



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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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 MINUTES February 17, 2022

1. CALL TO ORDER

This meeting of the Zoning Board of Adjustment was called to order by Chairman Bryan Thomas at 10:00 a.m. on Thursday, February 17, 2022, at the Irene stern Community Center, 6920 Katy Fulshear Road, Fulshear, Texas 77441.

2. QUORUM

A quorum was present.

Members Present:

Bryan Thomas

Gene Morgan

Greg Shaw

Pat Mollere

Dawn Mcrea

City Staff:

Kimberly Kopecky
Rodrigo Rodriguez
Byron Brown
Zach Goodlander
Jesus Escobar
Sharon Valiante
Kerry Sigler

Others Present:

Phillip Lillquist
Moruf Jimou

3. CITIZEN COMMENTS

There were no citizen comments.

4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETING HELD ON DECEMBER 16, 2021

A motion was made by ZBA member McRea to approve minutes from the meeting held on December 16, 2021. It was seconded by ZBA member Mollere. The motion was carried by the following vote:

Ayes: Bryan Thomas, Gene Morgan, Greg Shaw, Pat Mollere, Dawn McRea

Nays:

Absent:

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

A. Call Hearing to Order

Chairman Thomas called the hearing to order at 10:03 a.m.

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

Philip Lillquist, owner of Marcos Pizza, explained the sign company is on the way to help explain the item. He feels this is a visibility issue with the large grass field between Marcos and Rogers Road. There is no monument sign for the shopping center.

D. Staff Report

Zach Goodlander explained there were no permits pulled before the sign got installed. There will be a business located in the grassy field in the future and a business has to directly front a street to consider it for a sign.

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

Jay with Total Signs, designed, fabricated and installed the 2 signs and explained it was an oversight on zoning and permitting. He asked if a variance could be made to keep up the second sign for a certain amount of time?

F. Staff / Board / Applicant discussion

Byron Brown explained that variances are perpetual and can impose conditions, but not for temporary time.

ZBA members asked questions.

Byron explained that there were 2 variances at question here.

G. Adjournment of Hearing

Chairman Thomas closed the hearing at 10:23 a.m.

6. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY PHILLIP LILLQUIST/6520 FM 359 S SUITE 100

A motion was made by ZBA member Mollere to approve the variance for the East facing sign. It was seconded by ZBA member Morgan. The motion was carried by the following vote:

*Ayes: Bryan Thomas
Gene Morgan
Greg Shaw*

*Pat Mollere
Dawn Mcrea*

*Nays:
Absent:*

Regarding the Sign facing South:

A motion was made by ZBA member Mollere to deny the variance for the South facing sign. It was seconded by ZBA member McRea. The motion was carried by the following vote:

*Ayes: Bryan Thomas
Gene Morgan
Pat Mollere
Dawn Mcrea*

*Nays: Greg Shaw
Absent:*

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

A. Call Hearing to Order

Chairman Thomas called the hearing to order at 10:31 a.m.

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

Moruf, representative of Aethna Sign Group and HEB gave an explanation on the request for variance. He spoke regarding the size of the lettering and signs to help guide people to pick up groceries.

D. Staff Report

Zach Goodlander spoke regarding the requests. He clarified the signs directing traffic is not up for a variance. Regarding the Curbside sign, the plan is to remove the existing sign and add a new sign facing east (the road). The other variance is regarding the Logo sign. The building will be expanding approximately 5000 feet and a logo sign would be added on the North side of the building next to the pick up lines.

Per Zach, staff supports both sign requests.

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

There was no one from the public wishing to speak.

F. Staff / Board / Applicant discussion

There were several questions/concerns. One concern was that there would be an additional sign facing the road. The curbside portion of the building will be a different façade and different building material.

G. Adjournment of Hearing

Chairman Thomas adjourned the public hearing at 10:44 a.m.

8. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY AETHNA SIGN GROUP/4950 FM 1463 RD

A motion was made by ZBA member Shaw to approve the variance request for the new logo sign and the slightly over size sign. It was seconded by ZBA member McRea. The motion was carried by the following vote:

*Ayes: Bryan Thomas
Gene Morgan
Greg Shaw
Pat Mollere
Dawn Mcrea*

*Nays:
Absent:*

9. ADJOURNMENT

A motion was made by ZBA member Shaw to adjourn. It was seconded by ZBA member Morgan. The motion was carried by the following vote:

*Ayes: Bryan Thomas
Gene Morgan
Greg Shaw
Pat Mollere
Dawn Mcrea*

Nays:
Absent:

Chairman Thomas adjourned the meeting at 10:49 a.m.