

## MINUTES OF THE 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, April 14, 2026, at 6:51 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  
Randy McDonald, Commissioner

### Commissioners Absent:

Greg Christmann, Commissioner  
Johnston Dietz, Commissioner  
Jeff Mahoney, Alternate Commissioner  
Jim Davidson, 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.

### Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Establishing a Special Use Permit that Allows, a Special Use, To-Wit: Convalescent Home for the Aged Located in a "C-2" General Business District Located at 25660 Kingsland Blvd

Christian Zepeda, Assistant City Planner, gave a presentation on the proposed amendment to Zoning Ordinance No. 621, by establishing a Special Use Permit (SUP) that allows, a special use, to-wit: Convalescent Home for the Aged located in a "C-2" General Business District located at 25660 Kingsland Boulevard and stated staff recommends approval. Eric Paulsen, Chairman, asked for the timeline of the applicant's request from the original submission to the present. Zepeda stated the applicant applied for the SUP in 2019, at which time the City Planning and Zoning Commission recommended approval. He further explained that City Council approved the request with the condition that all required permits be obtained within three hundred sixty-five (365) days of approval. Zepeda noted that although the applicant has continued working on the project, the allotted timeframe has since expired. He added that the project is now nearing completion; however, final inspections are required before proceeding. Since the previously approved SUP expired, the applicant must obtain new approval from the Commission prior to scheduling inspection. Randy McDonald, Commissioner, inquired whether the property was zoned "C-2" at the time of the initial application. Zepeda confirmed that it was.

...next page

**Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Establishing a Special Use Permit that Allows, a Special Use, To-Wit: Convalescent Home for the Aged Located in a "C-2" General Business District Located at 25660 Kingsland Blvd (cont'd)**

Paulsen opened the Public Hearing at 6:58 p.m. All were given the opportunity to be heard and there were no comments from the public. Paulsen closed the Public Hearing at 6:58 p.m. Motion was made by Randy McDonald, Commissioner, seconded by Sam Pearson, Secretary, to approve the proposed amendment to Zoning Ordinance No. 621, by establishing a Special Use Permit that allows, a special use, to-wit: Convalescent Home for the Aged located in a "C-2" General Business District located at 25660 Kingsland Boulevard. The commission voted unanimously, and the motion carried.

**Discuss and Consider the Rezoning of Approximately 54.8 Acres of Land in the James Conner Survey, Abstract 157, in Fort Bend County, from "R-1" Single-Family District to "PDD" Planned Development District for the Creation of "Katy Gaston PDD"**

Rachel Lazo, City Planner gave a presentation on the rezoning of approximately 54.8 acres of land in the James Conner Survey, Abstract 157, in Fort Bend County, from "R-1" Single-Family District to "PDD" Planned Development District for the creation of "Katy Gaston PDD" and stated staff recommends approval. Jason Ward, Vice Chairman, inquired whether the southern tract's boundary is accurate and if it falls within the City of Houston's Extraterritorial Jurisdiction (ETJ). Lazo responded yes and explained that the tract crosses the City's ETJ boundary. She noted that the metes and bounds description submitted with the application stops at the ETJ boundary and does not include the portion within Houston's ETJ. Lazo added that if the applicant wants to include it in the future, it will require release from the City of Houston ETJ. Paulsen inquired if the City of Houston does not release it from the ETJ will it still be included in the PDD request. Bridgette Begle, City Attorney, answered if they choose to get out of Houston's ETJ they can and it will not be a problem. Randy McDonald, Commissioner, asked whether a fee would be required. Begle stated no fee is required. McDonald noted that in the past, there had been a cost associated when the City sought to acquire ETJ from Houston. Lazo added that legislation over the years has changed ETJ processes for the larger metro areas in Texas, requiring cities to take timely action on ETJ release requests, making the process easier. Sam Pearson, Secretary, requested that staff explain the meaning of ETJ for the audience, and Lazo provided a brief explanation. Paulsen inquired whether residential zoning would be permitted within the PDD and what requirements would apply. Lazo stated that single-family residential and assisted living uses would be permitted and would be subject to the City's subdivision regulations, including lot size requirements. Ward asked whether the applicant would need to return to present plans for single-family residential, since it is not included in the current concept plan. Lazo confirmed that the applicant would need to amend the concept plan. Begle added that any amendment to the concept plan must be brought before the Commission for approval. Paulsen opened the Public Hearing at 7:14 p.m. All were given the opportunity to be heard and there were no comments from the public. Paulsen closed the Public Hearing at 7:14 p.m. Motion was made by Randy McDonald, Commissioner, seconded by Sam Pearson, Secretary, to approve the rezoning of approximately 54.8 acres of land in the James Conner Survey, Abstract 157, in Fort Bend County, from "R-1" Single-Family District to "PDD" Planned Development District for the creation of "Katy Gaston PDD". The commission voted unanimously, and the motion carried.

**Administrative Reports**


Rachel Lazo, City Planner, announced that the City Council approved the Special Use Permit for Champions Chapel International located at 6193 Highway Boulevard Suite 201. She stated that City Council denied approval for the Special Use Permit for Cosmic Montessori Education located at 1506 Avenue D. She informed the Commission that the Rezoning for Katy Court Planned Development Amendment (PDD) was tagged and final action will be taken at the next City Council meeting scheduled for April 27, 2026.

**Commission Comments**

There were no comments from the Commission.

**Adjourn**

With no further business to consider, the Board adjourned at 7:16 p.m.


  
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Eric Paulsen  
Chairman

ATTEST:

  
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Rachel Lazo  
City Planner

  
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Sam Pearson  
Secretary