



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES OCTOBER 2, 2015

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Chairman, Derek Einkauf, at 8:38 a.m. on Friday, October 2, 2015 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas and all citizens were welcomed.

Members Present:

Derek Einkauf, Chairman
David Worley, Co-Chairman
Bill Heede
Ira Leary

Members Absent:

Darryl Royer
Harold Collins
Amy Pearce

City Staff Present:

D. (Diana) Gordon Offord, City Secretary
David Leyendecker, City Engineer
C. J. Snipes, City Administrator
Michelle Killebrew, Building Official came at 8:45 a.m.

Others Present:

Melanie Ysasaga
Gerald Grissom
Trey DeViller
David Kelhn
John Herzog
Rob Johnson
And 3 others who did not sign in

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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 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. PUBLIC HEARING – SPECIAL USE PERMIT

Notice is hereby given that a Public Hearing shall be held by the Planning and Zoning Commission of the City of Fulshear at its meeting October 2, 2015 at 8:30 A.M. in the Fulshear City Hall, Council Chambers located at 30603 FM 1093, Fulshear, Texas 77441 The purpose of the hearing is to received comments from interested individuals regarding request for Special Use Permit in the downtown area.

The property owner has requested for a Special Use to allow a business/Christian Brothers Automotive Repair Store.

Request for variance to have 2 (two) Wall Signs instead of the allowed 1 sign per street frontage

Project Site location: 6150 FM 1463 Road, Fulshear, Texas (1.077 ac tract of land out of the Southerland Survey, Abstract No. 421)

Property Owner: Landmark Industries, 11111 Wilcrest Green Drive Suite 100, Houston, Texas 77042

A copy of the Special Use Permit request is available for review. Please contact the office of the City Secretary, 30603 FM 1093, Fulshear, Texas 77441 for more information or telephone 281-346-1796 X204.

Posted: September 17, 2015

Chairman Einkauf opened the Public Hearing at 8:39 a.m. There were no representatives available for the "Special Use Permit". Also, the site was published as downtown Fulshear instead of on FM 1463.

Chairman Einkauf closed the Public Hearing at 8:42 a.m.

5. Approval of Minutes from the September 11th and September 18, 2015 meetings

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

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

Nays: None

Abstain: Planning and Zoning Member Heede

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

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6. Consideration and possible action on approving The Commons in Fulshear/Preliminary Plat

A motion was made by the Planning and Zoning Member Worley to approve The Commons in Fulshear Preliminary Plat. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

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

Nays: None

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

7. Consideration and possible action on Cross Creek Commons Retail Site/CCR/ Final Plat

A motion was made by Planning and Zoning Member Worley to approve Cross Creek Commons Retail Site/ CCR/Final Plat. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

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

Nays: None

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

8. Consideration and possible action on St. Faustina Catholic Church-Section Two (2)/CCR/Preliminary Plat

A motion was made by Planning and Zoning Member Leary to approve St. Faustina Catholic Church Section Two/CCR/ Preliminary Plat. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:

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

Nays: None

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

9. Consideration and possible action on Bonterra at Cross Creek Ranch Section One (1)/Final Plat

A motion was made by Planning and Zoning Member Worley to approve Bonterra at Cross Creek Ranch Section One Final Plat. It was seconded by Planning and Zoning Member Heede. The motion was carried by the following vote:

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

Nays: None

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

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10. Consideration and possible action on Fulbrook on Fulshear Creek Section Twelve (12) Final Plat

A motion was made by Planning and Zoning Member Worley to approve Fulbrook on Fulshear Creek Section 12 Final Plat. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

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

Nays: None

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

11. Consider and possible action on Special Use Permit: to allow a business/Christian Brothers Automotive Repair Store address 6150 FM 1463, Fulshear, Texas

Chairman Einkauf announced that this item will not be addressed today. No action was taken.

12. Consider and possible action on Special Use Permit regarding signage: request for two wall signs instead of the allowed 1 sign per street frontage

Chairman Einkauf announced that this item will not be addressed today. No action was taken.

13. Consider and possible action on Fulshear Professional Park Re-plat/Preliminary Plat

City Engineer, David Leyendecker, stated there are a lot of issues to be worked out such as water lines, drainage, etc. There was no representative present.

A motion was made by Planning and Zoning Member Worley to deny. It was seconded by Planning and Zoning Member Leary.

Chairman Einkauf announced that he has a motion and second to return for additional data.

The motion was carried by the following vote:

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

Nays: None

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

14. Presentation: Site Plan discussion Fulshear Crossing Retail Center/ NE corner of FM 359 and First Street by Rob Johnson

Chairman Einkauf introduce Mr. Rob Johnson to the Planning and Zoning Committee. Mr. Johnson stated that his group has been in business over 40 years. Mr. Johnson shared with the committee his plan to bring in commercial development. He spent about 30-minutes sharing his prospective project to the committee. He stated because of the location all of the drainage will be underground and parking also has to be addressed. He shared several drawings with the committee. There was a short question and answer among the group. No action was taken.

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15. Adjournment

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

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

Nays: None

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