



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES APRIL 1, 2016

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Chairman Einkauf at 8:33 a.m. on Friday, April 1, 2016 in the Fulshear City Hall located at 30603 FM 1093, Fulshear Texas and all citizens were welcomed.

Present:

Derek Einkauf, Chairman
David Worley, Co-Chairman
William Heede
Ira Leary
Amy Pearce
Austin Weant

Absent:

Harold Collins

City Staff Present:

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

Others Present:

Mike Roller
Shayne Thatcher
Stephen Bigelow
And 12 others who did not sign in

2. Quorum

Chairman Einkauf announced that a quorum was present.

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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 Citizens' Comments.

4. Consideration and possible action to approve minutes from March 4, 2016 and March 14, 2016 meetings

A motion was made by Planning and Zoning Member Pearce to approve minutes as submitted. It was seconded by Planning and Zoning Member Heede. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Member Collins

5. Consideration and possible action to approve Fulshear Trace Crossing- Final Plat

Chairman Einkauf announced that item five (5) has been removed from today's agenda. No action was taken.

6. Consideration and possible action to approve Creek Falls at Cross Creek Ranch Section 8/ Preliminary Plat

City Engineer, David Leyendecker, announced that he has received a drawing from CenterPoint showing they are relocating their line. Chairman Einkauf asked if this was an easement. Mr. Leyendecker stated with the new information regarding removing of the line, he recommends approval.

A motion was made by Planning and Zoning Member Worley to approve Creek Falls at Cross Creek Ranch Section 8/ 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, Heede, Leary, Pearce, Weant, and Worley

Nays: None

Absent: Planning and Zoning Member Collins

Chairman Einkauf announced that the Commission was just handed an overall map of Cross Creek Ranch. Mr. Rob Bamford stated that the map shows the alignment of the Katy Fulshear Road.

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7. Consideration and possible action to approve Creek Falls Dr. Extension No. 1/ Preliminary Plat

A motion was made by Planning and Zoning Member Heede to approve Creek Falls Dr. Extension No. 1/Preliminary Plat. It was seconded by Planning and Zoning Member Pearce. It was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Member Collins

8. Consideration and possible action to approve CCOC/LLC Final Plat

City Engineer, David Leyendecker, recommends the following items be corrected before going to Council for final approval:

1. All of the blanks need to be filled in including Engineer's Certification) Mayor, City Secretary, Planning Commission Chairman and Co-Chairman
2. The Engineer's Certification needs to reference the City of Fulshear
3. The width needs to be shown on the access easement.
4. All the dates need to be changed to 2016.

Mr. Steve Bigelow stated they will be addressed.

A motion was made by Planning and Zoning Member Worley to approve CCOC/LLC Final Plat subject to recommendations per engineer, David Leyendecker. It was seconded by Planning and Zoning Member Heede. Chairman Einkauf stated we have a motion and seconded to approve. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Member Collins

City Engineer, David Leyendecker, stated that the next three plats regarding Tamarron had a name change and we did not agree due to close similarity of the names and now that have changed them back to the original names and Mr. Leyendercker recommends approval. There was some discussion among the Commission regarding name change for approximately 3 minutes.

9. Consideration and possible action to approve Tamarron Parkway Phase 3/Street Dedication/Final Plat

A motion was made by Planning and Zoning Member Worley to approve Tamarron Parkway Phase 3/Street Dedication Final Plat. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Member Collins

10. Consideration and possible action to approve Tamarron Parkway Phase 4/Street Dedication/Final Plat

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

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

Nays: None

Absent: Planning and Zoning Member Collins

11. Consideration and possible action to approve Tamarron Park Drive and Riley's Ridge Street Dedication/ Final Plat

Planning and Zoning Member Worley asked a question regarding the name change. Mr. Snipes, City Administrator responded.

A motion was made by Planning and Zoning Member Heede to approve Tamarron Park Drive and Riley's Ridge Street Dedication/ Final Plat subject to the name change being completed. correction. Chairman Einkauf asked that the motion be amended to include that the name change is corrected. Planning and Zoning Member Heede state we need to do the same on previous two. Mr. Snipes said no not needed. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning Member Collins

The developer attempted to give the street name and the school located on that street the same name and apologize for the confusion.

12. Consideration and possible action to approve Sugar Creek Montessori Fulshear/ Final Plat

City Engineer, David Leyendecker, stated that he looked up the deed and the plat was correct but not the City Planning Letter and he would recommend approval.

A motion was made by Planning and Zoning Member Worley to approve Sugar Creek Montessori Fulshear/Final Plat subject to the City Engineer's recommendations, David

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Leyendecker. It was seconded by Planning and Zoning Member Weant. The motion was carried by the following vote:

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

13. Consideration and possible action to approve “The Commons at Fulshear”/Preliminary Plat

City Engineer, David Leyendecker, stated there was some small issues, it's a preliminary plat and he would recommend approval.

Two issues cited in review as follows:

1. Huggins Road needs to be aligned with a reversed curve from one side of Katy Fulshear Road to the other
2. A variance will be required to allow the 20-foot wide front building line that is shown versus the 25 – foot one that is required in the Subdivision Ordinance.

Mr. Leyendecker stated that both of these issues need to be resolved before final plat is approved.

The Commission had a fifteen minute discussion with the developer along with the City Administrator, Mr. Snipes. Request a copy of tape recording for all of the discussion. It resulted that city staff along with the developer (and maybe include county officials) would have a discussion regarding these issues before final plat.

Planning and Zoning Member Pearce asked about detention and where would the drainage go. Mr. Roller responded.

A motion was made by Planning and Zoning Member Worley to approve “The Commons at Fulshear” Preliminary Plat subject to David Leyendecker, City Engineer, recommendations. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

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

14. Consideration and possible action to approve Fulshear Run Master Signage Plan

A motion was made by Planning and Zoning Member Worley to approve Fulshear Run Master Signage Plan. 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 Einkauf, Heede, Leary, Pearce, Weant, and Worley
Nays: None
Absent: Planning and Zoning Member Collins

15. Adjournment

A motion was made by Planning and Zoning Member Pearce to adjourn. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:
Ayes: Planning and Zoning Member Einkauf, Heede, Leary, Pearce, Weant, and Worley
Nays: None
Absent: Planning and Zoning Member Collins