

CITY OF FULSHEAR



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PLANNING COMMISSION MEETING MINUTES August 7, 2009

PLANNING COMMISSION MEMBERS PRESENT

Tommy Kuykendall, Jr. /Chairman
Larry Beustring/ Co-chairman
Randy Stacy
Mike Lavengco

PLANNING COMMISSION MEMBERS ABSENT

Joe Porto
Harold Collins
Steve Rhoads
Doug Konopka, Advisory Member

GUEST(S)

Shannon Purcell
Tom Northrup
Charles Rajuai
Benny Risner
John Michalik
Mark Swanson
Clayton Black & Cindy Fields

ITEM 1. CALL TO ORDER

A regular meeting of the Fulshear City Planning Commission was called to order by Chairman Tommy Kuykendall, Jr at 8:04 a.m. Friday, August 7, 2009 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and a quorum was present.

ITEM 2. CITIZENS' COMMENTS

There were no public comments.

ITEM 3. APPROVAL OF MINUTES

July 10, 2009, REGULAR MEETING

A motion was made by Planning Commission Member Beustring to approve the minutes of July 10, 2009 as presented. It was seconded by Planning Commission Member Stacy. The motion was carried by the following vote:

Ayes: Planning Commission Member Beustring, Kuykendall, Lavengco, and Stacy

Nays: None

Absent: Planning Commission Member Collins, Porto, and Rhoads

4. Presentation by brick industry association (Meg Belmontes)

Ms. Belmontes made a presentation to the Fulshear Planning Commission. She focused on the benefits of masonry standards for both commercial and residential buildings within the city. She used both visual slides and statistical data to stress her point regarding the advantage of masonry. She encouraged the Commission to make adjustments in the building code ordinance to require a minimum of 75% masonry materials.

5. Presentation: Lake Hill Park/F.M. 1093 and Katy Fulshear Rd/By Ray Berry & Barry Hufford

Mr. Mike Swanson addressed the Commission and stated he plans to develop a 6.9 acre development which will include multi-use offices. He has plans for three buildings; two of the buildings will be 12,000 square feet each and one for 6,000 square feet. He plans to have a medical facility and retail (restaurants) occupies these buildings.

The Planning Commission had the following concerns: Environmental Impact study, traffic count, detention pond, Landscaping or green space consideration, drainage, and entrance.

Correction: Planning Commission Chairman Kuykendall stated he would get with Dee to ensure that the Lake Hill Park Development group had all of the ordinances regarding Commercial Development so there will be no surprises at the end. Also, some discussion centered on Parking. Mr. Berry stated he would devote 1 ½ times more than the required ratio.

6. Consider and take action on Firethorne Section 19 – Preliminary Plat

A motion was made by Planning Commission Member Beustring to approve Firethorne –Section 19 Preliminary Plat. It was seconded by Planning Commission Member Lavengco. The motion was carried by the following vote:

Ayes: Planning Commission Member Beustring, Kuykendall, Lavengco, and Stacy

Nays: None

Absent: Planning Commission Member Collins, Porto, and Rhoads

7. Consider and take action on Firethorne Section 20 – Preliminary Plat

A motion was made by Planning Commission Member Beustring to approve Firethorne –Section 19 Preliminary Plat. It was seconded by Planning Commission Member Lavengco. The motion was carried by the following vote:

Ayes: Planning Commission Member Beustring, Kuykendall, Lavengco, and Stacy
Nays: None
Absent: Planning Commission Member Collins, Porto, and Rhoads

8. Consider and take action on Firethorne West Section 3 – Preliminary Plat

A motion was made by Planning Commission Member Lavengco to approve Firethorne West Section 3 Preliminary Plat subject to recommendation made by City Engineer, David Leyendecker. It was seconded by Planning Commission Member Stacy. The motion was carried by the following vote:

Ayes: Planning Commission Member Beustring, Kuykendall, Lavengco, and Stacy
Nays: None
Absent: Planning Commission Member Collins, Porto, and Rhoads

9. Consider and take action on Firethorne: General Street Pattern only Plan/(Firethorne and Firethorne West)

A motion was made by Planning Commission Member Beustring to approve General Street Pattern only Plan/ Firethorne and Firethorne West Preliminary Plat subject to recommendation made by City Engineer, David Leyendecker. It was seconded by Planning Commission Member Lavengco. The motion was carried by the following vote:

Ayes: Planning Commission Member Beustring, Kuykendall, Lavengco, and Stacy
Nays: None
Absent: Planning Commission Member Collins, Porto, and Rhoads

10. Consider and take action on Firethorne West Section 4 – Preliminary Plat

A motion was made by Planning Commission Member Beustring to approve Firethorne West Section 4 Preliminary Plat subject to recommendation made by City Engineer, David Leyendecker. It was seconded by Planning Commission Member Lavengco. The motion was carried by the following vote:

Ayes: Planning Commission Member Beustring, Kuykendall, Lavengco, and Stacy
Nays: None
Absent: Planning Commission Member Collins, Porto, and Rhoads

11. Consider and take action on Austral Tex Holdings/ Building One/8041 FM 359

12. Consider and take action on Austral Tex Holdings/ Building Two/8043 FM 359

13. Consider and take action on Austral Tex Holdings/ Building Three/8045 FM 359

A motion was made by Planning Commission Member Beustring to table action on Austral Tex Holdings project which includes agenda item 11, 12, and 13. It was seconded by Planning Commission Member Stacy.

The Planning Commission Members had the following concerns:

-The project started off with one building and at various points added another piece to the project/(never presented as a complete project)

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- Second access point has not been established (nothing in writing that can enter from Mr. Gordon's property)
- Parking
- Lighting
- Landscaping

Mr. Risner, developer for Austral Tex, stated that the project will be commercial buildings; two 12,000 square foot buildings and one 6,000 square foot building. They hope to house professional and medical staff at this location. He stated they have arranged for 2.5 spaces to handle traffic for this facility.

One member inquired where the air conditioning would be located. It was a unanimous agreement among the Planning Commission members that more details need to be ironed out and present a complete project plan for consideration.

Planning Commission Chairman, Tommy Kuykendall, called for a vote. He stated that a motion has been made by Planning Commission Member Beustring to table item 11, 12, and 13 and seconded by Planning Commission Member Stacy.

The motion was carried by the following vote:

Ayes: Planning Commission Member Beustring, Kuykendall, Lavengco, and Stacy
Nays: None
Absent: Planning Commission Member Collins, Porto, and Rhoads

14. Selecting a P.C. meeting date for September due to Labor Day weekend (suggestion: September 11, 2009)

Planning Commission Chairman Kuykendall announced that due the Labor Day Holiday the P. C. Meeting will need to be moved to second Friday in September instead of the first. September 11, 2009 will be the next Planning Commission Meeting date.

15. Adjourn

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

Ayes: Planning Commission Member Beustring, Kuykendall, Lavengco, and Stacy
Nays: None
Absent: Planning Commission Member Collins, Porto, and Rhoads