

STATE OF TEXAS
COUNTY FORT BEND
CITY OF FULSHEAR

CITY OF FULSHEAR

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Fulshear, Texas 77441

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FULSHEAR PLANNING & ZONING MINUTES
SPECIAL MEETING
JANUARY 20, 2012

1. Call to Order

A special meeting of the Planning and Zoning Commission was called to order by Chairman Derek Einkauf at 8:00 a.m. in the Fulshear City Hall, a quorum was present, and all citizens were welcomed.

MEMBERS PRESENT:

*Derek Einkauf, Chairman
Harold Collins
Mike Lavengco
David Worley*

MEMBERS ABSENT:

*Steve Zwick
2- vacancies
Doug Konopka, Advisory Member*

OTHER PRESENT:

*Viola Randle
Corine Penrice
Rev. Jackie Gilmore
Doug Wade
Frances Smart
Mike Roller
Martha Roberts
J. D. McCann*

John LeBourhis
Jeff Roberts
And 8 others who did not sign in

2. 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 members will only be made at the time the subject is scheduled for Consideration.

D.(Diana) Gordon Offord, City Secretary, informed Chairman Einkauf that several residents would like to make comments after they have heard contents of the ordinance regarding zoning. Chairman Einkauf stated that he would ask Tim Kirwin, Assistant City Attorney, to present the ordinance and then would take comments from the audience.

3. NOTICE OF PUBLIC HEARING – PLANNING & ZONING COMMISSION

Notice of a Public Hearing regarding Preliminary Report of Zoning Ordinance for the City of Fulshear, Texas.

Date: January 20, 2012

Time: 8:30a.m.

Place: Fulshear City Hall

Notice is hereby given to all interested persons that the Planning & Zoning Commission of the City of Fulshear, Texas will conduct a First Public Hearing on Friday, January 20, 2012, at 8:30 a.m. in the Fulshear City Council Chambers, Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas 77441.

The purpose of the Public Hearings is to receive input from the public on a proposed zoning ordinance for the City of Fulshear.

At said times and places all persons shall have the right to appear and be heard. All persons desiring to attend the public hearing may view the Planning and Zoning Commission's agenda to confirm the scheduling of the hearing. The agenda will be available at Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas 77441 at least 72 hours preceding each hearing. All persons desiring to be heard at such public hearing are invited to attend the hearing.

Chairman Einkauf opened the Public Hearing at 8:09 a.m.

Mr. Kirwin addressed the audience and stated that they can ask questions anytime during his presentation.

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Tim Kirwin, Assistant City Attorney, presented the potential ordinance regarding zoning to the Planning & Zoning Commission. He did a 45-minute presentation. He stated that there were two main sections; 1) Rules and 2) Regulations. There are plans to identify sections of the city into districts. For example, residential, commercial, industry, and downtown area.

He stated that residential would consist of 1 – acre lots or less. The ordinance will address multi-family districts also.

There was an exchange of questions and answers from audience and Mr. Kirwin for approximately an hour. Mr. Kirwin stated that if someone has a disagreement they could make an appeal to a Board of Adjustment. The Board of Adjustment will be established by City Council.

Some questions came about as some areas of the city has animals and downtown does not fit the characteristics of residential. Churches will be identified by overlay districts. Next meeting will be identifying all the special districts.

Zoning ordinance does not apply to the ETJ.

It was identified that along FM 1093 and FM 359 would be designated as commercial.

Everyone appeared to agree that some restrictions need to be in place to keep out like a cement business being placed next to a residential home but not sure if zoning is the way to accomplish the desired result.

Second Public Hearing will be February 3, 2012 at 8:00 a.m.

Jeff Roberts suggested a workshop before adopting any type of zoning ordinance in order to get feedback from everyone.

The first Public Hearing of the Planning & Zoning Commission was closed at 10:10 a.m.

4. Adjourn

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

Ayes: Planning & Zoning Member Collins, Einkauf, Lavengco, and Worley

Nays: None

Absent: Planning & Zoning Member Zwick and 2-vacancies