



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

CITY COUNCIL:

MAYOR: Aaron Groff

MAYOR PRO-TEM: Kaye Kahlich

COUNCIL MEMBER: Kent Pool

COUNCIL MEMBER: Kevin White

COUNCIL MEMBER: Debra Cates

COUNCIL MEMBER: Lisa Martin

COUNCIL MEMBER: Joel
Patterson

COUNCIL MEMBER: John Kelly

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly
Kopecky

CITY ATTORNEY: J. Grady Randle

SPECIAL CITY COUNCIL MEETING MINUTES

September 8, 2020

I. CALL TO ORDER

A SPECIAL CITY COUNCIL MEETING WAS CALLED TO ORDER BY MAYOR GROFF AT 5:31 P.M. A QUORUM WAS PRESENT.

II. QUORUM AND ROLL CALL

COUNCIL MEMBERS PRESENT:

AARON GROFF, MAYOR

KAYE KAHLICH

KEVIN WHITE

JOHN KELLY

KENT POOL

DEBRA CATES

JOEL PATTERSON

LISA MARTIN

CITY STAFF PRESENT:

KIMBERLY KOPECKY

SHARON VALIANTE

ZACH GOODLANDER

KERRY SIGLER

JAMES WOODS
BYRON BROWN
KRISTI BRASHEAR
JACK HARPER
KENNY SEYMOUR
GRADY RANDLE
WES VELA (arrived at 6:30 pm)

OTHERS PRESENT:

TREVOR ROYAL
JIM KING
PEDRO PRATT
RONALDO RENTERIA
PAT MOLLERE
JORDAN SCHOOPBACH
GERALD GRISSOM
KENT MILSON
STEVE SAMS
MATT STOOPS
JOAN BERGER
MIKE ROLLER
TREY D
KIM STACY
LUCY CHAKRAFT
AND 4 OTHERS THAT DID NOT SIGN IN

III. 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.

TREVOR ROYAL APOLOGIZED ON BEHALF OF WCA FOR CITIZEN COMPLAINTS.

RONALDO RENTERIA ASKED QUESTIONS ABOUT ZONING.

PAT MOLLERE THANKED ALL INVOLVED IN CREATING THE CDO AND SPOKE ABOUT LED SIGNS.

JIM KING SPOKE ABOUT LED SIGNS.

IV PUBLIC HEARING

A PUBLIC HEARING—IN COMPLIANCE WITH THE CITY OF FULSHEAR ZONING

ORDINANCE AND CHAPTER 211 OF THE LOCAL GOVERNMENT CODE, THE CITY WILL HOLD FOUR PUBLIC HEARINGS REGARDING THE CONSOLIDATED DEVELOPMENT ORDINANCE(CDO), AN ORDINANCE SETTING FORTH NEW ZONING, ARCHITECTURAL, PARKING, AND OTHER DEVELOPMENT RELATED STANDARDS, REGULATIONS, AND CLASSIFICATIONS AFFECTING THE AREA WITHIN THE CITY LIMITS AND EXTRA-TERRITORIAL JURISDICTION, AT WHICH INTERESTED PARTIES MAY APPEAR AND BE HEARD. THE 1st PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 4, 2020 AT 8:30 A.M., THE HEARING WILL BE HELD AT ([HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/213874845](https://global.gotomeeting.com/join/213874845)). THE 2nd HEARING WILL BE HELD BY THE CITY COUNCIL ON SEPTEMBER 8, 2020 AT 7:00 P.M., THE HEARING WILL BE HELD AT ([HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/561425717](https://global.gotomeeting.com/join/561425717)). A 3rd PUBLIC HEARING WILL BE BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 4, 2020 AT 9 AM., THE HEARING WILL BE HELD AT CITY HALL, 30603 FM 1093 FULSHEAR, TEXAS. A 4th PUBLIC HEARING WILL BE HELD BY CITY COUNCIL ON SEPTEMBER 8, 2020 AT 5:30 P.M., AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY-FULSHEAR RD., FULSHEAR, TEXAS. A COPY OF THE CDO 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. POTENTIAL CANCELLATION DISCLAIMER: AT THE TIME OF THIS NOTICE, CERTAIN PROVISIONS OF THE TEXAS OPEN MEETINGS ACT HAVE BEEN SUSPENDED BY THE TEXAS GOVERNOR IN RESPONSE TO COVID-19, WHICH PROVISIONS MAY BECOME EFFECTIVE AGAIN PRIOR TO ONE OR MORE OF THE FOREGOING PUBLIC HEARINGS BEING HELD. THEREFORE, ONE OR MORE OF SUCH PUBLIC HEARINGS MAY BE CANCELLED. PLEASE REFER TO THE CITY'S WEBSITE, [HTTP://WWW.FULSHEARTEXAS.GOV/](http://www.fulsheartexas.gov/), FOR THE MOST CURRENT INFORMATION REGARDING THE STATUS OF THESE HEARINGS.

MAYOR GROFF OPENED THE PUBLIC HEARING AT 5:43 P.M.

JORDAN SHOEBECK WANTS TO ECHO WHAT MS. MOLLERE AND MR. KING SAID DURING CITIZEN COMMENTS.

GERALD GRISSOM WITH BGE SPOKE ABOUT CONFLICTING POINTS ON SECTION 4 OF THE CDO.

KENT MILTON WITH META PLANNING AND DESIGN AND RESIDENT OF FULSHEAR SPOKE ABOUT GENERAL PLANS, INCONSISTENCIES WITH THE TEXT, ACCESS REQUIREMENTS, ETJ, SEMI-URBAN ZONE, AND GARAGE ORIENTATION .

STEVE SAMS GENERAL MANGER FOR THE JORDAN RANCH PROJECT FOR JOHNSON DEVELOPMENT, SPOKE ABOUT HIS CONCERNS ON THE CHART

ON PAGE 45.

MATT STOOPS WITH LJA ENGINEERING AND PLANNER FOR TAMARRON, POLO RANCH, AND CROSS CREEK RANCH, SPOKE ABOUT FUTURE DEVELOPMENT, ETJ PROJECTS, AND REGIONAL PARK FEES.

JOAN BERGER, A RESIDENT OF FULSHEAR, READ A LETTER ABOUT KEEPING A SMALL TOWN FEEL AND ABOUT SIGNS.

MIKE ROLLER A RESIDENT OF FULSHEAR COMPLIMENTED THE CITY ON THE TIME AND EFFORT PUT INTO THE CDO. HE ASKED QUESTIONS ABOUT THE DOWNTOWN VISION AND WHEN WALLIS AND MAIN ST WILL BE A ONE WAY STREET.

KIM STACY READ A LETTER ABOUT LED SIGNS.

LUCY CHALCRAFT RESIDENT OF FULSHEAR SPOKE ABOUT THE PLATTING ISSUE IN THE BOIS D'ARC AREA.

JIM KING A RESIDENT OF FULSHEAR SPOKE ABOUT SIGNS.

REYNALDO RENTERIA ASKED ABOUT INDUSTRIAL ZONING ON DIXON RD AND PATTERSON RD.

ROB BANFORD SPOKE ABOUT A NOTICE FROM FEBRUARY 27, 2019 ANNOCING THE FOCUS GROUP THAT HE WAS ON.

MAYOR GROFF CLOSED THE PUBLIC HEARING AT 6:51 P.M.

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO RECESS. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBER CATES, KAHLICH, KELLY MARTINSM PATTERSON, POOL, AND WHITE

NAYS:

ABSTAIN:

ABSENT:

MAYOR AND COUNCIL RECESSED AT 6:52 P.M.

MAYOR GROFF CALLED THE MEETING BACK INTO SESSION AT 7:02 P.M.

**MAYOR AND COUNCIL THEN MOVED THE DISCUSSION TO PUBLIC HEARING IV **

V. BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2020-1331, ADOPTING THE COORDINATED DEVELOPMENT ORDINANCE (CDO)

MAYOR GROFF ACKNOLEDGED EVERYONE WHO PARTICIPATED IN ACCORDANCE TO THE CDO AND A SPECIAL THANKS TO ALL OF THE MEMBERS OF THE OAC.

DISCUSSION ENSUED ON THE CDO REGARDING BUT NOT LIMITED TO: LOT SIZES, PLATTING, SCRIVENORS ERRORS, ETC.

*** FOR FULL DISCUSSION PLEASE REFER TO THE CITY OF FULSHEAR WEBSITE***

B. REVIEW AND DISCUSSION OF FY2021 OPERATING & CAPITAL BUDGET

THERE WERE NO QUESTIONS OR DISCUSSIONS ON THIS ITEM.

VI PUBLIC HEARING

A NOTICE OF PUBLIC HEARING FISCAL YEAR 2021 PROPOSED BUDGET THE CITY OF FULSHEAR WILL HOLD A PUBLIC HEARING TO BE HELD BY THE CITY COUNCIL ON SEPTEMBER 8, 2020 AT 7:00 P.M., THE HEARING WILL BE HELD IN THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS 77441 . THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$616,339 OR 15.96%, AND OF THAT AMOUNT, \$397,573 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR. THE PROPOSED BUDGET MAY BE INSPECTED BY APPOINTMENT ONLY IN THE OFFICE OF THE CITY SECRETARY, CITY OF FULSHEAR CITY HALL, 30603 FM 1093 WEST, FULSHEAR, TEXAS, BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. MONDAY THROUGH THURSDAY AND 8:00 A.M. AND 3:00 P.M. ON FRIDAY; PLEASE CALL 281-346-8828 TO SCHEDULE AN APPOINTMENT. THE BUDGET IS AVAILABLE AT WWW.FULSHEARTEXAS.GOV. THE PUBLIC MAY COMMENT IN PERSON AT THE PUBLIC HEARING, PROVIDE WRITTEN COMMENTS EITHER THROUGH THE MAIL AT THE CITY HALL, 30603 FM 1093 WEST, PO BOX 279, FULSHEAR, TX 77441, E-MAIL TO KKOPECKY@FULSHEARTEXAS.GOV . ANY WRITTEN COMMENTS WILL BE INCLUDED WITH INFORMATION PROVIDED TO THE CITY COUNCIL FOR THEIR CONSIDERATION. MEMBERS OF THE PUBLIC ARE ENCOURAGED TO PROVIDE INPUT THROUGH ANY MEANS AVAILABLE AND/OR TO ATTEND THE PUBLIC HEARING. POTENTIAL CANCELLATION DISCLAIMER: AT THE TIME OF THIS NOTICE, CERTAIN PROVISIONS OF THE TEXAS OPEN MEETINGS ACT HAVE BEEN SUSPENDED BY THE TEXAS GOVERNOR IN RESPONSE TO COVID-19, WHICH PROVISIONS MAY BECOME EFFECTIVE AGAIN PRIOR TO ONE OR MORE OF THE FOREGOING PUBLIC HEARINGS BEING HELD. THEREFORE, ONE OR MORE OF SUCH PUBLIC HEARINGS MAY BE CANCELLED. PLEASE REFER TO THE CITY'S WEBSITE, [HTTP://WWW.FULSHEARTEXAS.GOV/](http://WWW.FULSHEARTEXAS.GOV/), FOR THE MOST CURRENT INFORMATION REGARDING THE STATUS OF THESE HEARINGS.

MAYOR GROFF OPENED THE PUBLIC HEARING AT 7:04 P.M.

NO ONE WISHED TO SPEAK.

MAYOR GROFF CLOSED THE PUBLIC HEARING AT 7:05 P.M.

*** MAYOR AND COUNCIL THEN MOVED THE DISCUSSION BACK TO NEW BUSINESS***

VII. EXECUTIVE SESSION

- A. EXECUTIVE SESSION - PURSUANT TO SECTION 551.074 OF THE TEXAS OPEN MEETINGS ACT (CHAPTER 551, GOVERNMENT CODE), DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE**
- i. CITY ATTORNEY**

A MOTION WAS MADE BY KAYE KAHLICH TO ENTER INTO EXECUTIVE SESSION. IT WAS SECONDED BY COUNCIL MEMBER CATES. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT:

MAYOR GROFF ADJOURNED INTO EXECUTIVE SESSION AT 9:25 P.M.

MAYOR GROFF RECONVENED THE MEETING AT 11:10 P.M.

VIII. ACTION FROM EXECUTIVE SESSION

THERE WAS NO ACTION TAKEN.

IX. ADJOURNMENT

A MOTION WAS MADE BY MAYOR PRO-TEM KAHLICH TO ADJOURN. IT WAS SECONDED BY COUNCIL MEMBER POOL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CATES, KAHLICH, KELLY, MARTIN, PATTERSON, POOL, WHITE

NAYS:

ABSTAIN:

ABSENT:

MOTION APPROVED

MAYOR GROFF ADJOURNED THE MEETING AT 11:11 P.M.

AARON GROFF, MAYOR

ATTEST:

KIMBERLY KOPECKY, CITY SECRETARY