



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

PLANNING COMMISSION MEETING MINUTES

July 9, 2010

PLANNING COMMISSION MEMBERS PRESENT

Derek Einkauf / Chairman
Robert Becker
Mike Lavengco
Doug Konopka/Advisory Member
Dave Worley
Steve Zwick

PLANNING COMMISSION MEMBERS ABSENT

Harold Collins
Steve Rhoads

GUESTS

10-12 guests who did not sign in

ITEM 1. CALL TO ORDER

A regular meeting of the Fulshear City Planning Commission was called to order by Chairman Derek Einkauf at 8:00 a.m. Friday, July 9, 2010 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and a quorum was present.

ITEM 2. CITIZEN'S COMMENTS

There were no Citizen's comments.

ITEM 3. APPROVAL OF MINUTES –JUNE 4, 2010 REGULAR MEETING

A motion was made by Planning Commission Member Lavengco to approve minutes of June 4, 2010 as presented. It was seconded by Planning Commission Member Zwick.

Ayes: Planning Commission Member Becker, Einkauf, Lavengco, Worley and Zwick

Nays: None

Absent: Planning Commission Member Collins and Rhoads

4. Consider and take action on Preliminary Plat/Creekside @Cross Creek Ranch Section

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Planning Commission Chairman, Derek Einkauf, requested that the developer, Collin Pier, give an updated on the building of the Cross Creek Ranch subdivision since some new members had come to the Planning Commission. Mr. Pier gave an updated identifying various entrances and outlay of the subdivision. He stated the Sports Park will be for Cross Creek residents only.

A motion was made by Planning Commission Member Lavengco to approve Preliminary Plat for Cross Creekside Section 11 as presented and satisfied with the explanation about the irregular area. It was seconded by Planning Commission Member Zwick. The motion was carried by the following vote:

Ayes: Planning Commission Member Becker, Einkauf, Lavengco, Worley and Zwick

Nays: None

Absent: Planning Commission Member Collins and Rhoads

ITEM 5. Consider and take action on Final Plat/Cross Creek Ranch Sports Park

A motion was made by Planning Commission Member Lavengco to approve final plat/ Cross Creek Ranch Sports Park. It was seconded by Planning Commission Member Zwick. The motion was carried by the following vote:

Ayes: Planning Commission Member Becker, Einkauf, Lavengco, Worley and Zwick

Nays: None

Absent: Planning Commission Member Collins and Rhoads

Planning Commission Member Lavengco stated that items 6 through 9 be voted at one time if there were no objections. All agreed.

ITEM 6. Consider and take action on Final Plat-Firethorne West- Section 4

ITEM 7. Consider and take action on Final Plat/Firethorne West Section 5

ITEM 8. Consider and take action on Final Plat/Firethorne West Section 6

ITEM 9. Consider and take action on Final Plat/Firethorne West Section 21

A motion was made by Planning Commission Member Zwick to approve final plat on items 6 through 9 subject to the recommendations 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 Becker, Einkauf, Lavengco, Worley and Zwick

Nays: None

Absent: Planning Commission Member Collins and Rhoads

Planning Commission Chairman Einkauf suggested that items 10 and 11 be voted at one time if there are no objections. All agreed.

ITEM 10. Consider and take action on Preliminary Plat/Firethorne: West Firethorne Road Section 1 –Street Dedication

ITEM 11. Consider and take action on Preliminary Plat/Firethorne: West Firethorne Road Section 2 –Street Dedication

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A motion was made by Planning Commission Member Zwick to approve the Preliminary Plat for item 9 and 10 subject to the recommendations 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 Becker, Einkauf, Lavengco, Worley and Zwick
Nays: None
Absent: Planning Commission Member Collins and Rhoads

12. Consider and take action to appoint a Co-Chairman for the Planning Commission

Planning Commission Chairman Einkauf stated that he would like to recommend tabling this item until the next meeting as he would like to meet with the Mayor and he and the Mayor decide collectively who should be the Co-Chairman of the Planning Commission. The Chairman asked the members whether any one has interest in being Co-Chairman of the Planning Commission.

The City Secretary, D. Gordon Offord, stated that she received a Mylar today which requires signatures of the Chairman and the Co-Chairman of the Planning Commission. It was agreed that an interim Co-Chairman would be appointed until a decision is made.

A motion was made by Planning Commission Member Lavengco to appoint Steve Zwick as interim Co-Chairman of the Planning Commission. It was seconded by Planning Commission Member Becker. The motion was carried by the following vote:

Ayes: Planning Commission Member Becker, Einkauf, Lavengco, Worley and Zwick
Nays: None
Absent: Planning Commission Member Collins and Rhoads

13. Discussion: Site for new High School and Bus Barn

Mayor Kuykendall stated that Doug Konopka had requested this item on the agenda. He stated that Kevin McKeever is the project manager for the school and at present the bus barn will be built close to FM 1093 and the school complex will be located at the back of the property. Mayor stated that there has been a lot of concern and aesthesis about that.

Chairman Einkauf suggested that to contact the school district and have them present their plan to City Council.

There was much discussion among the members. The majority was concerned as how a bus barn would be perceived as part of the front door coming into the City.

Everyone agreed that the Lamar School District should be contacted and ask them to give a presentation regarding the school project that is to be located on FM 1093.

14. Discussion: Riverbend Church Sign

Chairman Einkauf stated he does not know who requested this item on the agenda but is happy because an issue needs to be addressed that is bigger than River Bend Church sign. Chairman Einkauf stated that signs are approved but there is no one to check to see that the signs match up with what was approved.

Mayor Kuykendall stated that Jeremy Young, permit officer, has been in contact with River Bend Church about their sign and finds that every time the landscape crew comes out that the weather has prevented them from completing the project.

Doug Konopka stated there are a number of signs throughout the City that are not in compliance and that he would suggest that the City notify those property owners' to get their signs in compliance with the City's sign ordinance. Mr. Konopka also suggested that the sign ordinance be reviewed.

Chairman Einkauf suggested that give a time limit for the construction of signs and a follow-up time and assessed higher fees for non-compliance.

Mayor Kuykendall mentioned that a really nice sign was donated to the River Bend Baptist Church and they have been very accommodating with re-construction of the sign to meet the City's sign ordinance.

Planning Commission Member Zwick cautioned to be careful in giving variance in the sign ordinance.

There was a lot of discussion regarding the City's sign ordinance. Mayor Kuykendall stated that the Council was taken action to have the sign approvals go back to the Planning Commission first before being presented to the City Council. This will help to eliminate sign permit application with small problems such as not being signed by the City's building inspector, etc.

Mayor Kuykendall stated that there will be some re-structuring to get fulltime personnel to assist with inspections. Currently we only have one person in that department and have been getting by with some contracted help.

No action was taken.

15. Discussion/Update: FM 1093/Main Street Intersection

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Doug Konopka stated this has been a project he has been working on for the last four years. He stated he did not think it would take this long.

Mr. Konopka stated he came to the City to ask for realignment of FM 1093 in connection with the development of Fulshear Trace Street into his Development project and was told by the City that he would have to get a permit from TxDot.

Mr. Konopka stated he thought he had an agreement regarding the alignment of FM 1093 from last September but when went back to negotiate regarding the right of ways and so forth after holding a public hearing other entities acted if it was new information. Mr. Konopka stated he had to start over again and we are now in July and we think now that we have an alignment down which is very similar to what we had back in September which is acceptable to TX Dot and Metro and at the point where we can begin drafting legal documents that will cover the right way of this project. This could mean that this project will begin the first or second quarter of next year.

There was much discussion among the members regarding this project. Finally, noting that the process has been a long one.

Planning Commission Chairman Einkauf asked if there were any more questions or comments. One of the members asked for adjournment.

ITEM 16. ADJOURN

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

Ayes: Planning Commission Member Becker, Einkauf, Lavengco, Worley and Zwick

Nays: None

Absent: Planning Commission Member Collins and Rhoads