



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- GREG SHAW
MEMBER- BRYAN THOMAS

ZONING BOARD OF ADJUSTMENT:

MEMBER- PAT MOLLERE
MEMBER- GENE MORGAN

MEMBER- DAWN MCREA

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

ZONING BOARD OF ADJUSTMENT MEETING AGENDA

January 8, 2021

NOTICE IS HEREBY GIVEN OF A MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON FRIDAY, JANUARY 8, 2021 AT 11:00 A.M. FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:

<https://global.gotomeeting.com/join/573579909>

"Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice."

1. CALL TO ORDER

2. QUORUM

3. CITIZEN COMMENTS

4. CONSIDERATION AND POSSIBLE ACTION TO SELECT A CHAIR AND CO-CHAIR OF THE ZONING BOARD OF ADJUSTMENT

5. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETING HELD ON SEPTEMBER 18, 2020

6. VARIANCE REQUEST BY CAMMILE ADAMS/SAFE SPLASH SWIM SCHOOL

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing by videoconference on January 8, 2021 at 11 a.m. to hear the application of Cammile Adams, of Safe Splash Swim School, requesting a variance to the Code of Ordinances, City of Fulshear, Chapter 28 -Signs, Section 28-4 Design, construction and maintenance of signs by district, (b) Façade and Wall Signs or former sign ordinance in effect when the controlling development agreement was executed, Ordinance 06-939A. The business property known as, "Safe Splash Swim School", is a leased space or suite located in the Commercial Reserves at FM 1463, Unrestricted Reserve "C", and the property is generally located Southwest of the intersection of FM 1463 and Corbitt Road, the street address is: 4030 FM 1463 Rd, Suite 107, Fulshear, Texas, 77494. The application requesting a variance may be inspected at the Development Services Department located at 29255 FM 1093, #12C, Fulshear, Texas 77441 during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application.

C. Applicant Presentation

D. Staff Report

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

F. Staff / Board / Applicant discussion

G. Adjournment of Hearing

7. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY CAMMILE ADAMS/SAFE SPLASH SWIM SCHOOL

8. VARIANCE REQUEST BY AMIR HAGHIGHI/JEREMIAH'S ITALIAN ICE

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing by videoconference on January 8, 2021 at 11 a.m. to hear the application of Amir Haghighi, of Jeremiah's Italian Ice, requesting a variance to the Code of Ordinances, City of Fulshear, Chapter 28 -Signs, Section 28-4 Design, construction and maintenance of signs by district, (b) Façade and

Wall Signs or former sign ordinance in effect when the controlling development agreement was executed, Ordinance 06-939A. The business property known as, "Jeremiah's Italian Ice", is a leased space or suite located in the Commercial Reserves at FM 1463, Unrestricted Reserve "C", and the property is generally located Southwest of the intersection of FM 1463 and Corbitt Road, the street address is: 4030 FM 1463 Rd, Suite 101, Fulshear, Texas, 77494. The application requesting a variance may be inspected at the Development Services Department located at 29255 FM 1093, #12C, Fulshear, Texas 77441 during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application.

C. Applicant Presentation

D. Staff Report

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

F. Staff / Board / Applicant discussion

G. Adjournment of Hearing

9. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY AMIR HAGHIGHI/ JEREMIAH'S ITALIAN ICE

10. VARIANCE REQUEST BY SEREEN KHALIFEH/COUNTRY MART

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing by videoconference on January 8, 2021 at 11 a.m. to hear the application of Sereen Khalifeh, of Country Mart, requesting a variance to the Coordinated Development Ordinance, City of Fulshear, Section/Table 28-2-13-1 Building Standards, and Section 28-3-8 Downtown District and 28-3-8 (E)(2) Downtown, Parking, Off-Street, Section 28-3-33 and Table 28-3-33-1 Signs Requiring a Permit. The property is a gas station known as "Country Mart", located at Fulshear Block 3, Lot 1, 2 & 3 is generally located northwest of the intersection of FM 359 and FM 1093, the street address is: 8526 FM 359, Fulshear Texas 77441. The application requesting a variance may be inspected at the Development Services Department located at 29255 FM 1093, #12C, Fulshear, Texas 77441 during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application.

C. Applicant Presentation

D. Staff Report

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

F. Staff / Board / Applicant discussion

G. Adjournment of Hearing

**11. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY
SEREEN KHALIFEH/COUNTRY MART**

12. ADJOURNMENT

Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Zoning Board of Adjustment of the City of Fulshear, Texas was posted on Monday, January 4, 2021 by 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Kimberly Kopecky

Kimberly Kopecky – City Secretary