

STATE OF TEXAS  
COUNTY FORT BEND  
CITY OF FULSHEAR

CITY OF FULSHEAR

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**PLANNING COMMISSION MEETING  
FRIDAY, NOVEMBER 4, 2011**

1. Call to Order

*A regular meeting of the Fulshear Planning Commission was called to order by the Co-Chairman Steve Zwick at 8:00 a.m. Friday, November 4, 2011 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and quorum was present.*

**PLANNING COMMISSION MEMBERS PRESENT:**

*Mike Lavengco  
David Worley  
Steve Zwick, Co-Chairman*

**PLANNING COMMISSION MEMBERS ABSENT:**

*Derek Einkauf, Chairman  
Robert Becker  
Harold Collins  
Doug Konopka, Advisory Member  
1-vacancy*

**CITY STAFF PRESENT:**

*D. (Diana) Gordon Offord, City Secretary  
Michelle Kirchner, Building Inspector  
J. Grady Randle, City Attorney*

2. Citizen's Comments

*There were no Citizen's Comments.*

3. Approval of Minutes

Regular Meeting, October 7, 2011

***A motion was made by Planning Commission Member Lavengco to approve the minutes of October 7, 2011 as presented. It was seconded by Planning Commission Member Worley. The motion was carried by the following vote:***

***Ayes: Planning Commission Members Lavengco, Worley, and Zwick***

***Nays: None***

***Absent: Planning Commission Member Becker, Collins, and Einkauf***

***4. Consider and take action on Sign Permit Application from Jump- Start Christian Academy, location: 29706 FM 1093, Fulshear, Texas***

***Building Inspector, Michelle Kirchner, stated that the owner's did not present a site plan and therefore unable to determine whether the sign permit application meets requirement. Co-Chairman, Steve Zwick stated a survey is needed in order to arrive at whether the sign meets city ordinance requirement.***

***A motion was made by Planning Commission Member Worley to deny sign application permit until it meets compliance and a site plan has been made available. It was seconded by Planning Commission Member Lavengco. The motion was carried by the following vote:***

***Ayes: Planning Commission Member Lavengco, Worley, and Zwick***

***Nays: None***

***Absent: Planning Commission Member Becker, Collins, Einkauf, and one vacancy***

***5. Consider and take action on Sign Permit Application from Trendmaker /Cross Creek Ranch, location West of Flewellen Way, Fulshear, Texas***

***A motion was made by Planning Commission Member Lavengco to approve sign permit application from Trendmaker/Cross Creek Ranch, location West of Flewellen Way, Fulshear, Texas. It was seconded by Planning Commission Member Worley. The motion was carried by the following vote:***

***Ayes: Planning Commission Member Lavengco, Worley, and Zwick***

***Nays: None***

***Absent: Planning Commission Member Becker, Collins, Einkauf, and one vacancy***

***6. Consider and take action on Firethorne Section 23/Preliminary Plat***

***A motion was made by Planning Commission Member Worley to approve Firethorne Section 23 Preliminary Plat per recommendation from City Engineer, David Leyendecker. It was seconded by Planning Commission Member Lavengco. The motion was carried by the following vote:***

***Ayes: Planning Commission Member Lavengco, Worley, and Zwick***

***Nays: None***

***Absent: Planning Commission Member Becker, Collins, Einkauf, and one vacancy***

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7. Consider and take action on Firethorne Section 24/ Preliminary Plat

***A motion was made by Planning Commission Member Lavengco to approve Firethorne Section 24 Preliminary Plat per recommendation from City Engineer, David Leyendecker. It was seconded by Planning Commission Member Worley. The motion was carried by the following vote:***

***Ayes: Planning Commission Member Lavengco, Worley, and Zwick***

***Nays: None***

***Absent: Planning Commission Member Becker, Collins, Einkauf, and one vacancy***

8. Consider and take action on Firethorne Square (commercial) Final Plat (Submittal of plat: final/replat)

***A motion was made by Planning Commission Member Worley to approve Firethorne Square Final Plat per recommendation from City Engineer, David Leyendecker and submit to City Council for further consideration. It was seconded by Planning Commission Member Lavengco. The motion was carried by the following vote:***

***Ayes: Planning Commission Member Lavengco, Worley, and Zwick***

***Nays: None***

***Absent: Planning Commission Member Becker, Collins, Einkauf, and one vacancy***

9. Consider and take action on Trendmaker/ Cross Creek Ranch: Creek Bend@ Cross Creek Ranch Section 6/ Preliminary Plat

***A motion was made by Planning Commission Member Lavengco to approve Trendmaker/Cross Creek Ranch: Creek Bend @ Cross Creek Ranch Section 6 Preliminary Plat subject to recommendations from City Engineer, David Leyendecker. It was seconded by Planning Commission Member Worley. The motion was carried by the following vote:***

***Ayes: Planning Commission Member Lavengco, Worley, and Zwick***

***Nays: None***

***Absent: Planning Commission Member Becker, Collins, Einkauf, and one vacancy***

10. Consider and take action on Churchill Farms Subdivision: Churchill Farms Drainage/Detention Revised Final Plat

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*A motion was made by Planning Commission Member Worley to approve Churchill Farms Subdivision: Churchill Farms Drainage/Detention Revised Final Plat subject to recommendations from City Engineer, David Leyendecker. It was seconded by Planning Commission Member Lavengco. The motion was carried by the following vote:*

*Ayes: Planning Commission Member Lavengco, Worley, and Zwick*

*Nays: None*

*Absent: Planning Commission Member Becker, Collins, Einkauf, and one vacancy*

11. Consider and take action on Sign Permit Application: REMAX (large billboard sign - requesting a waiver)

*Mr. Wilson a realtor is requesting a variance in order to place a large billboard sign due to the fact that the property for sale is divided into two large tracts separated by a road. He feels he needs more visibility. There was approximately a 15 minute discussion regarding this matter. Mr. Wilson stated he would be willing to come before Planning Commission in the next six months to request an extension if the property does not sell. One member of the Planning Commission stated we should not grant any variances as this will open the door to more businesses requesting variances too. Another member stated that as long as the transaction was for one sale, he was okay with granting a variance.*

*The Commission agreed to approve the request going to Council for further consideration.*

*A motion was made by Planning Commission Member Lavengco to approve variance regarding sign permit application: Remax (large billboard sign) for a period of six months (if sale not completed within 6 months, a new request must be made for extension). It was seconded by Planning Commission Member Worley. The motion was carried by the following vote:*

*Ayes: Planning Commission Member Lavengco, Worley, and Zwick*

*Nays: None*

*Absent: Planning Commission Member Becker, Collins, Einkauf, and one vacancy*

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12. Discussion of the appointment of the Planning Commission as the Zoning Commission  
13. Consideration and possible action to approve Zoning transition timeline

**Both item 12 and 13 were discussed together. Co-Chairman Zwick stated based upon the issue of zoning for the City, he thinks more members should be available to give their view on this subject. A handout on “Zoning” was made available to the members present. He stated that City Council has already approved that the Planning Commission will now be the Planning and Zoning Commission. He also stated that this subject would require several meetings and that more investigation is needed.**

**No action was taken.**

14. Review and/ or update regarding Committee Action

***Co-Chairman Zwick stated that the City has been a little behind and that the Committees hope to have a report for review very shortly. He suggested that we need to work on getting a multi-dwelling ordinance on the table. He stated that the community is growing fast and we need to be a little more proactive.***

15. Adjourn

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

***Ayes: Planning Commission Member Lavengco, Worley, and Zwick***

***Nays: None***

***Absent: Planning Commission Member Becker, Collins, Einkauf, and one vacancy***