

STATE OF TEXAS  
COUNTY FORT BEND  
CITY OF FULSHEAR

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PLANNING COMMISSION MINUTES  
JUNE 3, 2011

**1. Call to Order**

A regular meeting of the Fulshear Planning Commission was called to order by the Chairman, Derek Einkauf at 8:00 a.m. Friday, June 3, 2011 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and a quorum was present.

**PLANNING COMMISSION MEMBERS PRESENT**

Derek Einkauf, Chairman  
Steve Zwick, Co-Chairman  
Robert Becker  
Mike Lavengco

**PLANNING COMMISSION MEMBERS ABSENT**

Harold Collins  
Doug Konopka  
David Worley  
One vacancy

**CITY STAFF PRESENT**

D. (Diana) Gordon Offord, City Secretary  
C.J. Snipes, City Administrator  
Michelle Kirchner, Building Inspector  
Cheryl Stalinsky, Economic Director (late)

**GUESTS**

David Leyendecker  
Collins Pier  
Thomas Kuykendall, Mayor  
Christy Smidt  
And 3 others who did not sign in and/or unknown

**2. Citizen's Comments**

There were no Citizens' Comments.

**3. Approval of Minutes**

**May 6, 2011/ Regular Meeting**

A motion was made by Planning Commission Member Lavengco to approve the minutes of May 6, 2011 as presented. It was seconded by Planning Commission Member Zwick. The motion was carried by the following vote:

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*Ayes: Planning Commission Members Becker, Einkauf, Lavengco, and Zwick*  
*Nays: None*  
*Absent: Planning Commission Members Collins, Worley, and one vacancy*

*Planning Commission Chairman Einkauf stated that he had reviewed the preliminary plats and suggested that items 4 through 8 be handled in one motion if there were no objections.*

*It was agreed that the General Plan/Land Plan/Conceptual Plan should be handled in one motion and it was okay to handle all the other plats together.*

**4. Consider and take action on Churchill Farms General Plan: Land Plan/Conceptual Plan**

*Planning Commission Member Zwick stated that we need to adhere to the ordinance regarding access entries. C. J. Snipes, City Administrator stated that the development agreement signed between the developer and the City of Fulshear allowed for boulevard entrance to count as two accesses. There were concerns in case of an emergency; according to the ordinance a development needs two points of entry. Planning Commission Members and developer discussed this issue for about ten minutes along with the City Engineer. Afterward, Planning Commission Chairman Einkauf called for a motion.*

*A motion was made by Planning Commission Member Zwick to approve the Churchill Farms General Plan/Land Plan /Conceptual Plan subject to the comments from City Engineer, David Leyendecker. It was seconded by Planning Commission Member Lavengco. The motion was carried by the following vote:*

*Ayes: Planning Commission Members Becker, Einkauf, Lavengco, and Zwick*  
*Nays: None*  
*Absent: Planning Commission Members Collins, Worley, and one vacancy*

*Planning Commission Chairman Einkauf suggested handling items 5 through 9 in one motion if there are no objections. There were no objections.*

**5. Consider and take action on Churchill Farms, Section 1/Preliminary Plat**

**6. Consider and take action on Churchill Farms Section 2/ Preliminary Plat**

**7. Consider and take action on Churchill Farms Section 3/ Preliminary Plat**

**8. Consider and take action on Churchill Farms, Drainage and Detention/Preliminary Plat**

**9. Consider and take action on Churchill Farms: Churchill Farms Blvd. and Dozier Downs Lane Street Dedications and Recreation Center/ Preliminary Plat**

*A motion was made by Planning Commission Member Lavengco to approve Preliminary Plat for items 5- 9 subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning Commission Zwick. The motion was carried by the following vote:*

*Ayes: Planning Commission Members Becker, Einkauf, Lavengco, and Zwick*

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*Nays: None*

*Absent: Planning Commission Members Collins, Worley, and one vacancy*

**10. Review and/ or update regarding Committee Action**

*No reports were made.*

*C. J. Snipes, City Administrator, stated that they are making slow progress due to other City business taking precedent. Planning Commission Co-Chairman Zwick suggested setting target date for completion with regards to the Sign and Subdivision Ordinances. No date was set.*

**11. Adjourn**

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

*Ayes: Planning Commission Members Becker, Einkauf, Lavengco, and Zwick*

*Nays: None*

*Absent: Planning Commission Members Collins, Worley, and one vacancy*

