



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

**PLANNING AND ZONING COMMISSION MINUTES
FEBRUARY 6, 2015**

1. Call to Order

A Regular Meeting of the Planning and Zoning Commission was called to order by Chairman Derek Einkauf at 8:35 a.m. at the Fulshear City Hall located at 30603 FM 1093 Road, Fulshear, Texas.

Members Present:

Darryl Royer

David Worley, Co-Chairman

Chad Haynes

Amy Pearce

Derek Einkauf, Chairman

Ira Leary

Harold Collins

Members Absent:

None

City Staff:

D. (Diana) Gordon Offord, City Secretary

C. J. Snipes, City Administrator

Cheryl Stalinsky, Economic Development Director

David Leyendecker, City Engineer

Others Present:

Michael Rusk

John Herzog

Tommy Kuykendall

2. Quorum

A quorum was present.

3. Citizen's Comments

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Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda 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.

Mayor Kuykendall stated that the City is making room to expand the service department. He stated his office will be relocated upstairs. He stated he would like to thank the PnZ Members for all of their hard work. Mayor stated that the PnZ has the most work to do which is later filtered up the City Council. He stated most people do not know the work PnZ does and that when a subdivision arises it is from the work that PnZ does and on behalf of the City, he would like to thank each of them for their hard work. A few of the PnZ members responded with a "thank you".

4. Approval of Minutes

JANUARY 9, 2015, Regular Meeting

A motion was made by Planning and Zoning Member Collins to approve the minutes as submitted. It was seconded by Planning and Zoning member Pearce. 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 Section 11, 13, and 25 together. The Commission was quiet.

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

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

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

David Leyendecker, City Engineer, stated these plats have been corrected and he would recommend approval.

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

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

Nays: None

8. Consideration and possible action on Tamarron Section 30/ Final Plat

A motion was made by Planning and Zoning Member Worley to approve Tamarron Section 30/Final Plat. It was seconded 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

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

A motion was made by Planning and Zoning Member Worley to approve Tamarron Section 33 Final Plat. It was seconded by Planning and Zoning Member Harold. 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 Jordan Ranch General Plan

C. J. Snipes, City Administrator, stated that there are several plats from Jordan Ranch and they all have the same issue –no development agreement with the City.

Chairman Einkauf stated to take the General Plan first and then all the plats together.

A motion was made by Planning and Zoning Member Worley to deny the Jordan Ranch General Plan. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Chairman Einkauf stated that we only have two options: 1) approve or 2) return for additional information.

Chairman Einkauf stated that we have a motion and second to return for additional information. Chairman Einkauf called for a vote:

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

Nays: None

Chairman Einkauf stated that he would like to take items 11 through 17 together-they are all preliminary plats. The Commission was silent.

11. Consideration and possible action on Jordan Ranch Model Home Village/Preliminary Plat

12. Consideration and possible action on Jordan Ranch Street Dedication No. 1/ Preliminary Plat

13. Consideration and possible action on Jordan Ranch/Section 1/Preliminary Plat

14. Consideration and possible action on Jordan Ranch/Section 2/Preliminary Plat

15. Consideration and possible action on Jordan Ranch/Section 3/Preliminary Plat

16. Consideration and possible action on Jordan Ranch/Section 4/Preliminary Plat

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17. Consideration and possible action on Jordan Ranch/Section 5/Preliminary Plat

A motion was made by Planning and Zoning Member Collins to deny items 11- 17. It was seconded by Planning and Zoning Member Pearce. Chairman Einkauf stated that we have a motion and second to return items 11-17 for additional information. All in favor?

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 asked if any one opposes? The Commission was silent. Chairman Einkauf stated the motion passes.

18. Consideration and possible action on Fulshear Run/ Section 1/ Final Plat

City Engineer, David Leyendecker, stated we have the same issue here. The developer closed on the property last week and lien holders are still shown. Mr. Leyendecker recommended denial based on additional information is required.

A motion was made by Planning and Zoning Member Haynes. It was seconded by Planning and Zoning Member Collins. Chairman Einkauf stated we have a motion and second to return for additional data. Chairman Einkauf called for a vote:

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

A motion was made by Planning and Zoning Member Worley to approve the Tamarron Section 16/ Preliminary plat. It was seconded by Planning and Zoning Member Worley. The Commission Members had a five minute discussion regarding the recommendations made by City Engineer, David Leyendecker. An access road was not punched through and there needs to be an additional point of access. Chairman Einkauf called for a vote and the Commission was silent.

Planning and Zoning Member Worley stated he needs to revise his motion and made a motion to recommend postponing action on Tamarron Section 16 Preliminary Plat until correction and/or documentation can be received regarding road punch through. It was seconded by Planning and Zoning Member Collins. The motion to postpone 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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Chairman Einkauf stated he has a note that items 20-25 will be on February 13, 2015 agenda. C.J. Snipes stated an action was needed to postpone.

20. Consideration and possible action on Fulshear Bend Drive Extension No. 1/ Final Plat

21. Consideration and possible action on Creek Falls at Cross Creek Ranch Section One/ Final Plat

22. Consideration and possible action on Creek Cove at Cross Creek Ranch Section Seven/Final Plat

23. Consideration and possible action on Creek Cove at Cross Creek Ranch/ Section Eight/ Final Plat

24. Consideration and possible action on West Cross Creek Bend Lane Extension No. 2/ Final Plat

25. Consideration and possible action on the Market at Cross Creek Ranch/Final Plat

A motion was made by Planning and Zoning Member Leary to postpone items 20 through 25 to the February 13, 2015 agenda. 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

26. Adjourn

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

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

Nays: None