



CITY OF Incorporated 1977

**FULSHEAR**

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30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

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**PLANNING AND ZONING COMMISSION MINUTES  
NOVEMBER 7, 2014**

**1. Call to Order**

*A Regular Meeting was called to order by Chairman Derek Einkauf at 8:30 a.m. on Friday, November 7, 2014 at Fulshear City Hall located at 30603 FM 1093 Road, Fulshear, Texas 77441.*

*Members Present:*

*David Worley, Co-Chairman*

*Ira Leary*

*Darryl Royer*

*Derek Einkauf, Chairman*

*Chad Haynes*

*Amy Pearce*

*Harold Collins*

*Member Absent:*

*None*

*City Staff Present:*

*D. (Diana) Gordon Offord, City Secretary*

*April Jensen, Permit Clerk*

*C.J. Snipes, City Administrator*

*Thomas C. Kuykendall, Jr., Mayor*

*Others Present:*

*Lou Waters*

*Randy McClenoon*

*Geoff Freeman*

*Mary McKenzie*

*J.D. McCann*

*Ralph Wissel*

*Bill Sweitzer*

**2. Quorum**

*Chairman Einkauf announced that we have a quorum and that all PnZ Members are present.*

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**3. Citizen's Comments**

**Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda or other matters will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.**

*There were no Citizen's Comments.*

**4. Approval of Minutes**

**October 16, 2014, Regular Meeting**

*A motion was made by Planning and Zoning Member Worley to approve the minutes as presented. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley*

*Nays: None*

**5. Consideration and possible action on Tamarron General Plan/Revised General Plan**

*There was a discussion among the Planning and Zoning Members regarding comments from the City Engineer, David Leyendecker, that four major street names should be changed in order to avoid confusion. C. J. Snipes, City Administrator, stated that he had spoken to D. R. Horton and there are several others that has this issue.*

*A motion was made by Planning and Zoning Member Worley to approve Tamarron General Plan/Revised General Plan subject to the recommendations per City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley*

*Nays: None*

**6. Consideration and possible action on Tamarron Section 1/Partial Replat No. 1/Preliminary Plat**

*City Engineer, David Leyendecker, stated that this plat is incomplete and a lot of information is missing.*

*A motion was made by Planning and Zoning Member Collins to deny Tamarron Section 1/Partial Replat No. 1/ Preliminary Plat. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley*

Nays: None

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**7. Consideration and possible action on Cross Creek Ranch/ Fulshear Bend Drive / Street Dedication/Preliminary Plat**

**8. Consideration and possible action on Cross Creek Ranch/ West Cross Creek Bend Lane north of Pond Falls Blvd./ Preliminary Plat**

*Chairman Einkauf read items 7 and 8 and stated he would like to take them together if there are no objections from the Commission.*

*A motion was made by Planning and Zoning Member Worley to approve items 7 and 8. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley*

*Nays: None*

**9. Consideration and possible action on Cross Creek Ranch/ Creek Falls at Cross Creek Ranch Section 4/Preliminary Plat**

*Planning and Zoning Member Worley asked the City Engineer, David Leyendecker, about his notes regarding the access. Mr. Leyendecker stated that he wanted to put the developer on notice that access would be needed to the tower but he does recommend approval. C. J. Snipes, City Administrator, stated that Johnson realizes that access will be needed to the tower.*

*A motion was made by Planning and Zoning Member Collins to approve Cross Creek Ranch/Creek Falls at Cross Creek Ranch Section 4/ Preliminary Plat. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley*

*Nays: None*

**10. Consideration and possible action on Cross Creek Ranch/ Creek Cove at Cross Creek Ranch Section 8/ Preliminary Plat**

*A motion was made by Planning and Zoning Member Leary to approve Cross Creek Ranch/Creek Cove at Cross Creek Ranch Section 8/Preliminary Plat. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley*

*Nays: None*

**11. Consideration and possible action on Fulbrook on Fulshear Creek General Plan**

*C. J. Snipes, City Administrator, stated that the lot plan was increased in one section. Mr. Leyendecker, City Engineer, stated that the lots are slightly under 1100 and the change not enough to affect anything.*

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*A motion was made by Planning and Zoning Member Worley to approve Fulbrook on Fulshear Creek General Plan. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley  
Nays: None*

**12. Consideration and possible action on SouthPaw Reserve at Cross Creek Ranch- Preliminary Plat**

*A motion was made by Planning and Zoning Member Worley to approve South Paw Reserve at Cross Creek Ranch Preliminary Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley  
Nays: None*

**13. Consideration and possible action on Fulbrook and Fulbrook on Fulshear Creek Master Signage Plan**

*Chairman Einkauf asked if a representative was here from Fulbrook on Fulshear Creek Crossing. The audience was silent. Chairman Einkauf stated he would like for this to go to a small workshop to identify some issues. He stated that it appears every time more signage is added the plan would need to be reviewed again. He stated that this should not be the case every time more signage is needed in a development.*

*A motion was made by Planning and Zoning Member Worley to postpone action on Fulbrook on Fulshear Creek Master Signage Plan. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley  
Nays: None*

**14. Consideration and possible action on Tamarron Section 11/Final Plat**

**15. Consideration and possible action on Tamarron Section 13/ Final Plat**

**16. Consideration and possible action on Tamarron Section 25/Final Plat**

**17. Consideration and possible action on Tamarron Section 33/ Final Plat**

**18. Consideration and possible action on Tamarron Remote Water Well/Final Plat**

Chairman Einkauf asked if there was a representative here from Tamarron. The audience was silent. Chairman Einkauf asked to take items 14 through 18 together. Chairman Einkauf stated that revisions were given to the Permit Office and they are still incomplete.

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A motion was made by Planning and Zoning Member Worley to deny items 14 through 18 (Tamarron Section 11, 13, 25, 33, and Tamarron Remote Water Well). It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley  
Nays: None

**19. Consideration and possible action on Tamarron Section 16/Preliminary Plat**

City Engineer, David Leyendecker, stated these are minor corrections and he recommends approval and these exceptions should be worked out by final platting.

A motion was made by Planning and Zoning Member Collins to approve Tamarron Section 16 Preliminary Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley  
Nays: None

Chairman Einkauf stated he would like to take item 20, 21, and 22 together if there are no objections. The Commission was silent.

**20. Consideration and possible action on Fulbrook on Fulshear Creek / Section 5 /Preliminary Plat**

**21. Consideration and possible action on Fulbrook on Fulshear Creek /Section 6/ Preliminary Plat**

**22. Consideration and possible action on Fulbrook on Fulshear Creek/Section 7/ Preliminary Plat**

City Engineer, David Leyendecker, recommends approval for all three as only minor corrections are needed.

A motion was made by Planning and Zoning Member Worley to approve items 20, 21, and 22 subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley  
Nays: None

**23. Consideration and possible action on Katy Public Storage/Firethorne/Preliminary Plat**

*A motion was made by Planning and Zoning Member Worley to approve Katy Public Storage /Firethorne/ Preliminary Plat. It was second by Planning and Zoning Member Collins. The motion was carried by the following vote:*

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*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley  
Nays: None*

**24. Consideration and possible action on FFG Capital/ Replat/Final Plat**

*A motion was made by Planning and Zoning Member Collins to approve FFG Capital/Replat / Final Plat. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley  
Nays: None*

**25. Consideration and possible action on Fulshear Trace Street Dedication/Second Extension/ Preliminary Plat**

*A motion was made by Planning and Zoning Member Collins to approve Fulshear Trace Street Dedication/Second Extension/ Preliminary Plat. It was seconded by Planning & Zoning Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley  
Nays: None*

**26. Consideration and possible action on Cross Creek Ranch Venture/ Replat/ Preliminary Plat**

*A motion was made by Planning and Zoning Member Collins to approve Cross Creek Ranch Venture/Replat/Preliminary Plat. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley  
Nays: None*

**27. PRESENTATION: (For Mixed use development) Reed King Commercial, LLC  
Property address: FM 1463 and Fulshear Bend Drive (Mixed Retail Shopping Center)  
Requested discussion/presentation information: Signage guidelines for the Marker at Cross  
Creek Ranch.**

*Chairman Einkauf introduced the Read King Developer. The developer provide a site plan for the commercial development at Cross Creek Ranch which will be located on the Fulshear Bend Drive and FM 1463 to each PnZ Member. He described as phase one and also introduced a representative from HEB stores that will be included in this center. There total presentation*

*was about ten minutes which describe the aesthesis for the development. A few questions were asked from the PnZ Members. No action was taken.*

**28. PRESENTATION: Fulshear Polo Ranch: No Address Rogers Road**  
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*Chairman Einkauf introduced Kerry Gilbert which was the next presentation. Mr. Gilbert introduced Lou Waters, owner of the property, and Jeff Anderson. Mr. Gilbert gave an overview of the project. He stated it would be a small residential development and later on expanded. Mr. Gilbert stated he is open to question from the PnZ Members. There was a short discussion among the group. No action was taken.*

**29. Adjourn**

*A motion was made by Planning and Zoning Member Worley to adjourn. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Collins, Einkauf, Haynes, Leary, Pearce, Royer, and Worley  
Nays: None*