

STATE OF TEXAS
COUNTY FORT BEND
CITY OF FULSHEAR

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**PLANNING AND ZONING COMMISSION MINUTES
MARCH 15, 2012**

1. Call to Order

A Special meeting of the Planning and Zoning Commission was called to order at 5:34 p.m. on March 15, 2012 by Chairman, Derek Einkauf, in the Fulshear City Hall, 30603 F. M. 1093, Fulshear, Texas and a quorum was present.

MEMBERS PRESENT:

*Derek Einkauf, Chairman
Bill Archer
Terry Cozart
David Worley, Co-Chairman
Steve Zwick*

MEMBERS ABSENT:

*Harold Collins
Mike Lavengco
Doug Konopka, Advisory Member*

STAFF PRESENT:

D. (Diana) Gordon Offord, City Secretary

OTHERS PRESENT:

*David Leyendecker, City Engineer
Thomas C. Kuykendall, Jr., Mayor
Mike James*

2. Consideration and possible action to adopt forward the Final Report on Zoning to the City Council

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Planning and Zoning Member Archer asked about the terms of officers for the Board of Adjustments. Chairman Einkauf stated there would be five board members and a set of new members will be chosen each time there was a need for a board.

Planning and Zoning Member Zwick stated that in the ordinance we need to define how the Board of Adjustments will be developed. All Commission members present agreed. Chairman Einkauf stated these would be adhoc members rather than standing members.

Planning and Zoning Member Zwick asked where the continuity of staff participating. Planning and Zoning Member Archer stated that he does not think the City Administrator should not be a facilitator.

Planning and Zoning Member Archer stated that the downtown area looks like both commercial and residential. Chairman Einkauf stated that at present time the downtown area will remain flexible.

Discussion among the Commission and audience continued for about 20 minutes. Topics which generated the most interest centered around commercial liquor stores vs. retail liquor stores, special uses regarding animal shelters, placement of mini storages in an industrial area, and HUD manufactured houses.

A motion was made by Planning and Zoning Member Worley to submit proposed zoning ordinance with latest modifications to Council. It was seconded by Planning and Zoning Member Zwick. This motion was amended to re-state motion as follows.

A motion was made by Planning and Zoning Member Zwick to adopt forward final report on zoning to the City Council subject to modifications that will be incorporated by C.J. Snipes, City Administrator. It was seconded by Planning and Zoning Member Allen. The motion was carried by the following vote:

Ayes: Planning and Zoning Commission Member Archer, Cozart, Einkauf, Worley and Zwick

Nays: None

Absent: Planning and Zoning Commission Member Collins and Lavengco

3.Consideration and possible action to nominate and request Council action to appoint a member as Emeritus

Chairman Einkauf stated we were going to initiate this action due Mr. Zwick being not available but this action is no longer needed and dies for a lack of motion.

No action was taken.

4. Consideration and possible action to approve Final Plat on first Section of Lazy J Acres Section 1/ Commercial Reserve C

Chairman Einkauf stated that this plat came before the commission previously and now the issues has been addressed and there should be a current review done by City Engineer, David Leyendecker dated 3-14-2012 with his recommendations.

A motion was made by Planning and Zoning Member Worley to approve final plat on the first section of Lazy J acres Section 1/Commercial Reserve C subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Zwick. The motion was carried by the following vote:

Ayes: Planning and Zoning Commission Member Archer, Cozart, Einkauf, Worley and Zwick

Nays: None

Absent: Planning and Zoning Commission Member Collins and Lavengco

5.Adjourn

A motion was made by Planning and Zoning Member Worley to adjourn.

Chairman Einkauf announced that we are now adjourn.