



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES

JANUARY 8, 2016

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Chairman, Derek Einkauf at 8:33 a.m. on Friday, January 8, 2016 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas and all citizens were welcomed.

Members Present:

Derek Einkauf, Chairman
David Worley, Co-Chairman
Bill Heede
Harold Collins
Ira Leary
Amy Pearce
Austin Weant

Members Absent:

None

City Staff:

D. (Diana) Gordon Offord, City Secretary
Michelle Killebrew, Building Official
C. J. Snipes, City Administrator
Michael Ross, Assistant City Administrator
David Leyendecker, City Engineer

Others:

Kaye Kahlich
Gerald Grissom
David Kely
L. Ezell
Kim Stacey
Jeff Roberts
Chris Kalkomey

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Continue- Others:

And nine others who did not sign in

2. Quorum

Chairman Einkauf announced that a quorum was present.

3. Citizen's Comments

Citizens who desire to address the Planning And Zoning 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 and zoning members will only be made at the time the subject is scheduled for Consideration.

There were no Citizen's Comments.

4. Public Hearing

The City of Fulshear, Texas, proposes an amendment to the city's zoning ordinance to adopt minimum architectural design standards for buildings located within the City limits.

Notice is hereby given to all interested persons that the Planning and Zoning Commission of the City of Fulshear, Texas, will conduct a Public Hearing on Friday, January 8, 2016, at 8:30 a.m., in the Fulshear City Council Chambers, Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas 77441.

The purpose of the public hearing is to receive input from the public on a proposal for the City of Fulshear, Texas, to amend the City's zoning ordinance as set forth above.

At said times and places all persons shall have the right to appear and be heard. All persons desiring to attend the public hearing may view the agenda of the Planning and Zoning Commission to confirm the scheduling of the hearing.

The agenda will be available at Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas 77441 at least 72 hours preceding the hearing. All persons desiring to be heard at such public hearing is invited to attend.

Chairman Einkauf opened the Public Hearing at 8:34 a.m.

Laura Szantay, Chairman of the Architectural Design Standards, provided an overview to the PnZ Commission regarding the architectural committee. She also thanked all of the members for their hard work. (For all of the comments request a copy of the tape).

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Next Gary Mitchell of Kendig Keast provided a detail overview of the architectural design proposed changes to the City's zoning ordinance. He stated that the committee viewed several cities and their written ordinance regarding this topic. He stated that basically this proposed ordinance would be replacing the current masonry ordinance. He explained the grandfathering clause. He stated that they basically focused on new construction and commercial projects. He also shared a video of different designs he described to the PnZ Committee. His presentation was approximately 30 minutes. (For all the specific comments, request a copy of the tape recording).

After Mr. Mitchell's presentation, there was a 20 minute questions and answers period among the PnZ Members and Mr. Keast.

Kim Stacey resident of the Bois D' Arc expressed her view for an architectural design changes and stated she was a member of this board. She stated that they want to keep the small town atmosphere. (for all of the comments, request copy of the tape).

Chairman Einkauf stated regarding the windows and glass front doors there need to be a definition for "street level" provided in the proposed ordinance. There was approximately a ten minute debate on this topic. Chairman Einkauf reminded everyone that we want to maintain the small town atmosphere.

Chairman Einkauf announced that the Public Hearing will be closed at 9:28 a.m. Also, Chairman Einkauf introduced the new member , Austin Weant, to the group and a warm welcome to him.

5. Consideration and possible action to approve minutes from December 11, 2015 meeting

A motion was made by Planning and Zoning Member Collins. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Heede, Leary, Pearce, Weant, & Worley
Nays: None

6. Consider and possible action on Bonterra at Cross Creek Ranch/Section 2/ Preliminary Plat

A motion was made by Planning and Zoning Member Heede to approve Bonterra at Cross Creek Ranch/Section 2/ Preliminary Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Heede, Leary, Pearce, Weant, & Worley
Nays: None

7. Consider and possible action on Main Street Crossing Subdivision/Commercial/ Preliminary Plat

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A motion was made by Planning and Zoning Member Collins to approve Main Street Crossing Subdivision/Commercial Preliminary Plat. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Heede, Leary, Pearce, Weant, & Worley
Nays: None

**8. Consider and possible action on Tamarron Parkway Street Dedication/
Phase3/Preliminary Plat**

David Leyendecker, City Engineer, stated all the correction has been made and he recommends approval.

A motion was made by Planning and Zoning Member Pearce to approve Tamarron Parkway Street Dedication/Phase 3/ Preliminary Plat subject to comments from the City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Heede, Leary, Pearce, Weant, & Worley
Nays: None

**9. Consider and possible action on Tamarron Coles Canyon and Riles Ridge Street
Dedication/Preliminary Plat**

David Leyendecker, City Engineer, stated corrections has also been made and he recommends approval.

A motion was made by Planning and Zoning Member Heede to approve Tamarron Coles Canyon and Riles Ridge Street Dedication/Preliminary Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Heede, Leary, Pearce, Weant, & Worley
Nays: None

**10. Consider and possible action on Tamarron Parkway Street Dedication/Phase 4/
Preliminary Plat**

David Leyendecker, City Engineer, stated corrections has also been made on this one and he recommends approval.

A motion was made by Planning and Zoning Member Collins to approve Tamarron Parkway Street Dedication/Phase 4/ Preliminary Plat. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

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Ayes: Planning and Zoning Member Collins, Einkauf, Heede, Leary, Pearce, Weant, & Worley
Nays: None

11. Consider and possible action on Kiddos Ranch Day Care Center/ Preliminary Plat

There was some discussion among the Members. David Leyendecker, City Engineer, stated that this one has minor issues and he does not think they have ever done a plat before. He stated he has been trying to help and recommends approval. Planning and Zone member Pearce questioned as to whether there are deed restrictions. Mr. Leyendecker stated he also asked the question and the developer stated there is no deed restrictions. He state we will get the restrictions, city planning letter, and title commitment before final platting is done. Mr. Leyendecker stated Rose Lane is little area near FM 1463- just south of Firethorne.

A motion was made by Planning and Zoning Member Collins to approve. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Heede, Leary, Pearce, Weant, & Worley
Nays: None

12. Consider and possible action to approve proposed changes to the City's Zoning ordinance to adopt minimum architectural design standards for buildings located within the city limits.

A motion was made by Planning and Zoning Member Pearce to approve proposed changes to the City's Zoning ordinance to adopt minimum architectural design standards for buildings located within the city limits subject to suggested changes for definition for colors, definition for regulation for second story and above, and definition for street levels. It was seconded by Planning and Zoning Member Worley.

There was a debate among the members regarding colors, appeal process, and code enforcement. Gary Mitchell of Kendig Keast stated some cities have a pallet of colors and this issue has been debated extensively in the committee. The debate over colors continued for approximately fifteen minutes. (For all of the comments, request a copy of the tape recording.)

Chairman Einkauf stated we have a motion and second before us to approve proposed changes to the City's Zoning ordinance to adopt minimum architectural design standards for buildings located within the city limits subject to suggested changes for definition for standard of colors and for regulation for second story and above and definition for street levels. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Heede, Leary, Pearce, Weant, & Worley
Nays: None

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13. Adjournment

A motion to adjourn was made by Planning and Zoning Member Pearce. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Einkauf, Heede, Leary, Pearce, Weant, & Worley

Nays: None