

STATE OF TEXAS
COUNTY FORT BEND
CITY OF FULSHEAR

CITY OF FULSHEAR

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Fulshear, Texas 77441

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PLANNING AND ZONING COMMISSION MEETING
January 6, 2012

1. Call to Order

A regular meeting of the Planning and Zoning Committee was called to order at 8:02 a.m. by the Chairman, Derek Einkauf, a quorum was present, and all citizens were welcomed.

MEMBERS PRESENT:

*Derek Einkauf, Chairman
Mike Lavengco
David Worley*

MEMBERS ABSENT:

*Robert Becker
Harold Collins
Doug Konopka, Advisory Member
Steve Zwick, Co-Chairman
One vacancy*

Others Present:

*Gary Mitchell
Collin Pier
John LeBourhis
And 5 others who did not sign in*

STAFF PRESENT:

*D. (Diana) Gordon Offord, City Secretary
C. J. Snipes, City Administrator
Thomas C. Kuykendall, Jr., Mayor
Michelle Kirchner, Building Inspector
David Leyendecker, City Engineer*

2. Citizen's Comments

There were no Citizens' comments.

Chairman Einkauf stated he would like to do move all presentations to the back of the agenda and start with items 6 and 7 first. See the items for the action taken.

3. Discussion of Comprehensive Planning

Gary Mitchell of Kendig Keast did a 20-minute presentation on Comprehensive Planning ideas for the City of Fulshear. He has identified a ten top list for future planned meetings: major streets, tax base, annexations, toll way and FM 1093, community park, mobility, retail growth, water, schools, and maintaining small town atmosphere. He also plans to look at land use, ordinances, thoroughfare plan, and conduct workshops to get input from the community.

4. Discussion and Possible action of revised Subdivision Ordinance

Tim Kirwin, Assistant City Attorney, gave an update on the revising of the Subdivision Ordinance. He provided each member present with a copy of the potential revision to the ordinance. He stated that changes had been done from Section 3 through Section 18 to comply with current standard and laws. He stated he is currently working on construction standards and design which will be included in this ordinance.

Expiration of plats will be 45 days. "All preliminary and final plat application is filed with the City if the applicant fails to provide documents or other information necessary to comply with the City's technical requirements relating to the form and content of the plat application".

There also will be a 30 day trigger. Clarification: "If the City provides the applicant with notice of deficiencies as required by this subsection, the thirty (30) day timeframe in which the Commission must approve or disapprove a plat will not commence until the applicant provides the city with the necessary documents or other information as set forth in the notice.

No action was taken.

5. Discussion of Zoning

Tim Kirwin, Assistant City Attorney, did a 20-minute discussion regarding zoning. They have been working on a zoning ordinance for the City of Fulshear and the first public hearing is scheduled for January 20th and the second hearing is scheduled for February 3rd. Attorney Kirwin was outlining the steps regarding the potential zoning ordinance.

No action was taken.

6. Consider and take action on Sign Permit Application: The Bunker House/location 8040 FM 1093, Fulshear, Texas

A motion was made by Planning & Zoning Member Worley to approve Sign Permit Application: The Bunker House/location 8040 FM 1093, Fulshear, Texas. It was seconded by Planning & Zoning Commission Member Lavengco. The motion was carried by the following vote:

Ayes: Planning & Zoning Commission Members Einkauf, Lavengco, and Worley

Nays: None

Absent: Planning & Zoning Commission Members Collins, Zwick, and 2-vacancies

7. Consider and take action on Trendmaker: Cross Creek Ranch/Lakes of Cross Creek Ranch- Section 3 Preliminary Plat

A motion was made by Planning & Zoning Member Lavengco to approve Trendmaker: Cross Creek Ranch/ Lakes of Cross Creek Ranch-Section 3 Preliminary Plat subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning & Zoning Commission Member Worley. The motion was carried by the following vote:

Ayes: Planning & Zoning Commission Members Einkauf, Lavengco, and Worley

Nays: None

Absent: Planning & Zoning Commission Members Collins, Zwick, and 2-vacancies

8. Presentation:By Karen Rogers (Potential General/Conceptual Plan- 137 acres representing Gunter Property)

A potential Conceptual/Master Plan was presented to the Planning and Zoning Commission by Karen Rogers who represents the Gunter property. It contains approximately 137 acres. It was identified as the following acreage would be developed as described below:

- 31 acres residential
- 70 acres commercial
- 8 Park
- 14 Detention

A copy of the map was provided to each member of the Planning & Zoning whom was present during the meeting. This property is located east of the school site. It was stated by Glen Gunter that instead of a residential might do an office park. Planning & Zoning thanked them for their presentation. No action was taken.

9. Adjourn

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

Ayes: Planning & Zoning Commission Members Einkauf, Lavengco, and Worley

Nays: None

Absent: Planning & Zoning Commission Members Collins, Zwick, and 2-vacancies

Planning & Zoning Commission Chairman Einkauf announced that meeting is adjourn.

