESOLUTION APPOINTING A REPRESENTATIVE FROM THE ETJ AS AN AD HOC VOTING MEMBER OF THE PLANNING AND ZONING COMMISSION WHEN IT ACTS AS THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE~~

THIS ITEM PULLED FROM AGENDA.

~~H. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2020-469, A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S ZONING BOARD OF ADJUSTMENT~~

THIS ITEM PULLED FROM AGENDA.

I. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2020-465, A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S PARKS AND RECREATION COMMISSION

MAYOR GROFF PROPOSED A NOMINATION FOR RAMONA RIDGE, JENNIFER ECKROTH, JOANNA WILLARS, AND KIMBERLY BOW, AND JOAN BERGER

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE RESOLUTION NO. 2020-465 APPOINTING RAMONA RIDGE, JENNIFER ECKROTH, JOANNA WILLARS, AND KIMBERLY BOW WITH TERM EXPIRING 06-01-2022 AND JOAN BERGER WITH TERM EXPIRING 06-01-2021. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES- COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER CATES

NAYS- NONE

ABSENT- MAYOR PRO-TEM KAHLICH

COUNCIL MEMBER MARTIN

J. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2020-466, A RESOLUTION OF THE CITY OF FULSHEAR APPOINTING MEMBERS TO THE CITY'S HISTORIC PRESERVATION AND MUSEUM COMMISSION

MAYOR GROFF PROPOSED A NOMINATION FOR REBECCA PATTERSON, SONYA SIMMONS, AND KRISTINA STEWART.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE RESOLUTION NO. 2020-466 APPOINTING REBECCA PATTERSON, SONYA SIMMONS, AND KRISTINA STEWART TO THE HISTORIC PRESERVATIONS AND MUSEUM COMMISSION WITH TERMS EXPIRING 06-01-2022. IT WAS SECONDED BY COUNCIL MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES- COUNCIL MEMBER POOL

COUNCIL MEMBER KELLY

COUNCIL MEMBER PATTERSON

COUNCIL MEMBER WHITE

COUNCIL MEMBER CATES

NAYS- NONE

ABSENT- MAYOR PRO-TEM KAHLICH

COUNCIL MEMBER MARTIN

K. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2020-467, APPOINTING DIRECTORS TO THE BOARD OF THE CITY OF FULSHEAR DEVELOPMENT CORPORATION, A TYPE "A" ECONOMIC DEVELOPMENT SALES TAX CORPORATION

COUNCIL MEMBER POOL EXPRESSED HE WOULD LIKE TO SEE SOMEONE FROM THE "B" ECONOMIC DEVELOPMENT CORPORATION FILL THE OPEN POSITION.

COUNCIL MEMBER WHITE EXPRESSED HE SUPPORTS MR. KELLY FILLING THE OPEN POSITION.

COUNCIL MEMBER PATTERSON EXPRESSED HE WOULD LIKE TO KEEP THINGS THE WAY THEY ARE.

THE CITY ATTORNEY BYRON BROWN EXPLAINED THAT CITY COUNCIL MEMBERS ARE ONLY AUTHORIZED TO SIT ON TYPE "B" EDC BOARD.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE RESOLUTION NO. 2020-467 APPOINTING PRASAD GARKHEDHAR AND TOMMY KUYKENDAL FOR THE FULSHEAR DEVELOPMENT CORPORATION TYPE "A" WITH TERMS EXPIRING 06-01-2022. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES- COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER CATES

NAYS- NONE

ABSENT- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER MARTIN

L. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2020-468, APPOINTING DIRECTORS TO THE BOARD OF THE FULSHEAR DEVELOPMENT CORPORATION, A TYPE "B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE RESOLUTION NO. 2020-468 APPOINTING COUNCIL MEMBER KELLY AND COUNCIL MEMBER MARTIN WITH TERMS EXPIRING 06-01-2021 AND APPOINTING TOMMY KUYKENDALL, STACY MANGUM, KIM STACY, AND RAY KERLICK WITH TERMS EXPIRING 06-01-2022 TO THE BOARD OF THE FULSHEAR DEVELOPMENT CORPORATION, A TYPE "B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES- COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER CATES

NAYS- NONE

ABSENT- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER MARTIN

A MOTION WAS MADE BY COUNCIL MEMBER PATTERSON TO TAKE A 5 MINUTE RECESS. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

*AYES- COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER CATES*

NAYS- NONE

*ABSENT- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER MARTIN*

***A 5 MINUTE RECESS WAS CALLED BY MAYOR GROFF AT 9:29 P.M.*

***THE MEETING WAS CALLED BACK IN ORDER BY MAYOR GROFF AT 9:35 P.M.*

M. CONSIDERATION AND POSSIBLE ACTION TO APPROVE INDIVIDUAL AGREEMENTS FOR LAW ENFORCEMENT EQUIPMENT WITH FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 172, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 173, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 170

CHIEF KENNY SEYMOUR INFORMED COUNCIL THAT HANNAH RADLER WITH FLOCK SAFTETY WAS ON THE VIDEO CONFERENCE TO ANSWER ANY QUESTIONS THEY MAY HAVE FOR HER. CHIEF SEYMOUR DESCRIBED A PROGRAM CALLED FLOCK THAT WILL HELP REDUCE CRIMES WITHIN OUR CITY. HE EXPLAINED THAT 80-90% OF OUR CRIMES HAPPEN IN CROSS CREEK RANCH AND THIS DEVICE WILL HELP CAPTURE LICENSE PLATES, COLORS AND STYLES OF CARS. THE AGREEMENT WILL ALLOW US TO HAVE ACCESS TO THE MUDS DEVICES AND THEY WILL HAVE ACCESS TO OURS. THIS DEVICE HOLDS THE INFORMATION FOR 30 DAYS.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APROVE INDIVIDUAL AGREEMENTS FOR LAW ENFORCEMENT EQUIPMENT WITH FORT BEND COUNTY MUNICIPAL UTILITY DISCTRICT NO. 172, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 173, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 170. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

*AYES- COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON*

*COUNCIL MEMBER WHITE
COUNCIL MEMBER CATES*

NAYS- NONE

*ABSENT- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER MARTIN*

N. CONSIDERATION AND APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, KEITH AND CYNTHIA WILLIAMS, AND THE WESTPARK CHURCH OF CHRIST

ZACH GOODLANDER EXPLAINED THAT THE CITY OFFERED THE CHURCH \$125,000 WORTH OF FEE CREDITS FOR THE ROW THAT CAN BE APPLIED TO PERMIT FEES, WATER TAP FEES, FIRE VAULT FEES, AND RENTAL FEES.

TOMMY KUYKENDALL INFORMED COUNCIL THAT THEY HAD A LOT OF DETAILS TO WORK THROUGH WITH ZACH AND SHARON BUT THE CHURCH IS VERY EXCITED TO BE A PART OF THE CITY.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO APPROVE THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FULSHEAR, KEITH AND CYNTHIA WILLIAMS, AND THE WESTPARK CHURCH OF CHRIST. IT WAS SECONDED BY COUNCIL MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

*AYES- COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER CATES*

NAYS- NONE

*ABSENT- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER MARTIN*

O. CONSIDERATION AND POSSIBLE ACTION TO DENY THE ACADEMIX VILLAGE PRELIMINARY PLAT

ZACH GOODLANDER EXPLAINED THAT THEY DID NOT MAKE THE CHANGES REQUESTED BY THE CITY ENGINEER. THIS PLAT HAS BEEN DENIED BY THE PLANNING AND ZONING COMMISSION. THE CITY ENGINEER AND P&Z HAVE RECOMMENDED DENIAL.

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO DENY THE ACADEMIX VILLAGE PRELIMINARY PLAT. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES- COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER CATES

NAYS- NONE

ABSENT- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER MARTIN

- IX. **CONSIDERATION AND POSSIBLE ACTION RELATING TO ABSENCES-** IN ACCORDANCE WITH SECTION 3.10 (d) OF THE CITY OF FULSHEAR HOME-RULE CHARTER, PAST ABSENCES DUE TO SICKNESS MAY BE EXCUSED, AND LEAVES OF ABSENCE FOR FUTURE ABSENCES MAY BE GRANTED. ANY ACTION TO EXCUSE A PAST ABSENCE IS DEEMED TO INCLUDE A FINDING THAT THE ABSENCE WAS DUE TO SICKNESS UNLESS THE ACTION INDICATES OTHERWISE.

COUNCIL MEMBER MARTIN'S ABSENCE WAS APPROVED AT A PAST MEETING. THE CITY SECRETARY WILL CHECK PREVIOUS MEETING TO CHECK ON APPROVAL FOR MAYOR PRO-TEM KAHLICH.

X. **ADJOURNMENT**

A MOTION WAS MADE BY COUNCIL MEMBER CATES TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES-COUNCIL MEMBER POOL
COUNCIL MEMBER KELLY
COUNCIL MEMBER PATTERSON
COUNCIL MEMBER WHITE
COUNCIL MEMBER CATES

NAYS-NONE

ABSENT- MAYOR PRO-TEM KAHLICH
COUNCIL MEMBER MARTIN

MAYOR GROFF ADJOURNED THE MEETING AT 10:06 P.M.

ATTEST:




AARON GROFF, MAYOR


KIMBERLY KOPECKY, CITY SECRETARY