

STATE OF TEXAS
COUNTY FORT BEND
CITY OF FULSHEAR

CITY OF FULSHEAR

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Fulshear, Texas 77441

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**PLANNING AND ZONING COMMISSION MINUTES
MARCH 1, 2013**

1. Call to Order

A Regular Meeting of the Planning and Zoning Commission was called to order on March 1, 2013 at 8:00 a.m. by Planning and Zoning Member Bill Archer in the Fulshear City Hall located at 30603 FM 1093 Road, Fulshear, Texas 77441.

Members Present:

Bill Archer

Harold Collins

Terry Cozart

Members Absent:

Derek Einkauf, Chairman

David Worley, Co-Chairman

Mike Lavengco

1-Vacant Position

Others Present:

Ten (10) others who did not sign in

2. Quorum

A quorum was present.

3. Citizen's Comments

There were no Citizens' Comments.

4. Consent and Approval of Minutes from the February 8, 2013 Meeting

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A motion was made by Planning and Zoning Member Collins 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 Members Archer, Collins, and Cozart

Nays: None

Absent: Planning and Zoning Members Einkauf, Lavengco, Worley and one vacant position

5. Consideration and possible action on Katy ISD Elementary School No. 37/ Preliminary Plat

There was approximately a fifteen minute discussion regarding this plat. Mr. Peter Mackell explained to the Commission the need for the new school is earlier than expected due to the growth this area is experiencing. They anticipate opening this school for the Summer 2014. They also have plans for Junior High and High School too. Please note that this is just on the portion that is in KISD jurisdiction. Mr. Mackell stated he looked forward to working with the officials of the City of Fulshear.

A motion was made by Planning and Zoning Member Collins to approve Katy ISD Elementary School No. 37/Preliminary Plat subject to the City Engineer, David Leyendecker recommendations. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Members Einkauf, Lavengco, Worley and one vacant position

6. Discussion on Fulshear Country/ Conceptual General Plan (Land Plan/Conceptual)

A presentation was done by Karen Rogers who presented to the Commission an overview of the General Land Plan for Fulshear Country. Ms. Rogers stated this project was consist of 137 acres which will be a mix use of Commercial development. She outlined the roadways within the project.

No action was taken.

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7. Consideration and possible action on Variance Request: Sign Permit/4032-4098 FM 1463, Tamarron Lakes Tract (686 Acres)

Michelle Kirchner, Building Inspector, stated that this type of sign is not approved within our Sign Ordinance and the requestor has no major Master Signage Plan. Ms. Kirchner stated that the requestor is wanting a two year permit and therefore is requesting a variance.

There was a ten minute discussion among the representatives of the land, the Commission, and Ms. Kirchner.

The requestor for sign stated they get lots of calls from the public asking " what is coming". He stated they just purchased this land the end of last year and it is approximately 1400 acres. He stated the land has not been platted yet and this is why a variance is needed. He stated that the first phase of their project will probably include 250 lots.

Ms. Kirchner stated that at present time the land is vacant and does not have any kind of structure on it.

Planning and Zoning Member Archer stated that he would like to wait until something is on the property and re-evaluate at that time.

A motion was made by Planning and Zoning Member Cozart to deny the variance request as it does not meet our Sign Ordinance requirement. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Members Einkauf, Lavengco, Worley and one vacant position

8. Adjourn

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

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

Nays: None

Absent: Planning and Zoning Members Einkauf, Lavengco, Worley and one vacant position