



CITY OF Incorporated 1977

# FULSHEAR

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30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

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## PLANNING COMMISSION MEETING MINUTES

November 5, 2010

### **PLANNING COMMISSION MEMBERS PRESENT**

Derek Einkauf / Chairman

Harold Collins

Steve Zwick

### **PLANNING COMMISSION MEMBERS ABSENT**

Mike Lavengco

Steve Rhoads

Dave Worley

Doug Konopka/Advisory Member

Robert Becker

### **GUESTS**

Collins Pier

And 5-6 others 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 8:13 a.m. Friday, November 5, 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 –OCTOBER 1, 2010 REGULAR MEETING**

A motion was made by Planning Commission Member Zwick to approve minutes of October 1, 2010 with stipulations to include that a representative of the school district was provided a copy of the 2004 City of Fulshear Major Thoroughfare Plan subsequent to the meeting and that year ("2004") be added before the phrase "City of Fulshear Major Thoroughfare Plan. ...." in the last paragraph on item 12. It was seconded by Planning Commission Member Collins. The minutes were approved by the following vote:

Ayes: Planning Commission Member Collins, Einkauf, and Zwick

Nays: None

Absent: Becker, Lavengco, Rhoads, and Worley

Planning Commission Chairman Einkauf stated that we will do items 4 and 5 together if there are no objections.

**ITEM 4. CONSIDER AND TAKE ACTION ON CREEKSIDE AT CROSS CREEK RANCH SECTION 9/PRELIMINARY PLAT**

**ITEM 5. CONSIDER AND TAKE ACTION ON CREEKSIDE AT CROSS CREEK RANCH SECTION 10/PRELIMINARY PLAT**

City Engineer, David Leyendecker, stated that Trendmaker/Cross Creek Ranch had corrected the recommendations he had noted on his comment sheet regarding these Preliminary Plat for Section 9 and 10.

A motion was made by Planning Commission Co-Chairman Zwick to approve items four and five with the modifications accepted by David Leyendecker. It was seconded by Planning Commission Member Collins. The motion was carried by the following vote:

Ayes: Planning Commission Member Collins, Einkauf, and Zwick

Nays: None

Absent: Becker, Lavengco, Rhoads, and Worley

**ITEM 6. CONSIDER AND TAKE ACTION ON SIGN PERMIT APPLICATION FOR E.L. HARRIS III CONSTRUCTION, INC./NORTH CORNER OF PROPERTY LINE FOR 7531 FM 359 ROAD, FULSHEAR, TEXAS 77441**

The Planning Commission had questions and there was not a representative present regarding the Sign Application Permit for E.L. Harris III Construction, Inc.

Chairman, Derek Einkauf wanted to know the purpose of the sign. Is it commercial or what?

A motion was made by Planning Commission Co-Chairman Zwick to table this item. It was seconded by Planning Commission Member Collins. The motion was carried by the following vote:

Ayes: Planning Commission Member Collins, Einkauf, and Zwick

Nays: None

Absent: Becker, Lavengco, Rhoads, and Worley

**ITEM 7. CONSIDER AND TAKE ACTION ON FIRETHORN DETENTION POND/ WEST OF FM 1463/ PRELIMINARY PLAT**

A motion was made by Planning Commission Member Collins to approve Firethorn Detention Pond West of FM 1463 Preliminary Plat. It was second by Planning Commission Member Zwick. The motion was carried by the following vote:

Ayes: Planning Commission Member Collins, Einkauf, and Zwick

Nays: None

Absent: Becker, Lavengco, Rhoads, and Worley

**ITEM 8. CONSIDER AND TAKE ACTION ON FIRETHONE FIRE STATION/ WEST OF FM 1463, NORTH OF FUTURE CROSS OVER ROAD, SOUTH OF FIRETHORNE SECTION 7 AND SECTION 9**

A motion was made by Planning Commission Member Zwick to approve Firethone Fire Station West of FM 1463 North of future cross over road, south of Firethorne Section 7 and Section 9. It was seconded by Planning Commission Member Collins. The motion was carried by the following vote:

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

**9. DISCUSSION: CITY'S SUBDIVISION ORDINANCE NO. 04-913**

Planning Commission Member Zwick stated that he requested this item to be on the agenda as some modification and/ or revisions need to be done to the Subdivision Ordinance. He asked that David Leyendecker identify the grey areas that he has come across and that a joint meeting scheduled with the Planning Commission and the City Council as soon as possible.

Mayor Kuykendall stated that he would like to see the man-holes covers added.

Planning Commission Chairman Einkauf requested that the City Secretary send an electronic copy of the Subdivision ordinances to all members of the Planning Commission.

All agreed to bring about a discussion between City Council and Planning Commission to revise the Subdivision Ordinance. Planning Commission Einkauf stated that we need designate members and more could be accomplish. Those designated members can update the committee on the progress.

**10. REVIEW AND/ OR UPDATE REGARDING COMMITTEE ACTION**

Planning Commission Chairman Einkauf stated that we want to see an active committee for things that need to be accomplished. He stated there needs to be a one assigned member of the Planning Commission and one member of the City Council and others can be selected such as developers, business owners plus the Mayor and City Administrator, if they desired. Chairman Einkauf stated that the Planning Commission and City Council needs to have a joint meeting in January to identify things they wish to accomplish for 2011. The Chairman stated that these individuals can make the necessary revisions and submit to Planning Commission for their review.

Mayor Kuykendall stated that he supports this effort and would encourage the Council to be involved. He stated that C. J. (New City Administrator) gives the Council a weekly updated on staff which has not been the case in the past.

**11. ADJOURN**

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

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