



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

29255 FM 1093 ROAD #12B/ PO Box 279 ~ FULSHEAR, TEXAS 77441

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

WWW.FULSHEARTEXAS.GOV

CHAIR- BRYAN THOMAS
MEMBER- GREG SHAW

ZONING BOARD OF ADJUSTMENT:

CO-CHAIR- GENE MORGAN
MEMBER- PAT MOLLERE

MEMBER- DAWN MCREA

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

ZONING BOARD OF ADJUSTMENT MEETING AGENDA

December 16, 2021

NOTICE IS HEREBY GIVEN OF A MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF FULSHEAR ON THURSDAY, DECEMBER 16, 2021, AT 10:00 A.M. IN THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.

"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, Charter Review Commission, 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 APPROVE MINUTES FROM MEETING HELD ON AUGUST 20, 2021

5. VARIANCE REQUEST BY MARTINEZ ARCHITECTS/8825 WEST CROSS CREEK BEND LANE

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold one public hearings on December 16, 2021;

PUBLIC HEARING

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on December 16, 2021;The public hearing will take place at 10 a.m. at the Irene Stern Community Center, 6920 Katy Fulshear Road, Fulshear, Texas 77441 to hear the application of Martinez Architects, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2: Zoning Districts, Section 28-2-8 Semi-Urban Residential, Table 28-2-8-3 of the Fulshear Coordinated Development Ordinance. The 2.766 -acre property is located on Creek Trace at Cross Creek Ranch Sec 6, ACRES 2.766, Reserve "C", and more precisely located at 8825 West Cross Creek Bend Lane. 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. For more information regarding this request contact Rodrigo Rodriguez, City of Fulshear, 281-346-8860.

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

6. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY MARTINEZ ARCHITECTS/8825 WEST CROSS CREEK BEND LANE

7. VARIANCE REQUEST BY KEVIN NGUYEN/4830 FM 1463 ROAD

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold one public hearings on December 16, 2021;

PUBLIC HEARING

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on December 16, 2021;The public hearing will take place at 10 a.m. at the Irene Stern Community Center, 6920

Katy Fulshear Road, Fulshear, Texas 77441 to hear the application of Kevin Nguyen, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2: Zoning Districts, Section 28-2-14 General Commercial District, Table 28-2-14-2 and Article III: Site Development, Division III-4: Signs, Table 28-3-33-2 of the Fulshear Coordinated Development Ordinance. The 1.393-acre property is located on the Tract of Land Situated in the J.W. Scott Survey, Abstract No 321, and more precisely located at 4830 FM 1463 Road. 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. For more information regarding this request contact Rodrigo Rodriguez, City of Fulshear, 281-346-8860.

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

8. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY KEVIN NGUYEN/4830 FM 1463 ROAD

9. 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, December 6, 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