

CITY OF FULSHEAR



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PLANNING COMMISSION MEETING MINUTES July 10, 2009

PLANNING COMMISSION MEMBERS PRESENT

Tommy Kuykendall, Jr. /Chairman
Larry Beustring/ Co-chairman
Harold Collins
Steven Rhoads
Joe Porto
Doug Konopka/advisory member

PLANNING COMMISSION MEMBERS ABSENT

Randy Stacy
Mike Lavengco

GUEST(S)

Shannon Purcell

ITEM 1. CALL TO ORDER

A regular meeting of the Fulshear City Planning Commission was called to order by Chairman Tommy Kuykendall, Jr at 8:04 a.m. Friday, July 10, 2009 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and a quorum was present.

ITEM 2. CITIZENS' COMMENTS

There were no public comments.

ITEM 3. APPROVAL OF MINUTES

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A motion was made by Planning Commission Member Porto to approve the minutes of June 5, 2009 as presented. It was seconded by Planning Commission Member Collins. The motion was carried by the following vote:

Ayes: Planning Commission Member Beustring, Collins, Kuykendall, Porto, and Rhoads
Nays: None
Absent: Planning Commission Member Stacy and Lavengco

4. Consider and take action on Preliminary Plat/Lake Hill Park/Katy-Fulshear Road, FM 1093

Among the Planning Commission members there was discussion regarding the entrance and drainage. It also was learned from the City Engineer that the general plan submitted for approval did not meet the subdivision requirements and only one large reserve was shown. It also was indicated that the owner might sell off part of the property at a later date by using metes and bounds description and this was not indicated on the plat.

~~No action was taken on this item.~~ Planning Commission Kuykendall requested that the owner of this project come in and give an overview as to what plans he has for this property.

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

Ayes: Planning Commission Member Beustring, Collins, Kuykendall, Porto, and Rhoads
Nays: None
Absent: Planning Commission Member Stacy and Lavengco

5. Consider and take action on Building No.1 & No. 2/ Austra-tex Holdings, FM 359

Planning Commission Chairman Kuykendall stated that this project is located north of the post office. He has had some discussion with the City Engineer, David Leyendecker, and stated this project is not ready for consideration.

Planning Commission Member Beustring stated he had spoken with the landowner (Winter Gordon) next door to this proposed project and there has been no letter of agreement in writing that the second access to this development could come through Gordon's property.

A motion was made by Planning Commission Member Collins to table this item. It was seconded by Planning Commission member Rhoads. The motion was carried by the following vote:

Ayes: Planning Commission Member Beustring, Collins, Kuykendall, Porto, and Rhoads
Nays: None
Absent: Planning Commission Member Stacy and Lavengco

6. Discussion of development of Fulshear Cyclist Plan

Planning Commission Chairman Kuykendall stated he requested for several discussion items to be placed on the agenda. He stated that agenda item number six was talking about the cyclists. He provided the Planning Commission members a handout. He stated that the City Council was in agreement regarding the education of cyclists. The City Council has requested that the Planning Commission put this plan into action. There was much discussion among the members. Doug Konopka stated that we should send out a letter to the cyclist's organization and identify the problems and ask for cooperation from their organization in trying to resolve some of

the safety issues. Planning Commission member Porto stated that the road on Bois D' Arc should be widened to allow for a bike lane. Many issues continued to evolve concerning the cyclists. Again, Mr. Konopka reiterated to get a commitment from the cyclist's organization before moving forward. Planning Commission Chairman Kuykendall requested that he need a volunteer to head this project. Planning Commission Member Rhoads volunteered to head up this project and Cheryl Stalinsky stated she would assist.

7. Discussion of Fulshear Way Finding sign program

Doug Konopka gave an overview of this program is to directed motorists to the downtown businesses. His business would finance the program and at some point get reimburse when then program started making revenue. After he gets reimbursed, then the revenue would come to the City. He stated he has had this discussion with the Mayor and trying to get property taxes low the only way is to get more sales tax monies. Mr. Konopka stated that two City Council members have been working with him on this project, Laverne Patterson and Derek Einkauf. He is in the process of getting some type of agreement drawn up between the City of Fulshear and himself. He has identified nine locations where the signs would be located. He has talked with several land owners about giving him an easement to place the signs. The signs would be owned by the City and any business wanting a directional sign would have to pay a monthly fee. There was much discussion among the group.

No action was taken.

8. Discussion of Sign Ordinance review and revisions

Planning Commission Chairman Kuykendall announced that the City Council has assigned Dennis Clack to work with the Planning Commission to revise or to eliminate the grey areas in the ordinance. It is on the agenda to see if anyone has any suggestions or would be interested in heading the project. The Chairman stated that Mayor Roberts has been after the Planning Commission for some time to work on the sign ordinance. There continued to be much discussion among the group.

Doug Konopka suggested that getting input from another developer or real estate agents to work with the sign committee group.

Planning Commission Chairman Kuykendall asked for everyone to review the sign ordinance and to submit their suggestion(s) which need to be revised.

No action was taken.

9. Discussion of Topics of Work

Planning Commission Chairman Kuykendall gave each member a handout identifying topics to be worked on and if anyone had any additions to be added.

ITEM 10. ADJOURN

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

Ayes: Planning Commission Member Beustring, Collins, Kuykendall, Porto, and Rhoads

Nays: None

Absent: Planning Commission Member Stacy and Lavengco