

STATE OF TEXAS  
COUNTY FORT BEND  
CITY OF FULSHEAR

CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796 Fax: 281-346-2556

\*\*\*\*\*

PLANNING AND ZONING COMMISSION MINUTES  
MARCH 2, 2012

**1. Call to Order**

*A Regular meeting of the Fulshear Planning and Zoning Commission was called to order by the Co- Chairman, David Worley at 8:04 a.m., March 2, 2012 in the Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas. Co-Chairman, David Worley introduced two new members to the Commission Bill Archer and Terry Cozart.*

**2. Quorum**

*A quorum was present.*

**MEMBERS PRESENT:**

*Bill Archer  
Harold Collins  
Terry Cozart  
Doug Konopka, Advisory Member(non-voting member)  
Mike Lavengco  
David Worley, Co-Chairman*

**MEMBERS ABSENT:**

*Derek Einkauf  
Steve Zwick*

**OTHERS PRESENT:**

*T. J. Builders  
And 7 others who did not sign in*

**3. Minutes**

**Regular Meeting, February 3, 2012**

**Special Meeting, February 9, 2012**

**PLANNING AND ZONING COMMISSION MINUTES**  
**MARCH 2, 2012**  
**PAGE 2**

*A motion was made by Planning and Zoning Commission Member Lavengco to approve the minutes as presented. It was seconded by Planning and Zoning Commission Member Collins. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Archer, Cozart, Collins, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Einkauf and Zwick*

**4. Consider and take action on Sign Permit: Shell/McDonald's/location 6748 and 6750 F.M. 1463 Road**

*A motion was made by Planning and Zoning Commission Member Lavengco to approve Sign Permit: Shell/McDonald's/location 6748 and 6750 F.M. 1463 Road as presented subject to the variance request due to size of the property and location being at two major roadways. It was seconded by Planning and Zoning Commission Member Collins.*

*Co-Chairman Worley stated this sign permit has been before the commission at previous meetings and now the height is at 8ft, width 12 ft., and set back 74 feet of roadway and now meets requirement. They were asking for two variances.*

*Planning and Zoning Commission Member Lavengco stated that Landmark has made the adjustments requested from previous meetings and that the commission indicated that they would be allowed two signs.*

*Mr. Konopka stated he noticed it shows a future plan. Which are we voting on?*

*Co-Chairman Worley stated that Landmark understands that once FM 1093 starts the widening of the road that the location of the signs will have to be adjusted and they will require new sign permit application.*

*Planning and Zoning Commission Member Archer stated that when a variance is granted you always run the risk of others wanting the same consideration.*

*Both Lavengco and Kirchner agreed with Archer statement. Planning and Zoning Commission Member Lavengco stated that we need to clearly identify the reason(s) for the variance and Michelle Kirchner, Building Inspector, agreed.*

*Co-Chairman Worley called for a vote. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Archer, Cozart, Collins, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Einkauf and Zwick*

**PLANNING AND ZONING COMMISSION MINUTES**  
**MARCH 2, 2012**  
**PAGE 3**

**5. Consider and take action on Sign Permit: Tina's Bakery & Café/location 8040 F.M. 359**

*Co-Chairman Worley stated that this sign permit application for Tina's Bakery does not meet our Sign Ordinance requirement. He asked if there was a representative present. There was any response.*

*A motion was made by Planning and Zoning Commission Member Lavengco to deny the sign permit application: Tina's Bakery & Café/ location 8040 F.M. 359. It was seconded by Planning and Zoning Commission Member Collins. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Archer, Cozart, Collins, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Einkauf and Zwick*

**6. Consider and take action on Firethorne: Firethorne Square-Revised Final Plat**

*Co-Chairman Worley read the agenda item number 6. David Leyendecker, City Engineer, explained that this plat had been previously approved by Planning Commission but since this particular land is in the ETJ, it requires approval from County and the MUD district too. The MUD district requires a 60ft entrance instead of the 40ft that had been approved so Firethorne also had to come back to the City for another review since the plat information had been changed. Mr. Leyendecker recommended approval with two conditions noted on his review form.*

*A motion was made by Planning and Zoning Commission Member Archer to approve Firethorne: Firethorne Square- Revised Final Plat subject the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Commission Member Collins. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Archer, Cozart, Collins, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Einkauf and Zwick*

**7. Adjourn**

*A motion was made by Planning and Zoning Commission Member Lavengco to adjourn at 8:22 a.m. Co-Chairman Worley stated we are now adjourned.*