

STATE OF TEXAS
COUNTY FORT BEND
CITY OF FULSHEAR

CITY OF FULSHEAR

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PLANNING AND ZONING COMMISSION MINUTES OCTOBER 4, 2013

1. Call to Order

A Regular Meeting of the Planning and Zoning Commission was called to order by Chairman, Derek Einkauf in the City Hall located at 30603 F.M. 1093 Road, Fulshear, Texas 77441 on Friday, October 4, 2013 at 8:36 a.m.

Present:

*Derek Einkauf, Chairman
David Worley, Co-Chairman
Terry Cozart*

Members Absent:

*Bill Archer
Harold Collins
Mike Lavengco
One vacancy*

City Staff Present:

*D. (Diana) Gordon Offord
Michelle Morris, Building Inspector
David Leyendecker, City Engineer*

Others Present:

*Glenn McDowell
Jatih Desa
Jim Spackman
Mark Armstrong
Kevin Casey
Victor Iracheta
Gaby Tassin*

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CONTINUE- OTHERS PRESENT:

Ralphn Wissel

And one other who did not sign in

2. Quorum

Chairman Einkauf announced that we have a quorum.

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.

There were no Citizens' Comments.

4. Minutes

Regular Meeting, September 6, 2013

A motion was made by 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 Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Archer, Collins, Lavengco, and one vacancy

5. Consider and take action on Request for Variance: West of SH 359, N of 5th Street 1.20 Acres, Churchill Fulshear League, A-29, Town of Fulshear

Caption: To Allow for a 10ft side setback on a corner lot

Michelle Morris, Building Inspector, stated this is an undeveloped property and they are requesting a 10ft. set back instead of doing a 15ft.

There was approximately a fifteen minute discussion among the Commission and the developers of the property.

City Engineer, David Leyendecker, suggested the required 15ft side building line with a 5ft. dedication and a 5ft. easement. Mr. Leyendecker stated the developer will need to bring back the final plat for approval before the Commission.

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Planning and Zoning Member Worley made a motion to approve . Chairman Einkauf stated “no” as we are not going to approve this variance and the developer will have to make changes to the final plat and present before the Commission again.

Planning and Zoning Member Worley withdrew his motion.

A motion was made by Planning and Zoning Member Einkauf to deny request for variance west of SH 359N of 5th Street 1.20 acres Churchill Fulshear League , A-29 Town of Fulshear to allow for a 10ft side set back on corner lot. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Member Archer, Collins, Lavengco, and one vacancy

6. Consider and take action on Valero Store No. 1481/Final Plat

A motion was made by Planning and Zoning Member Worley to approve as submitted the Valero Store No. 1481/Final Plat. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Member Archer, Collins, Lavengco, and one vacancy

7. Consider and take action on Fulbrook on Fulshear Creek Section 3/Final Plat

A motion was made by Planning and Zoning Member Worley to approve Fulshear Creek Section 3 Final Plat. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Member Archer, Collins, Lavengco, and one vacancy

8. Consider and take action on Firethorne West Section 11/ Preliminary Plat

A motion was made by Planning and Zoning Member Worley to approve Firethorne West Section 11 Preliminary 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:

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

Nays: None

Absent: Planning and Zoning Member Archer, Collins, Lavengco, and one vacancy

9. Adjournment

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

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

Nays: None

Absent: Planning and Zoning Member Archer, Collins, Lavengco, and one vacancy

Chairman Einkauf announced that we are now adjourned.