



# 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](http://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

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## ZONING BOARD OF ADJUSTMENT MEETING AGENDA February 17, 2022

**NOTICE IS HEREBY GIVEN OF A MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF FULSHEAR ON THURSDAY, FEBRUARY 17, 2022 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 DECEMBER 16, 2021**

**5. VARIANCE REQUEST BY PHILLIP LILLQUIST/3520 FM 359 S SUITE 100**

**A.** Call Hearing to Order

**B.** The City of Fulshear Zoning Board of Adjustment will hold a public hearing on February 17, 2022; 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 Phillip Lillquist, requesting variances to Article III: Site Development, Division III-4: Signs, Table 28-3-33-2 of the Fulshear Coordinated Development Ordinance, regarding Wall Sign criteria. The business property known as “Marco’s Pizza”, is a leased space or suite located within the R1 Rogers Road, Unrestricted Reserve “A”, generally located Northwest of the intersection of FM 359 and Rogers Road, and more precisely located at 6520 FM 359 S, Suite 100, Fulshear, Texas, 77441. 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 PHILLIP LILLQUIST/6520 FM 359 S SUITE 100**

**7. VARIANCE REQUEST BY AETHNA SIGN GROUP/4950 FM 1463 RD**

**A.** Call Hearing to Order

**B.** The City of Fulshear Zoning Board of Adjustment will hold a public hearing on February 17, 2022; 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 Aethna Sign Group, requesting variances to Article III: Site Development, Division III-4: Signs, Table 28-3-33-2 of the Fulshear Coordinated Development Ordinance, regarding Wall Sign criteria. The business property known as “HEB Grocery Co.”, is located within the Market at Cross Creek Ranch Partial Replat No. 1, Unrestricted Reserve “C-1”, generally located Northwest of the intersection of FM 1463 and Fulshear Bend Drive, and more precisely located at 4950 FM 1463 Road, Fulshear, Texas, 77441. 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  
AETHNA SIGN GROUP/4950 FM 1463 RD**

**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 Thursday, February 10, 2022 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

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Kimberly Kopecky – City Secretary