

## 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, December 9, 2025, at 6:30 o'clock p.m., at Katy City Hall, 901 Avenue C, Katy, Texas.

### Commissioners Present:

Eric Paulsen, Chairman  
Jason Ward, Vice Chairman  
Sam Pearson, Secretary  
Alan Chapman, Assistant Secretary  
Greg Christmann, Commissioner  
Randy McDonald, Commissioner  
Jim Davidson, Alternate Commissioner

### Commissioners Absent:

Johnston Dietz, Commissioner  
Jeff Mahoney, Alternate Commissioner

### City Officials Present:

Bridgette Begle, 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 Sam Pearson, Secretary, seconded by Randy McDonald, Commissioner, approving all items under the Consent Agenda, which included:

- 11-04-2025 Special Meeting Minutes

All voted Aye, and the motion carried.

### Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Amending Ordinance No. 3162 a Special Use Permit that Allows, a Special Use, To-Wit: Religious Institution in "C-1" and "C-2" Districts Located at 5371 East Fifth Street

Rachel Lazo, City Planner, gave background information on the proposed amendment to Zoning Ordinance No. 621, by amending Ordinance No. 3162 a Special Use Permit (SUP) that allows, a special use, to-wit: Religious Institution in "C-1" and "C-2" districts located at 5371 East Fifth Street. Lazo recounted on the approved SUP amendment that was made previously in October of 2024 for an expansion of an additional sanctuary and a parking garage. Since that time, the original plans have changed, and the applicant has submitted a revised SUP application to add a children's building near the corner of Drexel and East Fifth Street, with a service parking lot on Third Street. She informed the Commission that there are no concerns at this time since it is an existing church.

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**Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Amending Ordinance No. 3162 a Special Use Permit that Allows, a Special Use, To-Wit: Religious Institution in “C-1” and “C-2” Districts Located at 5371 East Fifth Street (cont’d)**

She stated an inquiry was made by a resident who had received the mailed notice. The resident expressed support for the project but did comment on the current noise concerns and hopes that the church will be mindful of nearby residents. Randy McDonald, Commissioner, inquired on the SUP’s that were issued prior and stated they seemed to be irregular intervals and asked what the current requirements are. Lazo stated that in the past there were time frames applied to SUP approvals done by policy, which functioned as a continuous check that the applicant was still in compliance with their approval. In the last couple of years, we have moved away from that, as it’s much harder to deny the use once they have invested significant capital on site improvements. The focus now is on whether or not the land use is appropriate as a whole, and not done year by year, so this request and approval will be permanent. If approved, the use will be allowed either until the applicant violates their SUP, or they vacate the site. McDonald commented that the concept of the children’s church is a noble but inquired what will happen once the children grow up and begin to drive, will parking be reassessed? Lazo explained that when reviewing a site plan for a church, parking is exclusively calculated off the sanctuary. It’s one (1) parking space per three (3) seats in the sanctuary. Should the use of the proposed building change, it will require additional permits and site changes. If it is changed into a sanctuary, at that point, parking will be reassessed. Eric Paulsen, Chairman, opened the Public Hearing at 6:37 p.m. and the following spoke:

Femi Osunbunmi, Architect, clarified that the parking garage is still in their future plans and is aware that if the function of the space does change, they will need to come back before the Commission for approval. The overall goal is to move forward with the children’s church now and return to the concept of an additional sanctuary later. All were given the opportunity to be heard and there were no further comments from the public. Paulsen closed the Public Hearing at 6:39 p.m. Motion was made by Randy McDonald, Commissioner, seconded by Jason Ward, Vice Chairman, to approve the proposed amendment to Zoning Ordinance No. 621, by amending Ordinance No. 3162 a Special Use Permit that allows, a special use, to-wit: Religious Institution in “C-1” and “C-2” districts located at 5371 East Fifth Street. The commission voted unanimously, and the motion carried.

**Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Establishing a Special Use Permit that Allows, a Special Use, To-Wit: an Institution of a Religious Nature in a “C-1” Commercial District Located at 5819 10th Street**

Rachel Lazo, City Planner, gave background information on the proposed amendment to Zoning Ordinance No. 621, by establishing a Special Use Permit (SUP) that allows, a special use, to-wit: an institution of a religious nature in a “C-1” Commercial District located at 5819 10th Street. Lazo stated that the SUP request is for a new church. The most recent tenant, Parkway Fellowship, vacated the property in December 2024 after relocating to a new site therefore a new SUP approval is required. The building will have multiple tenants. Given the site’s long history of use as a church, the proposed use does not raise any concerns and appears to have adequate parking. Eric Paulsen, Chairman, asked if there is enough parking for all businesses at the site. Lazo stated that the event hall has not yet come forward for permitting, and each use is being reviewed as they are submitted.

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**Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Establishing a Special Use Permit that Allows, a Special Use, To-Wit: an Institution of a Religious Nature in a “C-1” Commercial District Located at 5819 10th Street (cont’d)**

Should the event hall come forward at a later time, staff will ensure that adequate parking is provided. Greg Christmann, Commissioner, asked how many existing tenants are currently at the location. Lazo answered one (1) current tenant. Jason Ward, Vice Chairman, asked whether the tax roll reduction applies only to the church portion of the building. Lazo answered yes. Eric Paulsen, Chairman, opened the Public Hearing at 6:43 p.m. and the following spoke: Michael Doll, 1516 Whispering Pines Drive, stated he received the mailed notice for this proposed church and inquired whether the process had changed. He noted that he did not receive notice for any of the previous churches. Parkway Fellowship who received their SUP approval in November of 2018 would have been required to send mailed notices. At this time, we can't confirm whether or not they were sent. All were given the opportunity to be heard and there were no further comments from the public. Paulsen closed the Public Hearing at 6:46 p.m. Motion was made by Jason Ward, Vice Chairman, seconded by Randy McDonald, Commissioner, to approve the proposed amendment to Zoning Ordinance No. 621, by establishing a Special Use Permit that allows, a special use, to-wit: a Religious Institution in a “C-1” Commercial District located at 5819 10th Street. The commission voted unanimously, and the motion carried.

**Administrative Reports**

Rachel Lazo, City Planner, announced the next City Planning and Zoning Commission meeting will be held January 13, 2026. She commented that it has been a good year with many projects and is looking forward to the new year and what is yet to come.

**Commission Comments**

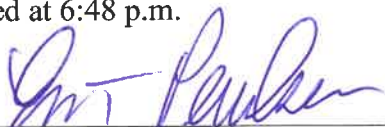
Sam Pearson, Secretary, wished everyone in attendance a Merry Christmas and a Happy New Year.

**Adjourn**

With no further business to consider, the Board adjourned at 6:48 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