

STATE OF TEXAS
COUNTY FORT BEND
CITY OF FULSHEAR

CITY OF FULSHEAR

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***PLANNING AND ZONING COMMISSION MINUTES
FEBRUARY 8, 2013***

1. Call to Order

A Regular Meeting of the Planning and Zoning Commission was called to order on February 8, 2013 at 8:02 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:

*Bill Archer
Harold Collins
Terry Cozart
Derek Einkauf, Chairman
David Worley, Co-Chairman*

Members Absent:

*Mike Lavengco
Vacant Position
Doug Konopka, Advisory Member*

City Staff:

*D. (Diana) Gordon Offord, City Secretary
C. J. Snipes, City Administrator
David Leyendecker, City Engineer
Michelle Kirchner, Building Inspector*

Others:

Mason Matthews

**FULSHEAR PLANNING AND ZONING COMMISSION MINUTES
FEBRUARY 8, 2013
PAGE 2**

Continue of Others:

*Adam Perry
J. D. McCann
Sib Cornelius
Jim Eiteman
Catherine Lebourhis
Fred Bray
John Lebourhis
Kerry Kilburn
Chris Stevens
Steve Sams
Bill Sweitzer
Richard Haddock
Ralph Wissel
Kayleen Nelson
And six (6) others who did not sign in*

3. Citizen's Comments

Citizens who desire to address the Planning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning members will only be made at the time the subject is scheduled for Consideration

Chairman Einkauf stated that this is the first time that the Commission is hearing about the presentation that will be presented by Fulbrook on Fulshear Creek (Item 10) that is listed at end of the agenda for today.

J. D. McCann stated his concern along with some other residents of James Lane is the following: The access of Fulshear Creek near the lake, not design for high traffic, this area is frequently used by walkers and bikers, and original talk for widening the road /access would be limited and for emergency vehicles only use. He is concerned that a new development might be coming into the area.

Jim Eiteman stated that he wants a TIA completed and Emergency Study. Mr. Eiteman stated that traffic in this area is already congested and more traffic being added would make this hazard and cause a safety issue. This is one of the few places left with a small town atmosphere and would hate to see it taken away. Another concern is that this might reduce the property value. A lot of horse trailer travel this road./ could cause this to be a dangerous intersection.

James Ray stated he is also concerned about the traffic and that his business depends on the travel trailers/concerned it might reduce his income. He stated that he has a rare disease and he has to be able to get in and out of James Lane quickly.

**FULSHEAR PLANNING AND ZONING COMMISSION MINUTES
FEBRUARY 8, 2013
PAGE 3**

Kayleen Nelson stated she is concerned about buses/safety for the school kids. She is resident of Fulbrook and uses James Lane for scenic view/ get in touch with nature and walking the dogs and doing horseback riding. She would like to see the area preserved for these kind of activities.

4. Minutes

Regular Meeting, January 4, 2013

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

Ayes: Planning and Zoning Member Archer, Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Lavengco and Vacant Position

5. Consider and take action Cross Creek Ranch Flewellen Creek Section One/ Final Plat

A motion was made by Planning and Zoning Member Worley to approve Cross Creek Ranch Flewellen Creek Section One/ Final Plat 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 Archer, Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Lavengco and Vacant Position

6. Consider and take action on Cross Creek Ranch Detention and Water Quality Basins /Final Plat

A motion was made by Planning and Zoning Member Archer to approve Cross Creek Ranch Detention and Water Quality Basins/ 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, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Lavengco and Vacant Position

7. Consider and take action on Cross Creek Ranch Dog Park & Recreation Center/Final Plat

**FULSHEAR PLANNING AND ZONING COMMISSION MINUTES
FEBRUARY 8, 2013
PAGE 4**

A motion was made by Planning and Zoning Member Archer to approve Cross Creek Ranch Dog Park and Recreation Center/ 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, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Lavengco and Vacant Position

Michelle Kirchner, Building Inspector, stated there are two (2) street lights in front of the Perry's home and they would like one of these lights removed. David Leyendecker, City Engineer stated he would go by and take a look at it. Derek Einkauf asked who would pay for this and Ms. Kirchner stated the homeowner would pay for the removal. Derek Einkauf stated we should have a letter from CenterPoint to this effect.

8. Consider and take action on Variance Request: Adam Perry, 27503 Cardwell Skylark /Removal of Street Light

A motion was made by Planning and Zoning Member Archer to approve Variance Request: Adam Perry, 27503 Cardwell Skylark/Removal of Street Light. It was seconded by Planning and Zoning Member Collins.

Chairman Einkauf stated who would be responsible for the payment. Planning and Zoning Member Archer amended his motion.

A new motion was made by Planning and Zoning Member Einkauf to approve Variance Request: Adam Perry, 27503 Caldwell Skylark/ Removal of Street Light and to include that the home owner will be responsible for any payment and the City has no obligation as to the cost or removal and in addition that the homeowner will obtain a letter from CenterPoint regarding this removal and submit it to the City of Fulshear. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Lavengco and Vacant Position

9. Consider and take action on CVS Commercial/Reserve A and B Replat #2/ Preliminary Plat

A motion was made by Planning and Zoning Member Worley to approve CVS Commercial /Reserve A and B Replat #2/Preliminary Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Archer, Collins, Cozart, Einkauf, and Worley

**FULSHEAR PLANNING AND ZONING COMMISSION MINUTES
FEBRUARY 8, 2013
PAGE 5**

Nays: None

Absent: Planning and Zoning Member Lavengco and Vacant Position

10. Presentation/Discussion: Revised layout for Fulbrook on Fulshear Creek

There was approximately a 40 minute discussion among the Commission, audience, and the developers for this project.

Ralph Wissel, Fulshear Creek Crossing Representative, provided a short presentation to the Planning and Zoning Commission Members. Mr. Wissel provided four maps one which included the Fulbrook on Fulshear Creek General Plan. Bill Sweitzer and Ralph Wissel offered to meet with residents of James Lane to after the Commission Meeting to answer any questions the group may have.

Concerns from the discussion involved increased traffic, number of entrances and exits for this project, number of homes that will be built, will James Lane be widened, whether the aesthesis of the area will be changed, and when the proposed project will start. Mr. J. D. McCann mentioned that James Lane is a private road that the County maintains. The developer explained that this is preliminary and they will come back to the Commission in about two months with plans and how they will move forward.

No action was taken on this item.

11. Adjourn

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

Ayes: Planning and Zoning Members Archer, Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Lavengco and Vacant Position

Derek Einkauf announced that the Planning and Zoning Commission is now adjourned.