



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441

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CITY OF FULSHEAR PLANNING AND ZONING COMMISSION MINUTES OCTOBER 5, 2012

1. Call to Order

A regular meeting of the Planning and Zoning Commission was called to order by Chairman, Derek Einkauf, at 8:03 a.m. on October 5, 2012 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and all Citizens were welcomed.

2. Quorum

A quorum was present.

PnZ Members Present:

***Terry Cozart
Derek Einkauf
Mike Lavengco
David Worley***

PnZ 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, City Engineer
Michelle Kirchner, Building Inspector***

Others Present:

***Doris J. Jones
Geoff Freeman
L Beustring
Steve Sams***

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CONTINUE OF OTHERS PRESENT....

Kerry Gilbert

And 3 others who did not sign in

3. Citizen's Comments

There were no Citizens' Comments.

4. Public Hearing

NOTICE OF HEARING – PLANNING & ZONING COMMISSION

Notice of a Public Hearing regarding Special Use Request/Address: 8303 Wilson Street in the City of Fulshear, Texas 77441. (Special Use Request: From Residential to Commercial Use- Office Space) Requests for Site Plans or further information can be obtained from the City's Building Official at Fulshear City Hall.

Date: October 5, 2012

Time: 8:00 a.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 Public Hearing on Friday, October 5, 2012, at 8:00 a.m. in the Fulshear City Council Chambers, Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas.

The purpose of the Public Hearing is to receive input from the public on a proposed Special Use Permit/Address: 8303 Wilson Street, Fulshear, Texas.

At said time and place all persons shall have the right to appear and be heard. All persons desiring to attend the public hearing may view the Planning & 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 the hearing and on the City's website (www.fulsheartexas.gov).

Public Hearing was opened at 8:04 a.m. Michelle Kirchner, Building Inspector, stated that the owner wants to change the property from Residential to Commercial. It will also involve adding some Parking to the building. There was about a 5- minute discussion among the Planning and Zoning Members regarding the proposed Special Use Permit. Planning and Zoning Member Worley asked if a traffic study had been conducted. Chairman Einkauf stated " no" as it does not appear this business will generate a lot of traffic activity for the office. Also, this office has designate six (6) parking spaces which meets the commercial code for that size building. Ms. Kirchner stated that there is no commercial code requirement regarding parking and currently the City does not have a parking space ordinance (ordinance is being worked on).Chairman Einkauf asked if there were any other questions. It was silent. Public Hearing was closed at 8:09 a.m.

5. Approval of Minutes

September 7, 2012 Regular Meeting

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A motion was made by Planning and Zoning Commission Member Lavengco to approve the minutes of September 7, 2012 as presented. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Cozart, Einkauf, Lavengco, and Worley

Nays: None

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

6. Consider and take action on Cross Creek Ranch Water Plant No. 2 and Lift Station No. 4/ Final Plat

A motion was made by Planning and Zoning Member Worley to approve Cross Creek Ranch Water Plant No. 2 and Lift Station No. 4/ Final Plat as submitted. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Cozart, Einkauf, Lavengco, and Worley

Nays: None

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

7. Consider and take action on British Prep School at Firethorne LTD/ Preliminary Plat/Commercial Development

A motion was made by Planning and Zoning Member Lavengco to approve British Prep School at Firethorne LTD Preliminary Plat/ Commercial Development subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Cozart, Einkauf, Lavengco, and Worley

Nays: None

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

Chairman Einkauf requested to take Items 8, 9, 10, and 11 together. He stated all of these are for Churchill Farms and only one exception from engineer regarding access on Section 8 needs to be changed to emergency easement. There were no objections from the Planning and Zoning Members.

8. Consider and take action on Churchill Farms/ Section 5/Preliminary Plat

9. Consider and take action on Churchill Farms/Section 6/ Preliminary Plat

10. Consider and take action on Churchill Farms/Section 7/ Preliminary Plat

11. Consider and take action on Churchill Farms/Section 8/ Preliminary Plat

Chairman Einkauf stated that all of the above items meet the City's Subdivision Requirement.

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A motion was made by Planning and Zoning Member Worley to approve Items 8, 9, 10, and 11 subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Lavengco. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Cozart, Einkauf, Lavengco, and Worley

Nays: None

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

**12. Consider and take action on Legacy at Cross Creek Ranch/Section 4/
Preliminary Plat**

A motion was made by Planning and Zoning Member Lavengco to approve Legacy at Cross Creek Ranch/Section 4/Preliminary Plat as submitted. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Cozart, Einkauf, Lavengco, and Worley

Nays: None

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

**13. Consider and take action on Special Use Permit Request: From Residential to
Commercial Use- Office Space/ Address: 8303 Wilson Street, Fulshear, Texas**

A motion was made by Planning and Zoning Member Worley to approve the Special Use Permit Request: From Residential to Commercial Use-Office Space/ Address: 8303 Wilson Street, Fulshear, Texas. It was seconded by Planning and Zoning Member Lavengco. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Cozart, Einkauf, Lavengco, and Worley

Nays: None

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

**14. Consider and take action on revision to the City's Zoning Ordinance.
Caption: The Establishment of Masonry Construction Requirements for the C-1
Commercial, I-1 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 this helps to establish our masonry construction requirement. This will be our approval to forward to City Council. We (C.J. and I on yesterday) have already scheduled a joint workshop meeting.

A motion was made by Planning and Zoning Member Worley to approve revision to the City's Zoning Ordinance and that it be forwarded to City Council for further action. It

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was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Cozart, Einkauf, Lavengco, and Worley

Nays: None

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

15. Adjourn

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

Ayes: Planning and Zoning Member Cozart, Einkauf, Lavengco, and Worley

Nays: None

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

Chairman Einkauf announced that we are now adjourn.