



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 OCTOBER 23, 2015

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

*A Special Meeting of the Fulshear Planning and Zoning Commission was called to order by Chairman, Derek Einkauf, at 8:34 a.m. on Friday, October 23, 2015 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas and all citizens were welcomed.*

#### Members Present:

*Derek Einkauf, Chairman*

*Harold Collins*

*Ira Leary*

*Amy Pearce*

#### Members Absent:

*Bill Heede*

*Darryl Royer*

*David Worley*

#### City Staff Present:

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

*C. J. Snipes, City Administrator*

*Michelle Killebrew, Building Official*

#### Others Present:

*Jonathan Wakefield*

*Hugo Salinas*

### **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  
OCTOBER 23, 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 – 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 23, 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 receive comments from interested individuals regarding request for Special Use Permit.**

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

**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: October 2, 2015**

*Chairman Einkauf opened the Public Hearing at 8:34 a.m.*

*Michelle Killebrew, Building Official, stated that she had issues with having a wall sign instead of a monument sign. Chairman Einkauf stated that he is not in favor of the wall sign.*

*The commission debated on the issue of the wall sign for approximately five minutes and all were in agreement that no wall sign would be allowed.*

*Jonathan Wakefield, Christian Brothers representative for special use permit, stated he only wanted the wall sign for more visible. Mr. Wakefield stated it would not be a problem adjusting to a monument sign and compiling with the city ordinance. He stated also there would be no noise problem as there hours would be confined to 7am to 6pm for their hours of operation.*

*Chairman Einkauf closed the Public Hearing at 8:47a.m.*

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

*A motion was made by Planning and Zoning Member Pearce to approve the business, Christian Brother Automotive Repair Store address 6150 FM 1463, Fulshear, Texas. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: Planning and Zoning Member Heede, Royer, and Worley*

**FULSHEAR PLANNING AND ZONING COMMISSION MINUTES  
OCTOBER 23, 2015  
PAGE 3**

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

*A motion was made by Planning and Zoning Member Collins to deny the request for two wall signs instead of the allowed 1 sign per street frontage. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: Planning and Zoning Member Heede, Royer, and Worley*

**7. Adjournment**

*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, Leary, and Pearce*

*Nays: None*

*Absent: Planning and Zoning Member Heede, Royer, and Worley*