



6611 W. CROSS CREEK BEND LN./ PO BOX 279 ~ FULSHEAR, TEXAS 77441

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[WWW.FULSHEARTEXAS.GOV](http://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: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

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## ZONING BOARD OF ADJUSTMENT MEETING MINUTES JANUARY 6, 2023

### 1. Call to order

*This meeting of the Zoning Board of Adjustment was called to order by Chairman Bryan Thomas at 8:58 a.m. on Friday, January 6, 2023, at the Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441.*

### 2. Quorum

*A quorum was present.*

Members Present:

*Angela Peters*

*Bryan Thomas*

*Pat Mollere*

*Abhijeet Utturkar*

Members Absent:

*Greg Shaw*

City Staff:

*Mariela Rodriguez*

*Kimberly Kopecky*

Rodrigo Rodriguez  
Byron Brown  
Zach Goodlander  
Cliff Brouhard  
Sharon Valiante

Others Present:

Sarah B. Johnson  
Kaye Kahlich

**3. Citizen comments**

*Mr. McCann- Stated the U.S Post Office is outdated and small. He's been in contact with Congressman Nehls to find properties to build a new Post Office. Unfortunately, everything has been bought.*

**4. Consideration and possible action to move into a joint meeting with the Planning and Zoning Commission for the purpose of discussing possible updates to the Consolidated Development Ordinance (CDO)**

*A motion was made by Zoning Board of Adjustment Member Utturkar to move into a joint meeting with the Planning and Zoning Commission. It was seconded by Zoning Board of Adjustment Member Mollere. The motion was carried by the following vote:*

*Ayes: Utturkar  
Mollere  
Thomas  
Peters*

*Nays:*

*Abstain:*

*Absent: Shaw*

*Zach Goodlander introduced this item and explained these changes come from zoning changes as well as variances that the ZBA has seen over the last few years. He explained that P&Z as well as Council have discussed some of the items and now are welcoming ZBA into the discussion.*

*Both Planning and Zoning and Zoning Board of Adjustments members discussed possibilities to get input from the public, developers, and business owners. They also requested the possibility of being part of the review of future development agreements.*

*The following items were discussed between both boards and staff:*

- *Street names*
- *Street signs*
- *Park and trail naming policy*
- *Underutilized utility corridor*
- *Regional park fees*
- *Platting*
- *Food trucks*
- *Hemp & cannabinoid sales*
- *Changes to the downtown district*
- *Raising the bar of the general commercial district*
- *Architectural standards*
- *Multifamily standards*
- *Increase of landscaping standards*
- *Clean up of language for consistency*
- *Sidewalks*
- *Refuse containers*
- *ETJ signs*
- *Roundabout signs/ structures*
- *Monument signs*
- *Requirement of legal cost, engineering cost, & up-front cost development agreement*
- *Wetlands*
- *Streetlights*
- *Variances*

*City staff answered questions from the members and explained many of these changes are pending legal review.*

*Council Member Pool made a comment and stated we need to move on these changes in place now and not wait for a committee.*

## **5. Adjournment**

*A motion was made by ZBA member Mollere to adjourn. It was seconded by ZBA member Peter. The motion was carried by the following vote:*

*Ayes: Thomas  
Peter  
Mollere  
Utturkar*

*Nays:*

*Absent: Shaw*

*Chairman Thomas adjourned the meeting at 10:37 a.m.*