



CITY OF Incorporated 1977

FULSHEAR

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

30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES FEBRUARY 5, 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, February 5, 2016 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas and all citizens were welcomed.

Present:

Austin Weant

Ira Leary

David Worley, Co-Chairman

Derek Einkauf, Chairman

Amy Pearce

Absent:

Harold Collins

Bill Heede

City Staff:

D. (Diana) Gordon Offord, City Secretary

C.J. Snipes, City Administrator

Michelle Killebrew came at 8:35 a.m.

David Leyendecker, City Engineer

Others:

Daniel Valdez (Jones & Carter)

Gerald Grissom

And three others who did not sign in

2. Quorum

Chairman Einkauf announced that a quorum was present.

**PLANNING AND ZONING MINUTES
FEBRUARY 5, 2016
PAGE 2**

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. Consideration and possible action to approve minutes from January 8, 2016

A motion was made by Planning and Zoning Member Worley to approve minutes of January 8, 2016 as presented. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Member Collins and Heede

**5. Consideration and possible action to approve ALDI Cross Creek Ranch/
Preliminary Plat**

City Engineer, David Leyendecker, stated all changes have been made and he recommends approval.

A motion was made by Planning and Zoning Member Worley to approve ALDI Cross Creek Ranch Preliminary Plat. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Member Collins and Heede

**6. Consideration and possible action to approve Main Street Crossing Subdivision/
Final Plat**

Chairman Einkauf stated that he sees quite a few issues on this plat. Review comments shows 4 issues (missing signature line for co-chairman, city planning letter shows not owned by Bentley Estates, signature for Inez Kennelly shows deceased, and no signature lines for Mayor and City Secretary).

PLANNING AND ZONING MINUTES
FEBRUARY 5, 2016
PAGE 3

City Engineer, David Leyendecker, stated that Chris Kalkomey showed him a new city planning letter where all property is owned by him and deceased parties have been removed, and he stated everything has been corrected so he would recommend approval.

Planning and Zoning Member Pearce asked about access. Mr. Leyendecker stated that portion would be a part of Michelle's review.

A motion was made by Planning and Zoning Member Worley to approve Main Street Crossing Subdivision Final Plat subject to City Engineer's recommendation. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Member Collins and Heede

7. Consideration and possible action to approve The Brooks at Cross Creek Ranch/ Section One Partial Replat No. 1/Preliminary Plat

Chairman Einkauf stated we received additional information on these this morning. City Engineer, David Leyendecker, stated that he received the information on yesterday morning and he recommends approval.

A motion was made by Planning and Zoning Member Pearce to approve The Brooks at Cross Creek Ranch/Section One Partial Replat No. 1/ Preliminary Plat. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Member Collins and Heede

8. Consideration and possible action to approve Jordan Ranch Signage Plan

Chairman Einkauf stated there are several questions. Planning and Zoning Member Pearce stated several different sizes. Mr. Sams, representative from Jordan Ranch, stated he would need to get back with the sign designer.

PLANNING AND ZONING MINUTES
FEBRUARY 5, 2016
PAGE 4

Chairman Einkauf asked if Michelle Killebrew had reviewed these signs. Ms. Killebrew stated she had looked at them and they should be flushed with the ground. There was an approximate 10 minute discussion regarding the signage plan for Jordan Ranch between the Commission and developers. Mr. Sams stated that the signs are informational. Rob Bamford also provided an opinion. Also, the discussion was whether the signs would be temporary or permanent and the restructure of the signs would need to be done now instead of later. For all of the discussion, request a copy of the tape recording.

A motion was made by Planning and Zoning Member Worley to decline. It was seconded by Planning and Zoning Member Pearce. Chairman Einkauf stated that he has a motion and second to return for additional data.

The motion was carried by the following vote:

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

9. Adjournment

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

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