



CITY OF Incorporated 1977

# FULSHEAR

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30603 FM 1093

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## **PLANNING COMMISSION MEETING MINUTES**

***September 3, 2010***

### **PLANNING COMMISSION MEMBERS PRESENT**

*Derek Einkauf / Chairman  
Robert Becker  
Harold Collins  
Mike Lavengco  
Doug Konopka/Advisory Member-(non voting member)  
Dave Worley  
Steve Zwick/Co-Chairman*

### **PLANNING COMMISSION MEMBERS ABSENT**

*Steve Rhoads*

### **GUESTS**

*Collin Pier  
Kevin McKeeves  
Marc Bollom  
J.D. McCann  
20 others- none signed in*

### **ITEM 1. CALL TO ORDER**

*A regular meeting of the Fulshear City Planning Commission was called to order by Chairman Derek Einkauf at 8:04 a.m. Friday, September 3, 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**

#### **August 6, 2010, Regular Meeting**

*A motion was made by Planning Commission Member Lavengco to approve the minutes noting one exception on item nine that the name of the Co-Chairman selected was Steve Zwick. It was seconded was by Steve Zwick. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: Planning Commission Member Rhoads*

**Item 4. Presentation: Lamar Consolidated High School regarding project on FM 1093/ Mr. Rey Dela-Reza and Mr. Kevin Mckeever**

*Mr. Mckeever asked if his presentation could be heard later during the meeting as they were awaiting one more persons. Planning Commissioner Chairman Einkauf stated okay and moves to item 5 on the agenda.*

*Daniel Bankhead gave an overview of the master plan of the satellite transportation center for L.C.I.S.D. He stated it would be located on the 124.0 acres tract at Bois D' Arc Road and F. M. 1093. He stated the property is not located in the City of Fulshear but requested the designer to meet all the code requirements as if it was located in the city limits. He also stated that from the proposed entrance of the facility to F.M. 1093 are 470 feet and over 1,000 feet from our vehicle parking. It is well set back. This will be the future site for a secondary school complex. He stated that a traffic study has been completed and they have planned for a traffic light at the entrance across from Bois D' Arc Road. For the initial phase the complex will consist of an administration building, maintenance department, and transportation center. The transportation center will be located on the south east corner of the property. In order to be a good neighbor, they will look at put green screens and incorporating berms to assist with the visual screen of transportation facility.*

*Planning Commission Member Zwick asked if the developers had been contacted and what was their reaction to the aesthetics of bus barn as it was told to him that Cross Creek had some concerns.*

*Mr. Bankhead stated this was a primary concern as to the aesthetics and the traffic but after sharing with them about the traffic study all felt fairly comfortable.*

*Much discussion took place in regards to the bus barn being at the gateway of the City of Fulshear.*

*Planning Member Zwick stated it has been questioned why it was necessary to place the bus barn on F.M. 1093 instead of at the rear of the property. He stated that he does not think a 10-foot fence will cover the bus barn.*

*Mr. Bankhead continued to complete his presentation and stated that screening was planned by incorporating the berms plus the greenery on the fence. He went on to explain that the maintenance department will be at the center and discussed the design of the buildings.*

*One representative from the school stated there are no plans for a school now as it will require a bond.*

*Mr. Konopka stated that everyone was excited when they heard the school district had purchased this property. He stated he does not understand why the three schools will be placed at the rear of the property.*

*Another representative stated the real need is for a transportation facility and the school may come in the next five years.*

*Mr. Konopka stated that every to the west of this development would have an issue with a bus facility being located on F.M. 1093*

*Planning Commission Worley stated he was not aware that a bus facility would be located at the front of the property.*

*Chairman Einkauf requested that the school district do more about the aesthetics regarding the bus barn facility.*

*The discussion continued. Two main concerns remain and this is the aesthetics regarding the bus barn location and the amount of traffic on a two-lane highway.*

*No action was required.*

**5. Consider and take action on Creekside @ Cross Creek Ranch, Section 11/Final Plat**

*David Leyendecker, City Engineer, had several comments regarding this plat. He stated he has been informed there was a type-o on the plans and the only issue was the front building line on lot 3, Block 1 needs to be 25-foot along the entire frontage of Arroyo Springs Lane to be consistent with the remainder of the lots in Block.*

*Chairman Einkauf stated that the way our City's Subdivision Ordinance is written that the developer is meeting requirement.*

*There was much discussion among the Planning Commission Members and the developer and City Engineer, David Leyendecker. The main issue that they did not want this to be a safety issue due to not enough setbacks allowed.*

*Collier Pier stated that even with the largest house they would be meeting the requirements of the City's Subdivision Ordinance. The ordinance refers to building line not reserves.*

*Planning Commission Member Zwick requested that the City Engineer provide a punch list of grey areas in the City's Subdivision Ordinance to be address. He suggested having a workshop.*

*After much discussion a motion was made by Planning Commission Member Zwick that Creekside at Cross Creek Ranch, Section 11, Final Plat be approved subject to the following conditions: the comment in item A (from City Engineer, David Leyendecker) be changed from 50-foot to 60-foot and the off set of Reserve C be added and the note added for access limitation on Lot 3, Block 1. It was seconded by Planning Commission Member Collins. The motion was carried by the following vote:*

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

*Planning Commission Member Zwick stated he would like to hear the presentation before considering the plat. All agreed. Please see item 4 for details.*

**6. Consider and take action on Lamar CISD School No. 5 Complex/ Preliminary Plat**

*No motion was made. Consideration on Lamar CISD School No. 5 Complex/Preliminary Plat dies for a lack of motion.*

**7. Consider and take action on Creek Bend @ Cross Creek Ranch, Section 1/ Preliminary Plat**

*A motion was made by Planning Commission Member Zwick to approve Creek Bend at Cross Creek Ranch Section 1/ Preliminary Plat. It was seconded by Planning Commission Member Collins. The motion was carried by the following vote:*

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

**8. Consider and take action on Cross Creek Ranch Bend Lane Extension No. 3/ Preliminary Plat**

*A motion was made by Planning Commission Member Zwick to approve Cross Creek Ranch Bend Lane Extension NO. 3 Preliminary Plat subject to 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, Collins, Einkauf, Lavengco, Worley, and Zwick  
Nays: None*

**9. Consider and take action on Firethorne Competitive Swim Center- Preliminary Plat**

*A motion was made by Planning Commission Member Zwick to approve Firethorne Competitive Swim Center Preliminary Plat subject to 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, Collins, Einkauf, Lavengco, Worley, and Zwick  
Nays: None*

**10. Consider and take action on Firethorne Sec.19 and Firethorne Section 20 Partial Replat No. 1/(Replat)**

*A motion was made by Planning Commission Member Zwick to approve Firethorne Section 19 and Firethorne Section 20 Partial Replat No. 1 Replat/Final Plat subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning Commission Member Collins. The motion was carried by the following vote:*

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

**11. Consider and take action on Firethorne West Reserve A/Preliminary Plat**

*A motion was made by Planning Commission Member Zwick to approve Firethorne West Reserve A/ Preliminary Plat subject to 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, Collins, Einkauf, Lavengco, Worley, and Zwick  
Nays: None*

**12. Consider and take action on West Firethorne Road/Section 3 Street Dedication/ Preliminary Plat**

*A motion was made by Planning Commission Member Zwick to approve West Firethorne Road Section 3 Street Dedication Preliminary Plat subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning Commission Member Worley. The motion was carried by the following vote:*

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

**13. Discussion: Subdivision Ordinance/address conflict of off sets and set back as indicated by City Engineer**

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*Planning Commission Member Zwick suggested that we re-visited the City's Subdivision Ordinance and address the following: minimum size for a lot (should be least 6,000 sq.ft), number of houses per acre, multi-family units and other grey areas in the ordinance such as set back requirement.*

*City Engineer, David Leyendecker, suggested doing a workshop and inviting developers.*

*Chairman Einkauf suggested the following group of individuals to come up with some suggested revisions. Planning Commission Member Zwick, David Leyendecker, one other volunteer Planning Commission Member, one Council Member, and Rob Bamford.*

*No action was taken.*

**14. Discussion: Subdivision Ordinance/ address maximum dwelling/acre ratio for parcels of land to be developed**

*See information above. This item was discussed with item 13. No action was taken.*

**15. Discussions: Develop new ordinance relative to the discharge of firearms within the City limits**

*Planning Commission Member Zwick suggested to consider an ordinance not to discharge firearms unless for protection.*

*Chairman Einkauf was not in favor of such an ordinance and no other members had any comments.*

*No action was taken on this 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, Collins, Einkauf, Lavengco, Worley, and Zwick*

*Nays: None*