

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

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## PLANNING AND ZONING COMMISSION MINUTES DECEMBER 7, 2012

### **1. Call to Order**

*A Regular Meeting of the Planning and Zoning Commission was called to order on December 7, 2012 at 8:03 a.m. by Chairman, Derek Einkauf in the Fulshear City Hall located at 30603 FM 1093 Road, Fulshear, Texas.*

### **2. Quorum**

*A Quorum was present.*

#### *Members Present:*

*Derek Einkauf, Chairman  
David Worley, Co-Chairman  
Bill Archer  
Harold Collins  
Mike Lavengco*

#### *Absent Members:*

*Terry Cozart  
Steve Zwick, Chairman Einkauf announced that he resigned this week.  
Doug Konopka, Advisory Member  
(Chairman Einkauf stated that the position needs to be filled and asked members to make recommendations/ No action was taken)*

#### *City Staff*

*D. (Diana ) Gordon Offord, City Secretary  
Michelle Kirchner, Building Inspector*

#### *Others*

*Nicole Marshall  
And nine (9) others who did not sign in*

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**3. Minutes**

**Regular Meeting, November 9, 2012**

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

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

*Nays: None*

*Absent: Planning and Zoning Member Cozart and one vacancy*

**4. Consider and take action on Cross Creek Ranch Detention and Water Quality Basin Preliminary Plat**

*A motion was made by Planning and Zoning Member Archer to approve Cross Creek Ranch Detention and Water Quality Basin Preliminary Plat subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: Planning and Zoning Member Cozart and one vacancy*

**5. Consider and take action on Cross Creek Ranch Dog Park and Recreation Center Preliminary Plat**

*A motion was made by Planning and Zoning Member Archer to approve Cross Creek Ranch Dog Park and Recreation Center Preliminary Plat subject to 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 Archer, Collins, Einkauf, Lavengco ,and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Cozart and one vacancy*

**6. Consider and take action on Cross Creek Ranch Flewellen Creek Section 1 Preliminary Plat**

*A motion was made by Planning and Zoning Member Worley to approve Cross Creek Ranch Flewellen Creek Section 1 Preliminary Plat. It was seconded by Planning and Zoning Member Lavengco. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: Planning and Zoning Member Cozart and one vacancy*

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**7. Consider and take action on Lakes at Cross Creek Ranch Section 1 Preliminary Plat**

*A motion was made by Planning and Zoning Member Collins to approve Lakes at Cross Creek Ranch Section 1 Preliminary Plat subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: Planning and Zoning Member Cozart and one vacancy*

**8. Consider and take action on Bluebonnet Plaza/ Goki Development Final Plat**

*There was about a five minute discussion on whether the detention pond had to supervised by a City Engineer. Chairman Einkauf stated he is under the assumption that the pond has to be maintained under the control of an engineering firm (this is rule in Harris County). Mr. Kalkomey, surveyor, stated that he spoke with Jeff, and engineer with Fort Bend County and the County has no requirements regarding this and that it is up to the owner or the association to maintain the Detention Pond. Mr. Kalkomey stated the County prefers that a MUD be in charge but since this is not the case, it is up to the entity to handle. Michelle Kirchner, Building Inspector, stated that she has the tax certificate (one of recommendation by City Engineer on the review sheet) and awaiting information from the lien holders.*

*Chairman Einkauf stated he has not heard any objections from our City Attorney on this matter.*

*A motion was made by Planning and Zoning Member Archer to approve Bluebonnet Plaza/Goki Development Final Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: Planning and Zoning Member Cozart and one vacancy*

**9. . Consider and take action on Firethorne/Firethorne Section 26/ Final Plat**

*A motion was made by Planning and Zoning Member Worley to approve Firethorne/ Firethorne Section 26/ Final Plat. It was seconded by Planning and Zoning Member Lavengco. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: Planning and Zoning Member Cozart and one vacancy*

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*Chairman Einkauf requested to take items 10 and 11 together. There were no objection from the Commission Members.*

**10. Consider and take action on Firethorne/Firethorne Section 28/ Preliminary Plat**

**11. Consider and take action on Firethorne/Firethorne Section 29/ Preliminary Plat**

*A motion was made by Planning and Zoning Member Worley to approve Firethorne/ Firethorne Section 28 and Section 29 Preliminary Plats. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: Planning and Zoning Member Cozart and one vacancy*

*Chairman Einkauf again requested to take items 12 and 13 together. There were no objection from the Commission Members.*

**12. Consider and take action on Churchill Farms Subdivision/ Churchill Farms Section 6 Final Plat**

**13. Consider and take action on Churchill Farms Subdivision/ Churchill Farms Section 7/ Final Plat**

*A motion was made by Planning and Zoning Member Worley to approve item 12 and item 13 subject to 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 Archer, Collins, Einkauf, Lavengco ,and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Cozart and one vacancy*

**14. Consider and take action on Churchill Farms Subdivision/ Churchill Farms Section 8/ Final Plat**

*A motion was made by Planning and Zoning Member Lavengco to approve Churchillfarms Subdivision/Churchill Farms Section 8 Final Plat subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: Planning and Zoning Member Cozart and one vacancy*

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**15. Consider and take action on Master Signage Plan/Fulbrook and Fulbrook on Fulshear Creek**

*There was about a 15-minute discussion regarding placement of the signs, whether they would be temporary or permanent signs, and how long the signs would remain. It was stated that some of the signs would be directional signs and would be moved as soon as each section was built out.*

*A motion was made by Planning and Zoning Member Worley to approve the Master Signage Plan/Fulbrook and Fulbrook on Fulshear Creek. It was seconded by Planning and Zoning Member Lavengco. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: Planning and Zoning Member Cozart and one vacancy*

**16. Adjourn**

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

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

*Nays: None*

*Absent: Planning and Zoning Member Cozart and one vacancy*

*Chairman Einkauf announced that we are now adjourned.*