



CITY OF Incorporated 1977

# FULSHEAR

281-346-1796 (ph) 281-346-2556 (fax)

30603 FM 1093

P.O. Box 279  
Fulshear, Texas 77441

---

## PLANNING AND ZONING COMMISSION MINUTES SEPTEMBER 18, 2015

### **1. Call to Order**

A Special Meeting of the Fulshear Planning and Zoning Commission was called to order by Chairman, Derek Einkauf, at 8:35 a.m. on Friday, September 18, 2015 in the Fulshear City Hall Located at 30603 FM 1093, Fulshear, Texas and all citizens were welcomed.

#### Members Present:

Derek Einkauf, Chairman  
Ira Leary  
Amy Pearce  
David Worley, Co-Chairman

#### Members Absent:

Harold Collins  
Bill Heede  
Darryl Royer

#### City Staff:

D. (Diana) Gordon Offord, City Secretary  
C. J. Snipes, City Administrator  
Michelle Killebrew, Building Official  
David Leyendecker, City Engineer

#### Others:

Two who did not sign in

### **2. Quorum**

A quorum was present.

### **3. Citizen's Comments**

**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**

Fulshear Planning and Zoning Commission Minutes  
 September 18, 2015  
 Page 2

by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

There were no Citizens' comments.

#### 4. Public Hearing

### Notice of Public Hearing –Amendment to the City's Zoning Ordinance

Notice is hereby given that a Public Hearing shall be held by the Fulshear Planning and Zoning Commission at its Special Meeting as follows:

PLACE: FULSHEAR CITY HALL, 30603 FM 1093 ROAD, FULSHEAR, TEXAS 77441

TIME: 8:30 a.m.

DATE: SEPTEMBER 18, 2015

The purpose of the hearing is to receive comments from parties in interest and citizens regarding revision to the City' Zoning Ordinance.

Change to the ordinance will include adoption of a zoning regulation regulating outdoor lighting for the purpose of promoting the public health, safety, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance.

A copy of the proposed change to the City Zoning Ordinance is available in the office of the City Secretary, City Hall, 30603 FM 1093 West, Fulshear, Texas 77441. Phone Number 281-346-1796 X204.

The Public is invited to attend.

DATED AND POSTED this 3rd day of September, 2015, at 3:25 p.m.

by D. Gordon Offord.

Chairman Einkauf opened the Public Hearing at 8:36 a.m. Chairman Einkauf stated that a copy of the proposed ordinance has been given to each member. C.J. Snipes, City Administrator, presented his view to the Commission and recommended approval of the proposed ordinance.

Council Member Mesic provided comments to the Commission regarding the proposed ordinance.

Chairman Einkauf also made a few comments.

Chairman Einkauf asked if there was any more comments and if not, the Public Hearing closes at 8:39 a.m.

### 5. Consideration and possible action on approving the proposed change (zoning regulation regulating outdoor lighting) to the City's Zoning Ordinance.

**Fulshear Planning and Zoning Commission Minutes**  
**September 18, 2015**  
**Page 3**

A motion was made by Planning and Zoning Member Pearce to approve the proposed change to the City's Zoning Ordinance. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Leary, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Heede, and Royer

Chairman Einkauf stated he would like to take items 6 and 7 together if there are no objections. The Commission was quiet. Chairman Einkauf stated these two items were before the Commission on last meeting and that there are no changes or additions.

**6. Consideration and possible action on Jordan Ranch Blvd. Waller County Street Dedication No. 1**

**7. Consideration and possible action on Jordan Ranch Blvd. Waller County Street Dedication No. 2**

A motion was made by Co-Chairman Worley to deny items 6 and 7. It was seconded by Planning and Zoning Member Chairman Einkauf.

Steve Sams, representative for Jordan Ranch, stated that nowhere in the development agreement is authorization for the name of "Fulshear" to be attached to the plat in order for approval. He stated that they have tried to accommodate this request but have not been successful. He stated that the clock is ticking. He stated that every day of delay cost the company money and the ability to get their project completed.

Mr. Sams requested an appeal and that this item be placed on the next City Council agenda.

Chairman Einkauf called for a vote:

The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Pearce, and Worley

Nays: Planning and Zoning Member Leary

**8. Consideration and possible action on The Commons In Fulshear, 12 Acres, Preliminary Plat**

Chairman Einkauf announced that no action would be taken on this item as we did not received adequate information.

**9. Adjournment**

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

Ayes: Planning and Zoning Member Einkauf, Leary, Pearce, and Worley  
**Fulshear Planning and Zoning Commission Minutes**  
**September 18, 2015**  
**Page 4**

Nays: None

Absent: Planning and Zoning Member Collins, Heede, and Royer

Chairman Einkauf announced that we are adjourned.