



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

MEMBER- BRYAN THOMAS
MEMBER- GREG SHAW

ZONING BOARD OF ADJUSTMENT:

MEMBER- ABHIJEET UTTURKAR
MEMBER- PAT MOLLERE

MEMBER- ANGELA PETERS

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

ZONING BOARD OF ADJUSTMENT MEETING AGENDA AUGUST 5, 2022

NOTICE IS HEREBY GIVEN OF A MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF FULSHEAR ON FRIDAY, AUGUST 5, 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. DISCUSSION WITH CITY ATTORNEY REGARDING ROLES AND RESPONSIBILITIES OF THE ZONING BOARD OF ADJUSTMENT

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

6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETING HELD ON FEBRUARY 17, 2022

7. VARIANCE REQUEST BY MARY NESMITH/6918 OAK LANE

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on August 5, 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 Mary Nesmith, requesting a variance to Article III: Site Development, Division III-2: Parking, Loading and Access, Sec 28-3-17 Surface and Maintenance of the Fulshear Coordinated Development Ordinance. The 3.53-acre tract is located within the Frances H Meier 114.3-acre tract, being in the David Randon & I. Pennington League, Abstract 75, Fort Bend County, Texas and more precisely located at 6918 Oak Lane, Richmond, Texas, 77406. 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 MARY NESMITH/6918 OAK LANE

9. VARIANCE REQUEST BY ANDREW CHAPIN

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on August 5, 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 Andrew Chapin, requesting variances to Article II: Zoning Districts and Land Uses, Division II-2: Zoning Districts, Sec. 28-2-8: Semi-Urban Residential, Table 28-2-8-2 of the Fulshear Coordinated Development Ordinance, regarding minimum building setbacks and the number of allowed stories for apartments. The subject 21.092-acre tract is comprised of 13.834 Acres of Land out of the L.A. Water call 24 Acre

Tract of Land (FBC 2003016102) and 7.258 Acres of Land out of the 10.001 Acre Clover Investments, LLC Tract (20211172825); all being out of the original call Resolution Trust Corporation call 87.02 Acre Tract (FBC 9360400); all being in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas, and being generally located just Northeast of the intersection of FM 359 Road and Lifestyle Boulevard. The street address has not yet been designated. 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

10. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY ANDREW CHAPIN

11. VARIANCE REQUEST BY D'AGOSTINO MULTIFAMILY LLC/7331 FM 359 RD S

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on August 5, 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 D'Agostino Multifamily LLC, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2: Zoning Districts, Sec. 28-2-8: Semi-Urban Residential, Table 28-2-8-2 of the Fulshear Coordinated Development Ordinance. The subject 13.121-acre tract is out of the Call L.A. Waters call 12.936 Acre Tract of Land recorded in FBC 2000029066 and being a portion of the call L.A. Waters Call 13.99 Acre Tract recorded in 2003016102 and being out of a 87.203 acre tract conveyed to the Resolution Trust Corporation in FBC 9360400 and being in the Churchill Fulshear League, Ab. 29, Fort Bend County, Texas, and more precisely located at 7331 FM 359 Rd S, 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

12. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY D'AGOSTINO MULTIFAMILY LLC/7331 FM 359 RD S

13. VARIANCE REQUEST BY GINEVRA FONT/28830 FM 1093 ROAD

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on August 5, 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 Ginevra Font, requesting a variance to Article III: Site Development, Division III-3: Buffering, Landscaping, and Screening, Sec 28-3-25(C)(3) Parking Lot Screening of the Fulshear Coordinated Development Ordinance. The subject 1.6-acre tract is located within the 1.6 Acre/69.696 SQ. FT. Tract of Land Enoch Latham Jr. Survey, A-50 City of Fulshear Fort Bend County, Texas and more precisely located at 28830 FM 1093 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

14. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY GINEVRA FONT/28830 FM 1093 ROAD

15. 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, July 28, 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

Kimberly Kopecky – City Secretary