

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 MINUTES  
SEPTEMBER 7, 2012*

**1. Call to Order**

*A regular meeting of the Planning and Zoning Commission was called to order by Chairman, Derek Einkauf at 8:05 a.m. Friday, September 7, 2012 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and all Citizens were welcomed.*

**2. Quorum**

*A quorum was present.*

*Planning and Zoning Members Present:*

*Terry Cozart  
Derek Einkauf, Chairman  
Mike Lavengco  
David Worley, Co-Chairman*

*Planning and Zoning Members Absent:*

*Bill Archer  
Harold Collins  
Steve Zwick  
Doug Konopka, Advisory Member*

*City Staff Present:*

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

**3. Citizen's Comments**

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**Citizens who desire to address the Planning 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**

*There were no Citizens' Comments.*

**4. Minutes**

**Regular Meeting, August 3, 2012**

**Special Meeting, August 16, 2012**

*A motion was made by Planning and Zoning Member Worley to approve the Regular Minutes of August 3, 2012 and the Special Meeting of August 16, 2012, It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Members Cozart, Einkauf, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Archer, Collins, and Zwick*

**5. Consider and take action on Master Sign Plan Request/Cross Creek Ranch Subdivision**

*Michelle Kirchner, Building Inspector, stated this is a request for a Master Sign Plan in Cross Creek Ranch. She stated it does meet our current Sign Ordinance requirement.*

*Chairman Einkauf had a question regarding Item I on the Master Sign Plan. Chairman Einkauf stated this would be considered an off-site sign and does not meet the requirements of the Sign Ordinance. Robert Bamford, representative from Cross Creek Ranch, stated that Item I can be removed.*

*Chairman Einkauf also stated that all of these signs whether temporary or not should come all the way to the natural grade and according to the photos these do not. Mr. Bamford stated he would see to this adjustment being made.*

*The question was asked "how long is temporary?" Building Inspector Kirchner stated that temporary could be anywhere from nine months to two years. Chairman Einkauf stated it could be longer than that...depends on the development.....some has lasted five years. Ms. Kirchner agreed.*

*A motion was made by Planning and Zoning Member Worley to approve the Master Sign Plan Request/Cross Creek Ranch Subdivision with the exception of Item two "I" and all of the signs must be at the natural grade. It was seconded by Planning and Zoning Member Lavengco.*

*The motion was carried by the following vote:*

*Ayes: Planning and Zoning Members Cozart, Einkauf, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Archer, Collins, and Zwick*

*AGENDA ITEMS WERE MIS-NUMBERED. THERE WAS NO AGENDA ITEM 6 LISTED.*

**7. Consider and take action on Cross Creek Ranch/Creek Bend at Cross Creek Ranch Section 7 Final Plat**

*A motion was made by Planning and Zoning Member Lavengco to approve Cross Creek Ranch/Creek Bend at Cross Creek Ranch Section 7 Final Plat. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Members Cozart, Einkauf, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Archer, Collins, and Zwick*

**8. Consider and take action on Cross Creek Ranch/ Legacy at Cross Creek Ranch Section 3/ Preliminary Plat**

*A motion was made by Planning and Zoning Member Lavengco to approve Cross Creek Ranch/Legacy at Cross Creek Ranch Section 3 Preliminary Plat. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Members Cozart, Einkauf, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Archer, Collins, and Zwick*

**9. Workshop**

**DISCUSSION OF PROPOSED MASONRY ORDINANCE**

**(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.)**

*Chairman Einkauf stated that this ordinance has been brought before the Commission one other time and there are some issues.*

*There was approximately a 45 minute discussion among the Planning and Zoning Members regarding the aesthetics of a building facing the major highways within the city and existing buildings' provisions which triggers exterior construction materials according the proposed revision of the zoning ordinance.*

*The discussion centered around the aesthetics of the building, what percentage of masonry should be required for the exterior, and the type of exterior materials that should be used.*

*Chairman Einkauf suggested changing the ordinance to state that it must meet a 90 percent on street side for all buildings which would include residential, commercial, and industrial.*

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*The final suggestion as stated by Meg Belmontes to have 90 percent facing major streets and all other walls at least 75 percent. Ms. Belmontes will identified the specific types of materials that can be used.*

*C. J. Snipes, City Administrator, stated that these issues would be addressed and brought back to next meeting for further review.*

*No action was taken.*

**9. Adjourn**

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

*Ayes: Planning and Zoning Members Cozart, Einkauf, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Archer, Collins, and Zwick*

*Chairman Einkauf announced that we are adjourned at 9:34 a.m.*