

CITY OF FULSHEAR

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THE STATE OF TEXAS COUNTY OF FORT BEND

FULSHEAR PLANNING AND ZONING COMMISSION MINUTES AUGUST 16, 2012

1. Call to Order

A Special Meeting of the Planning and Zoning Commission was called to order by Chairman, Derek Einkauf, at 8:01 a.m. Thursday, August 16, 2012 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and all Citizens were welcomed.

Planning and Zoning Members Present:

*Derek Einkauf, Chairman
Bill Archer
Harold Collins
Terry Cozart*

Planning and Zoning Members Absent:

*David Worley, Co-Chairman
Doug Konopka, Advisory Member
Mike Lavengco
Steve Zwick*

City Staff Present:

*D. (Diana) Gordon Offord, City Secretary
C. J. Snipes, City Administrator*

Others Present:

*Larry Beustring
Steve Sams
And three others who did not sign in*

2. Quorum

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A quorum was present.

3. Notice of Public Hearing

Notice is hereby given that a public hearing shall be held by the Planning and Zoning Commission of the City of Fulshear at a Special Meeting to be held Thursday, August 16, 2012 at 8:00 AM, in the Fulshear City Hall, Council Chambers located at 30603 FM 1093 West, Fulshear, Texas 77441. The purpose of the hearing is to receive comments from interested individuals regarding:

- a) **A prohibition on the location of Retail Liquor Sales Establishments within the C Commercial District.**
- b) **A revision of the Notice requirements for matters affecting zoning.**
- c) **The Establishment of Masonry Construction Requirements for the C Commercial, I Industrial, R-2 Residential Districts in addition to the creation of a Masonry Requirement Overlay District for Commercial Properties fronting on FM 359 (Main Street) and FM 1093 located within the DD-Downtown District; and**
- d) **Special Use Permit Application for a change in use from Residential to Commercial Office for a property located at 8418 Harris Street, Fulshear, Texas 77441.**

Copies of the proposed Zoning Ordinance Amendments and Special Use Permit Application are available in the office of the City Secretary, City Hall, 30603 FM 1093 West, Fulshear, Texas 77441.

Public Hearing was opened at 8:01 a.m. by Chairman, Derek Einkauf. Chairman Einkauf stated that item A (A prohibition on the location of Retail Liquor Sales Establishments within the C Commercial District) and item B(A revision of the Notice requirements for matters affecting zoning) would be removed. C.J. Snipes, City Administrator, stated that it's too late to remove the items but that no action would be taken on them. Chairman Einkauf continued to read off the list of items listed on the Public Hearing Notice.

Chairman Einkauf asked if anyone signed up to speak. City Secretary, D. Gordon Offord, stated "no". Chairman Einkauf stated that someone wants to speak item 3 and he introduced Meg Belmontes to the Committee.

Ms. Belmontes gave approximately a 55 minute presentation. She provided an overview on Masonry Planning, benefits, safer structures, increased tax base, aesthetics pleasing structures, and greater durability and less maintenance. Ms. Belmontes also offered to help draft an ordinance if needed.

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Chairman Einkauf stated that he feels we need to re-look at the proposed ordinance for masonry requirements and that we need to be less restrictive at the beginning. Chairman Einkauf stated that his recommendation is that we spend more time and review the proposed

ordinance. He stated that the way the ordinance is written, it is more restrictive in the C-1 area and the R-2 area but less restrictive in the downtown district along the major corridor. He feels we need to be more restrictive with multi-family dwellings as you have people moving in/out not taking care of the properties. There were some discussion among the members and all agreed to re-look at the proposed ordinance and start with less restrictive measures. Public Hearing was closed at 8:56 a.m.

4. Consideration and possible action to recommend forwarding to City Council the items listed above for revisions to the Zoning Ordinance to be adopted.

Planning and Zoning Member Archer stated that the Commission would like to have some more discussion and examination of the ordinance before making a recommendation to Council. Motion to table.....Bill Archer Seconded.....Harold Collins
Chairman Einkauf stated a motion has been made to table listed items above for revisions to Zoning Ordinance and second. He called for a vote.

Ayes: Planning Commission and Zoning Member Archer, Collins, Cozart, and Einkauf
Nays: None
Absent: Planning Commission and Zoning Member Lavengco, Worley, and Zwick

5. Consideration and possible action to approve proposed changes to the Subdivision Ordinance

Chairman Einkauf announced that no action would be taken on this item as it is not ready.

6. Consideration and possible action to approve proposed Special Use Permit Application for a change in use from Residential to Commercial Office for a property located at 8418 Harris Street, Fulshear, Texas 77441.

A motion was made by Planning and Zoning Member Archer to approve proposed Special Use Permit Application for a change in use from Residential to Commercial Office for a property located at 8418 Harris Street, Fulshear, Texas 77441. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning Commission and Zoning Member Archer, Collins, Cozart, and Einkauf
Nays: None
Absent: Planning Commission and Zoning Member Lavengco, Worley, and Zwick

7. Adjourn

A motion was made by Planning and Zoning Member Archer to adjourn. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

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Ayes: Planning Commission and Zoning Member Archer, Collins, Cozart, and Einkauf
Nays: None
Absent: Planning Commission and Zoning Member Lavengco, Worley, and Zwick

