

## MINUTES OF CITY PLANNING AND ZONING COMMISSION MEETING

### Call to Order

The City Planning and Zoning Commission of the City of Katy, Texas, convened in Regular Session Tuesday, October 14, 2025, at 6:30 o'clock p.m., at Katy City Hall, 901 Avenue C, Katy, Texas.

### Commissioners Present:

Jason Ward, Vice Chairman  
Alan Chapman, Assistant Secretary  
Randy McDonald, Commissioner  
Jeff Mahoney, Alternate Commissioner  
Jim Davidson, Alternate Commissioner

### Commissioners Absent:

Eric Paulsen, Chairman  
Sam Pearson, Secretary  
Greg Christmann, Commissioner  
Johnston Dietz, Commissioner

### City Officials Present:

Bridgette Begle, Acting City Attorney  
Ian Clowes, Community Development Director  
Rachel Lazo, City Planner  
Christian Zepeda, Assistant Planner  
Veronica Garcia, Administrative Assistant

### Public Comments

All were given the opportunity to be heard and there were no comments from the public.

### Consent Agenda

Motion was made by Alan Chapman, Assistant Secretary, seconded by Randy McDonald, Commissioner, approving all items under the Consent Agenda, which included:

- Preliminary Plat of TPG Texas Heritage Parkway
- Final Plat of TPG Texas Heritage Parkway

All voted Aye, and the motion carried.

### Discuss and Consider a Proposed Amendment to the City's Zoning Ordinance No. 621, by Amending Ordinance No. 2914 "Katy Boardwalk District" Overlay Planned Development District; Amending Certain Requirements and Restrictions for Development Within the "Katy Boardwalk District" Overlay Planned Development District

Rachel Lazo, City Planner, gave background information on the proposed amendment to the City's Zoning Ordinance No. 621, by amending Ordinance No. 2914 "Katy Boardwalk District" Overlay Planned Development District; amending certain requirements and restrictions for development within the "Katy Boardwalk District" Overlay Planned Development District.

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Lazo stated that the Katy Boardwalk Planned Development District was adopted in 2015 and updated in 2019. Parcel 1 was adopted as a single-family product that is more dense than the typically allowed single-family subdivision. There is a builder interested in the parcel, who has catered this design to their product style. Ethan Harwell, Kimley-Horn Planner, introduced Andy Hall, Kimley-Horn Civil Engineer, and Derek Darnell, Pelican Builders Developer for Public and Builders. Harwell stated Pelican Builders Inc. purchased the site in December 2024. Their attention is to maintain the single-family vision as established in the Planned Development District (PDD), a village type community with small intimate lots with walking distance access to the best communities in Katy. He explained that the existing PDD for parcel 1 is for 160 homes which includes 107 Brownstone Homes with 53 detached single-family lots. The proposed PDD will be 186 single-family homes and will preserve the turns within the PDD for Brownstone Homes. He spoke on architectural and fencing standards and stated there will be no garages that will face Kingsland Boulevard or the Boardwalk. His presentation included the new monotony, architectural, articulation, and fence standards along with the street sections and transportation network and signage. Randy McDonald, Commissioner, asked for clarification regarding the reduction of the urban local street and questioned if the Emergency Medical Services (EMS), Police or Fire Department will be affected. Lazo stated that during the review period this topic was addressed, staff asked the applicant to provide a turning template to ensure that the emergency vehicles could adequately traverse the streets. She stated the Fire Marshal reviewed the turning template and confirmed it met all the requirements and will have adequate turning capabilities throughout the entire site. McDonald commented that 90% of the development will be in Fort Bend County with a small portion in Harris County and questioned whether it will be problematic for the city. Lazo answered that it may be for the lots that fall within both counties but does not think that will be an issue. Jim Davidson, Alternate Commissioner, asked what the current policies for short-term rentals are, he believes this type of development would be potentially targeted for this type of use. Lazo stated that the City does allow short-term rentals and can operate if they comply with all the requirements. Harwell added that a Homeowners Association (HOA) covenant has been drafted and this is an item that will be addressed and prohibited with the HOA deed restrictions. Bridgette Begle, Acting City Attorney, commented that would be the correct process to follow. She said that's where it should be handled since the City can't do it directly, and it's good to know it will be handled. Jason Ward, Vice Chairman, opened the Public Hearing at 6:45 p.m. All were given the opportunity to be heard and there were no comments from the public. Ward closed the Public Hearing at 6:46 p.m. Jeff Mahoney, Alternate Commissioner, inquired if this will set a precedent for future developments within the city that can reference this PDD to modify or mirror the development. Lazo explained that not all PDD have the ability to do so, context is important. When rezoning a property, you are required to be in compliance with the Comprehensive Plan, and we have Future Land Use designation for all properties within the City. Any other PDD has land use restrictions and would not inherently comply if they seek to do something like this. However, if a new PDD be proposed they could use these development standards as a starting point. Motion was made by Randy McDonald, Commissioner, seconded by Alan Chapman, Assistant Secretary, to approve the proposed amendment to the City's Zoning Ordinance No. 621, by amending Ordinance No. 2914 "Katy Boardwalk District" Overlay Planned Development District; amending certain requirements and restrictions for development within the "Katy Boardwalk District" Overlay Planned Development District. The commission voted unanimously, and the motion carried.

**Administrative Reports**

Rachel Lazo, City Planner, informed the Commission that the next City Planning and Zoning meeting on Tuesday, November 11, 2025, has been cancelled due to City Hall being closed for Veterans Day. The meeting has been rescheduled for Tuesday, November 4, 2025.

**Commission Comments**


There were no comments from the Commission.

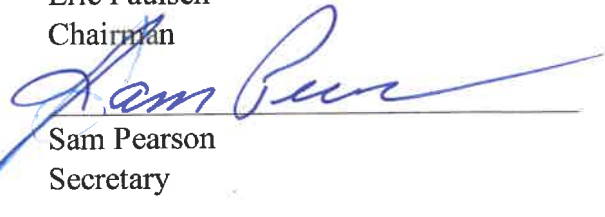
**Adjourn**

With no further business to consider, the Board adjourned at 6:49 p.m.

ATTEST:

  
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Rachel Lazo  
City Planner

  
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Eric Paulsen  
Chairman

  
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Sam Pearson  
Secretary