



Incorporated 1977

# CITY OF FULSHEAR

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## *PLANNING COMMISSION MEETING MINUTES*

*April 1, 2011*

### **PLANNING COMMISSION MEMBERS PRESENT**

*Derek Einkauf, Chairman*

*Steve Zwick /Co- Chairman*

*Robert Becker*

*Doug Konopka, Advisory Member*

*Dave Worley*

### **PLANNING COMMISSION MEMBERS ABSENT**

*Harold Collins*

*Mike Lavengco*

*One Position Vacant*

### **GUESTS**

*Sean Cannina*

*Lee Hardisty*

*Collins Pier*

*Tracy Youngblood*

### **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, April 1, 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 –MARCH 4, 2011 REGULAR MEETING**

*A motion was made by Planning Commission Member Zwick to approve minutes of March 4, 2011 as presented. 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: Planning Commission Member Collins, Lavengco, and one vacant position*

*Advisory Member: Doug Konopka*

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*Chairman Einkauf suggested that items 4 and 5 be considered together since these are only preliminary plats and have been approved by our City Engineer with only minor modifications. There were no objections.*

**ITEM 4. Consider and take action on Creek Bend at Cross Creek Ranch Section 3/Preliminary Plat**

**ITEM 5. Consider and take action on Cross Creek Bend Lane from S. Fry Road to Blanco Ridge Lane /Street Dedication/Preliminary Plat**

*A motion was made by Planning Commission Member Worley to approve items 3 and 4 per recommendations from City Engineer, David Leyendecker. It was seconded by Planning Commission Member Becker. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: Planning Commission Member Collins, Lavengco, and one vacant position*

*Advisory Member: Doug Konopka*

**6. Consider and take action on FM 1093 at FM 1463 Reserve A (Commercial Site) Preliminary Plat**

*Planning Commission Member Zwick questioned whether provision has been made for a right of way as it is not shown on the current plat. City Engineer, David Leyendecker, stated he has new drawings showing that provision has been made for a right of way. The stipulations outlined will be shown on the final plat before approval is given. After some discussion, the following motion was made.*

*A motion was made by Planning Commission Member Zwick to approve FM 1093 at FM 1463 Reserve A (Commercial Site) Preliminary Plat per recommendations from City Engineer, David Leyendecker. It was seconded by Planning Commission Member Becker. The motion was carried by the following vote:*

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

*Nays: None*

*Absent: Planning Commission Member Collins, Lavengco, and one vacant position*

*Advisory Member: Doug Konopka*

*Again, Chairman Einkauf requested to handle items 7 and 8 together if there were no objections.*

**7. Consider and take action Firethorne Katy Independent School District (K.I.S.D.) Site-Final Plat**

**8. Consider and take action on Firethorne West Section 7- Final Plat**

*Planning Commission Member Worley questioned whether a traffic study had been conducted regarding the school site plat. City Engineer, David Leyendecker stated that the County had been working with the school district on this issue. This sparked a discussion among members*

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*for about 20 minutes. There was also a question regarding access for Firethorne West Section 7. City Engineer, David Leyendecker, has recommended that the plat be approved with the following stipulation that "direct access to West Firethorne Road be denied to Lots 22-28, Block."*

*A motion was made by Planning Commission Worley to approve preliminary plats for Katy Independent School District (K.I.S.D.) and West Firethorne Section 7. Planning Commission Member Zwick stated these are not preliminary but final plat. Planning Commission Member Worley revised his motion to make known these are final plats. It was seconded by Planning Commission Member Becker.*

*Planning Commission Member Zwick stated he would like to amend the motion so it would include that the stipulation as stated by City Engineer, David Leyendecker, in his approval of these plats.*

*Planning Commission Chairman Einkauf stated we have a motion and seconded to approve final plats and include the omissions. All in favor, any oppose. Motion approved unanimously.*

*Planning Commission Member Becker stated we now need a motion to go back and act on the initial motion by Mr. Worley. You have a motion amended; now you need a motion to adopt.*

*Chairman Einkauf stated we have a motion to approve Final Plats for Katy Independent School District and West Firethorne Section 7 and a second. All in favor, any oppose. Motion approved unanimously.*

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

*Chairman Einkauf asked if anyone had any discussion on item 8, the city's subdivision ordinance. Planning Commission Member Zwick stated maybe the City's Administrator, C. J., can help us out a little bit.*

*C. J. Snipes, City Administrator, stated that both committees would be meeting on next week. He and the attorneys have worked on a laundry list of items which total to about 37.*

**9. Review and/ or update regarding Committee Action**

*Chairman Einkauf announced there will be a joint committee meeting Monday and then it will be determine who will serve on what committees.*

**10. Adjourn**

*A motion was made by Planning Commission Member Zwick to adjourn. It was announced by Planning Commission Chairman Einkauf that we are adjourned at 8:21a.m.*