



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

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

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[WWW.FULSHEARTEXAS.GOV](http://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

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## **ZONING BOARD OF ADJUSTMENT MEETING AGENDA**

### **September 18, 2020**

( <https://global.gotomeeting.com/join/822381253> )

#### **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 Friday, September 18, 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  
Kerry Sigler  
Rodrigo Rodriguez  
Development Services  
Inspections  
Mariela Rodriguez*

*Others Present:*

*Joel Patterson  
Kaye Kahlich*

**3. CITIZEN COMMENTS**

*There were no citizen comments.*

**4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETING HELD ON MAY 12, 2020**

*A motion was made by ZBA member Thomas to approve minutes from the meeting held on May 12, 2020. 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*

**5. VARIANCE REQUEST BY NOEL COMPEAN/FORT BEND COUNTY**

**A. Call Hearing to Order**

*Chairman Pearce called the public hearing to order at 10:02 a.m.*

**B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing by videoconference on September 18, 2020 at 10 a.m. to hear the application of Noel Compean, of RDLR Architects, on behalf of Fort Bend County, requesting a variance to Chapter 32, Article II – Streets, Division 4. Section 32-135 of the Fulshear Code. The 2.85 acre property is located within the T. W. Southerland and J.C. McDonald Surveys, generally located between Avalon Spur Ln. and FM 1093, and more precisely located at 5651 Flewellen Way. The application may be inspected at the Development Services Department 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 was not present to answer questions.*

**D. Staff Report**

*Zach Goodlander gave the staff report. This request is regarding the Public Safety Annex for the Fire Marshall and Sheriff's office on Flewellen Way. There are 2 driveways on this property that are too close. Staff recommends granting the variance.*

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

*There were no comments.*

**F. Staff / Board / Applicant discussion**

*Per Byron Brown, the applicant should explain and prove the hardship, but the application explains the hardship that the applicant is facing which is sufficient for the requirements. Zach Goodlander will follow up with Public Works regarding the speed limit signs. Zach answered questions of the ZBA members. (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 10:11 a.m.*

**6. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY NOEL COMPEAN/FORT BEND COUNTY**

*A motion was made by ZBA member Thomas to approve the request for variance. 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*

**7. ADJOURNMENT**

*A motion was made by ZBA member Thomas to adjourn. 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 adjourned the meeting at 10:14 a.m.*