



CITY OF Incorporated 1977

FULSHEAR

281-346-1796 (ph) 281-346-2556 (fax)

30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

PLANNING COMMISSION MEETING MINUTES

January 14, 2011

PLANNING COMMISSION MEMBERS PRESENT

Derek Einkauf / Chairman

Robert Becker

Mike Lavengco (came at beginning discussion for item #7)

Doug Konopka/Advisory Member (came in the middle of discussion for item #7)

Dave Worley

Steve Zwick/Co-Chairman

PLANNING COMMISSION MEMBERS ABSENT

Harold Collins

Steve Rhoads

GUESTS

Collin Pier

And 7-9 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 8:02 a.m. Friday, January 14, 2011 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 –DECEMBER 10, 2010 REGULAR MEETING

A motion was made by Planning Commission Member Becker to approve minutes of December 10, 2010 as presented. It was seconded by Planning Commission Member Zwick. The minutes were approved by the following vote:

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

Nays: None

Absent: Collins, Lavengco, and Rhoads

**FULSHEAR PLANNING COMMISSION MINUTES
JANUARY 14, 2011
PAGE 2**

Chairman Einkauf stated that he had reviewed all of the plats prior to the meeting and that if there were no objections, he would like to take items 4, 5, and 6 together. There were no objections.

ITEM 4. Consider and take action on Firethorne West Meeting Center/Final Plat

ITEM 5. Consider and take action on Firethorne Detention Pond/ Final Plat

ITEM 6. Consider and take action on Firethorne Fire Station/Final Plat

A motion was made by Planning Commission Member Zwick to approve items number 4, 5, and 6 subject to the 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, Einkauf, Worley, and Zwick

Nays: None

Absent: Collins, Lavengco, and Rhoads

ITEM 7. Consider and take action on Sign Variance request from Trendmaker/Cross Creek Ranch

Caption: Requesting a 180 day Sign Variance to Sign Ordinance No. 06-939A

Chairman Einkauf stated that this sign meets all the requirements of the ordinance except it exceeds the number of signs that a commercial development is allowed to have. Currently our ordinance does not address large developments and has not been updated for a while. As you know our City is experiencing a tremendous amount of growth. He stated he is not promoting variances but some changes need to be made to allow developers some lead way when they are trying to get large projects going. If we allow the variance of 120 or 180-days, it will allow the developer to have the sign for a certain period of time and will force us to make the necessary changes to the ordinance which is very much needed.

Planning Commission Member Zwick stated there is no justification to grant this variance if we are going by the letter of the law. If we grant the variance and no resolution happens so what do we do then?

Chairman Einkauf stated that we would have the option of having the sign variance renewed or having the sign removed. He stated it is his hope that some type of resolution would be reached before the variance expires.

The discussion continued. Planning Commission Member Zwick stated right now we are in a box and if we approved this variance and another developer comes in with a similar request, we have set precedence.

Planning Commission Member Zwick asked if the commission did not approve the variance, would the developer lose sales. Mr. Bamford stated they would not lose sales but it would not help to increase either.

Planning Commission Member Zwick challenged the Commission to address issues relating to the ordinance and then the developer could come back to petition for a sign.

**FULSHEAR PLANNING COMMISSION MINUTES
JANUARY 14, 2011
PAGE 3**

Planning commission Member Worley stated that we already have the Way-finding signs.

A motion was made by Planning Commission Member Zwick to deny the request for a variance and for the Commission to clean up this issue regarding the sign ordinance. It was seconded by Planning Commission Worley. The motion was carried by the following vote:

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

Nays: None

Absent: Collins and Rhoads

ITEM 8. Discussion: City's Subdivision Ordinance No. 04-913

Planning Commission Chairman Einkauf asked if anyone had any comments.

Planning Commission Member Zwick stated that at the last meeting he supplied the Commission with a list of items regarding the Subdivision Ordinance and wanted to know if anyone had anything to add. There was no response from the members.

Planning Commission Chairman Einkauf stated he would like to go ahead with formalizing committee to work on revising the Subdivision Ordinance. He thanked Planning Commission Member Zwick for taking the initiative to identify areas that need clarification and requested him to head this particular committee. Chairman Einkauf stated he would like on individual on the committee from the Council and others members could be added from the Community.

Planning Commission Member Zwick stated he had spoken with the City Administrator, C.J. Snipes and would like to get some feedback from him and the City Attorney before moving forward. No action was taken by the Commission.

ITEM 9. Review and/ or update regarding Committee Action

Planning Commission Chairman Einkauf stated we have actually jumped to the next section. Chairman Einkauf requested that the City Secretary secure a date for a joint Council and Planning Commission Workshop in order to final the committees. Chairman Einkauf stated he would like to get input from developers and business owners.

Mr. Bamford, representative of Trendmaker Development, stated he would be interested in participating.

Chairman Einkauf stated he would like to get an invitation out to the general public and I stated I would request a date from the Mayor and send out an invitation once a date has been secured.

He would like to see at least 5-6 members on each committee.

Planning Commission Member Worley volunteered to assist with the steering committee for reviewing the sign ordinance. No action required by the Commission.

10. Adjourn

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

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

Nays: None

Absent: Collins and Rhoads