



Incorporated 1977

CITY OF FULSHEAR

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Fulshear, Texas 77441

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Planning Commission Meeting Minutes February 11, 2011

PLANNING COMMISSION MEMBERS PRESENT

Derek Einkauf, Chairman
Harold Collins
Mike Lavengco
David Worley

PLANNING COMMISSION MEMBERS ABSENT

Robert Becker
Doug Konopka, Advisory Member
Steve Zwick
Vacant position

GUESTS

C.J. Snipes, City Administrator
Michelle Kirchner, Building Inspector
4 individuals 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, February 11, 2011 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and a quorum was present.

Item 2. Citizen's Comments

Citizens who desire to address the Planning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning members will only be made at the time the subject is scheduled for Consideration.

There were no Citizen's comments.

Item 3. Approval of Minutes

January 14, 2011, Regular Meeting

A motion was made by Planning Commission Member Lavengco to approve minutes of January 14, 2011 as presented. It was seconded by Planning Commission Member Worley. The motion was carried by the following vote:

*Ayes: Planning Commission Members Collins, Einkauf, Lavengco, and Worley
Nays: None
Absent: Planning Commission Members Becker, Zwick, and (One vacant position)*

Item 4. Consider and take action on Sign Permit Application: Oak Bend Medical Group 30525 1st, Suite B, Fulshear, Texas

A motion was made by Planning Commission Member Collins to approve Sign Permit Application: Oak Bend Medical Group 30525 1st, Suite B, Fulshear, Texas. It was seconded by Planning Commission Member Lavengco. The motion was carried by the following vote:

*Ayes: Planning Commission Members Collins, Einkauf, Lavengco, and Worley
Nays: None
Absent: Planning Commission Members Becker, Zwick, and (One vacant position)*

Item 5. Consider and take action on Sign Permit Application: Trendmaker Development/Cross Creek Ranch, west of Flewellen Way, FM 1093/FM 359, Fulshear, Texas

There was some discussion as whether this was a temporary sign. The Chairman stated it is to be a permanent sign different than original request. Also, there was some concern as to whether it had to be a monument sign. It was stated that the sign ordinance does not specify any specific materials to be used only it had to flush against the ground.

A motion was made by Planning Commission Member Collins to approve Sign Permit Application: Trendmaker Development /Cross Creek Ranch, west of Flewellen Way, FM 1093/FM 359, Fulshear, Texas. It was seconded by Planning Commission Member Worley. The motion was carried by the following vote:

*Ayes: Planning Commission Members Collins, Einkauf, Lavengco, and Worley
Nays: None
Absent: Planning Commission Members Becker, Zwick, and (One vacant position)*

Chairman Einkauf requested that item 7, 8, and 9 be voted on at the same time since they are all in same group if there are no objections. It was brought to the Chairman's attention that item 6 had been overlooked.

Item 6. Consider and take action on Trendmaker Development-Cross Creek Ranch/ Update General Plan (S.P.O.) of Cross Creek Ranch

A motion was made by Planning Commission Member Lavengco to approve the update on the General Plan for Trendmaker Development/Cross Creek Ranch per recommendations from City Engineer, David Leyendecker. It was seconded by Planning Commission Member Collins. The motion was carried by the following vote:

*Ayes: Planning Commission Members Collins, Einkauf, Lavengco, and Worley
Nays: None
Absent: Planning Commission Members Becker, Zwick, and (One vacant position)*

Chairman Einkauf stated we can now taken items 7, 8, and 9 as they require similar action.

Item 7. Consider and take action on Trendmaker Development- Cross Creek Ranch / Flewellen Oaks Lane -Street Dedication from Lodge Bluff Lane to Fry Road/ Preliminary Plat

Item 8. Consider and take action on Trendmaker Development- Cross Creek Ranch / Flewellen Oaks Lane -Street Dedication from Fry Road to FM 1463/ Preliminary Plat

Item 9. Consider and take action on Trendmaker Development-Cross Creek Ranch/Cross Creek Bend Lane and Fry Boulevard Street Dedication- Preliminary Plat

A motion was made by Planning Commission Member Lavengco to approve Items 7, 8, and 9 (all street dedications) subject to the recommendations made by City Engineer, David Leyendecker. It was seconded by Planning Commission Member Collins. The motion was carried by the following vote:

Ayes: Planning Commission Members Collins, Einkauf, Lavengco, and Worley

Nays: None

Absent: Planning Commission Members Becker, Zwick, and (One vacant position)

Item 10. Consider and take action on Trendmaker Development- Cross Creek Ranch / Creek Bend at Cross Creek Ranch Section 2 Preliminary Plat

Planning Commission Member Worley was concerned about the reserves section of space might be a potential traffic hazard. Collin Pier, Project Manager for Trendmaker Development Inc., stated there will be no designated parking in this area. Vehicles will be able to continue on instead of having to turn around. There was some discussion and the Chairman stated it might be re-visited before final platting.

A motion was made by Planning Commission Member Collins to approve Trendmaker Development-Cross Creek Ranch/Creek Bend at Cross Creek Ranch Section 2 Preliminary Plat 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 Members Collins, Einkauf, Lavengco, and Worley

Nays: None

Absent: Planning Commission Members Becker, Zwick, and (One vacant position)

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

Planning Commission Chairman stated that Planning Commission Member Zwick is out and he has nothing to report. No action required

12. Review and/ or update regarding Committee Action

Planning Commission Chairman stated that we are working to coordinate a joint meeting with Council and the Planning Commission Members.

C. J. Snipes, City Administrator, stated he spoke with the Mayor on last night and they are working on some dates. No action required.

13. Adjourn

A motion was made by Planning Commission Member Lavengco to adjourn. It was announced by the Planning Commission Chairman that we are now adjourned.