

STATE OF TEXAS
COUNTY FORT BEND
CITY OF FULSHEAR

CITY OF FULSHEAR

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PLANNING AND ZONING COMMISSION MINUTES
DECEMBER 2, 2011

1. Call to Order

A regular meeting of the Fulshear Planning and Zoning Commission was called to order by the Chairman, Derek Einkauf at 8:00 a.m., December 2, 2011 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and quorum was present.

MEMBERS PRESENT:

*DEREK EINKAUF, Chairman
ROBERT BECKER
MIKE LAVENGCO
DAVID WORLEY*

MEMBERS ABSENT:

*STEVE ZWICK, CO-CHAIRMAN
HAROLD COLLINS
DOUG KONOPKA, ADVISORY MEMBER (came at 8:13a.m. and sat in the audience)
ONE VACANCY*

OTHERS PRESENT

*STAN STANLEY
L. BEUSTRING
J. STELLY
DIANE LANCASTER
AND SIX OTHERS WHO DID NOT SIGN IN*

2. Citizen's Comments

There were no Citizen's Comments.

3. Approval of Minutes

Regular Meeting, November 4, 2011

A motion was made by Planning & Zoning Commission Member Lavengco to approve the minutes of November 4, 2011 as presented. It was seconded by Planning & Zoning Commission Member Worley. The motion was carried by the following vote:

Ayes: Planning & Zoning Commission Member Becker, Einkauf, Lavengco, and Worley

Nays: None

Absent: Planning and Zoning Commission Member Collins, Zwick, and one vacancy

4. Consider and take action on Sign Permit Application from "Victor's Mexican Grille, location: 8525 FM 359, Fulshear, Texas

Chairman Einkauf stated he has reviewed the documents for this sign request and sees no objection. He also stated that according to the current City Sign Ordinance since this business faces two streets, they are allowed two façade signs.

Planning Commission and Zoning Member Worley asked if the request for was two signs. Chairman Einkauf re-stated that they are allowed two as there business faces two different streets. One of the signs will be on the south side and the request does meet ordinance requirement.

A motion was made by Planning and Zoning Commission Member Worley to approve sign permit application from "Victor's Mexican Grille, location 8525 FM 359, Fulshear, Texas. It was seconded by Planning and Zoning Commission Member Lavengco. The motion was carried by the following vote:

Ayes: Planning & Zoning Commission Member Becker, Einkauf, Lavengco, and Worley

Nays: None

Absent: Planning and Zoning Commission Member Collins, Zwick, and one vacancy

5. Consider and take action on Sign Permit Application from "Jump Start Christian Academy", location 29706 FM 1093, Fulshear, Texas

A motion was made by Planning and Zoning Commission Member Lavengco to approve the Sign Permit Application from Jump Start Christian Academy, location 29706 FM 1093, Fulshear, Texas. It was seconded by Planning and Zoning Commission Member Becker.

There was some discussion as this monument sign from a different owner set its pedestal into an easement. The question was asked if they would use the existing monument sign and just

Planning and Zoning Commission Minutes
December 2, 2011
Page 3

go with new lettering. The answer was "yes." Utility easement was considered and if any damage it would not be reimbursement by the City---it would be the responsibility of the business, "Jump Start".

Planning and Zoning Chairman Einkauf called for a vote. The motion was carried by the following vote:

Ayes: Planning & Zoning Commission Member Becker, Einkauf, Lavengco, and Worley
Nays: None

Absent: Planning and Zoning Commission Member Collins, Zwick, and one vacancy

6. Consider and take action on Fulshear Creek Crossing: Fulshear Creek Trace-Preliminary Plat

A motion was made by Planning and Zoning Commission Member Lavengco to approve Fulshear Creek Crossing: Fulshear Creek Trace Preliminary Plat subject to recommendations made by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Commission Member Worley. The motion was carried by the following vote:

Ayes: Planning & Zoning Commission Member Becker, Einkauf, Lavengco, and Worley
Nays: None

Absent: Planning and Zoning Commission Member Collins, Zwick, and one vacancy

7. Consider and take action on Firethorne: Firethorne Square Final/Replat (Commercial Reserve A)

A motion was made by Planning and Zoning Commission Member Worley to disapprove Firethorne: Fire Square Final Plat subject to the additional information per City Engineer, David Leyendecker (until recommendations are met). It was seconded by Planning and Zoning Commission Member Lavengco. The motion was carried by the following vote:

Ayes: Planning & Zoning Commission Member Becker, Einkauf, Lavengco, and Worley
Nays: None

Absent: Planning and Zoning Commission Member Collins, Zwick, and one vacancy

8. Review and/ or update regarding Committee Action

Planning and Zoning Commission Minutes
December 2, 2011
Page 4

Chairman Einkauf stated that the committees had finalized some actions to be taken on the Sign and Subdivision Ordinances and he would like to meet with all the members of the Planning Commission to review before sending the recommendation on to Council. A special Planning Commission and Zoning meeting will be scheduled for December 8, 2011 at 6:00 p.m. Chairman Einkauf requested that the City Secretary, D. Gordon Offord poll members regarding attendance for this special meeting.

9. Discussion and possible action of Zoning Calendar

Chairman Einkauf stated that several meetings regarding zoning has been designated and the potential dates were handed out to members present.

10. Adjourn

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

Ayes: Planning & Zoning Commission Member Becker, Einkauf, Lavengco, and Worley

Nays: None

Absent: Planning and Zoning Commission Member Collins, Zwick, and one vacancy