



"FIND YOUR FUTURE IN FULSHEAR"

6611 W. CROSS CREEK BEND LANE ~ FULSHEAR, TEXAS 77441

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

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MEMBER- BRYAN THOMAS
MEMBER-KAYE KAHLILCH

ZONING BOARD OF ADJUSTMENT:
MEMBER- CHRISTOPHER LUBEROFF
MEMBER- PAT MOLLERE

MEMBER- ANGELA PETERS

CITY MANAGER: Jack Harper

STAFF:
CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

ZONING BOARD OF ADJUSTMENT MEETING AGENDA SEPTEMBER 21, 2023

NOTICE IS HEREBY GIVEN OF A MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF FULSHEAR ON THURSDAY, SEPTEMBER 21, 2023, AT 10:00 A.M. AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 WEST CROSS CREEK BEND LANE, 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 JUNE 1, 2023.

5. VARIANCE REQUEST BY CHRISTOPHER LUBEROFF/6102 PEPPER TRAIL LANE

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on September 21, 2023, at 10 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Christopher Luberoff, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2 Zoning Districts, Sec 28-2-8 Semi-Urban Residential, Table 28-2-8-1 of the Fulshear Coordinated Development Ordinance. The subject property is located within Creekside at Cross Creek Ranch Sec 10, Block 2, Lot 5 Fort Bend County, Texas and more precisely located at 6102 Pepper Trail Lane, Fulshear, Texas 77441. The application may be inspected at the Planning 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 CHRISTOPHER LUBEROFF/6102 PEPPER TRAIL LANE

7. VARIANCE REQUEST BY GINEVRA FONT/28840 FM 1093 ROAD

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on September 21, 2023, at 10 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, 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 1.880-acre tract is located within the Enoch Latham Jr. Survey, A-50 City of Fulshear Fort Bend County, Texas and more precisely located at 28840 FM 1093 Road, Fulshear, Texas 77441. The application may be inspected at the Planning 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 GINEVRA FONT/28840 FM 1093 ROAD

9. VARIANCE REQUEST BY PATRICK SOWINSKI/THRIVE CHURCH

- A. Call Hearing to Order
- B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on September 21, 2023, at 10 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Patrick Sowinski, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2 Zoning Districts, Sec 28-2-14 General Commercial, Table 28-2-14-1 and Table 28-2-14-2 of the Fulshear Coordinated Development Ordinance. The approximately 6-acre tract of land is generally located along Wallis Street and within the Thrive Church Fulshear Subdivision, just south of the Texana Café located at 7440 FM 359 Road, Fulshear, Texas 77441. The application may be inspected at the Planning 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 PATRICK SOWINSKI/THRIVE CHURCH

11. 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, Katie Lewis, Assistant 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 Friday, September 15, 2023, 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.

Katie Lewis – Assistant City Secretary