



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

30603 FM 1093 WEST/ PO BOX 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

WWW.FULSHEARTEXAS.GOV

MEMBER- AMY PEARCE
MEMBER- BRYAN THOMAS

ZONING BOARD OF AJUSTMENT:

MEMBER- BILL ARCHER
MEMBER- GENE MORGAN

MEMBER- CAROL RIGGS

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

ZONING BOARD OF ADJUSTMENT MEETING MINUTES MAY 12, 2020

(<https://global.gotomeeting.com/join/981189549>)

1. CALL TO ORDER

This meeting of the Zoning Board of Adjustment was called to order by Chairman Amy Pearce at 10:00 a.m. on Tuesday, May 12, 2020 via videoconference.

2. QUORUM

A quorum was present.

Members Present:

*Amy Pearce
Bryan Thomas
Carol Riggs
Gene Morgan*

Members Absent:

Bill Archer

City Staff:

*Kimberly Kopecky
Zach Goodlander
Byron Brown
Rodrigo Rodriguez*

Others Present:

*Tim
Thomas Lunzman
Joel Patterson
Joseph Gannon (Shari)
Debra Cates
Rob Bamford*

3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETING HELD ON FEBRUARY 5, 2019

A motion was made by ZBA member Thomas to approve minutes from the meeting held on February 5, 2019. It was seconded by ZBA member Riggs. The motion was carried by the following (roll call) vote:

*Ayes: Amy Pearce
Bryan Thomas
Gene Morgan
Carol Riggs*

*Nays: None
Absent: Bill Archer*

4. VARIANCE REQUEST BY BART TINSLEY/ALDER DEVELOPMENT GROUP

A. Call Hearing to Order

Chairman Pearce called the hearing to order at 10:01 a.m.

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on May 12, 2020 at 10 a.m. at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441 to hear the application of Bart Tinsley, of Alder Development Group, requesting a Variance to Appendix A, Section 1-164(3)(c), of the Fulshear Code. The property is located within the Alder's at Cross Creek Ranch, a subdivision of 8.064 acres near the intersection of Cross Creek Bend Lane and Cross Creek Bend Boulevard, and more precisely located at 6523 Cross Creek Bend Lane. The application may be inspected at City Hall during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application.

C. Applicant Presentation

The applicant (Bart Tinsley) spoke and answered questions regarding a parking variance for a Senior Living Facility.

D. Staff Report

Zach Goodlander gave the staff report. Staff recommends granting the variance. Mr. Tinsley explained his hardship. His footprint is not large enough for the required parking. His current building is 3 stories. Cross Creek Ranch prohibits a 4 story building (which would allow for more parking).

E. Persons wishing to speak for or against the proposed request

Gene Morgan asked if this was only for Senior Living. Mr. Tinsley answered.

Shari Gannon asked about the facility hosting events. Mr. Tinsley explained there would be some events and the facility would utilize surrounding commercial parking as well as parking at the clubhouse for Cross Creek Ranch.

Joel Patterson asked if there would be food services/common dining area. Mr. Tinsley explained they do not have a commercial dining facility but would have breakfast catered.

F. Staff / Board / Applicant discussion

ZBA members asked questions regarding the possibility of off-street parking, shared parking with a nearby daycare, if the facility was gated, the financial hardship and current/future zoning. (For full discussion, request audio)

G. Adjournment of Hearing

A motion was made by ZBA member Thomas to adjourn the hearing. It was seconded by ZBA member Morgan. The motion was carried by the following (roll call) vote:

*Ayes: Amy Pearce
Bryan Thomas
Gene Morgan
Carol Riggs*

Nays: None

Absent: Bill Archer

Chairman Pearce closed the public hearing at 10:30 a.m.

5. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY BART TINSLEY/ALDER DEVELOPMENT GROUP

A motion was made by ZBA member Thomas to approve the request for variance with 1.15 spaces per unit (96 spaces covered) and atleast 1 pedestrian gate. It was seconded by ZBA member Riggs. The motion was carried by the following (roll call) vote:

*Ayes: Amy Pearce
Bryan Thomas
Gene Morgan
Carol Riggs*

*Nays: None
Absent: Bill Archer*

6. ADJOURNMENT

A motion was made by ZBA member Thomas to adjourn the meeting. It was seconded by ZBA member Riggs. The motion was carried by the following (roll call) vote:

*Ayes: Amy Pearce
Bryan Thomas
Gene Morgan
Carol Riggs*

*Nays: None
Absent: Bill Archer*

Chairman Pearce adjourned the meeting at 10:33 a.m.