



"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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CHAIR- BRYAN THOMAS
CO-CHAIR-KAYE KAHLICH

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

MEMBER- ANGELA PETERS

ACTING CITY MANAGER: Zach Goodlander

STAFF:
CITY SECRETARY: Mariela Rodriguez CITY ATTORNEY: Byron Brown

ZONING BOARD OF ADJUSTMENT MEETING AGENDA JULY 18, 2024

NOTICE IS HEREBY GIVEN OF A MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF FULSHEAR ON THURSDAY, JULY 18, 2024, 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**

Citizens who desire to address the Zoning Board of Adjustment with regard to matters on the agenda will be received at this time. Each speaker is limited to three (3) minutes. Comments or discussion by the Zoning Board of Adjustment will only be made at the time the subject is scheduled for Consideration.

4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM THE MEETING HELD ON FEBRUARY 15, 2024

5. VARIANCE REQUEST BY TEXAS PETROLEUM GROUP, LLC/29030 FM 1093 RD

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on July 18, 2024; The public hearing will take place 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 Texas Petroleum Group, LLC, requesting a variance to Article III: Site Development, Division III-3: Buffering, Landscaping, and Screening, Sec 28-3-25(D) Street Trees Required of the Fulshear Coordinated Development Ordinance. The subject 3.1233-acre tract is located within the 0050 E Latham, ACRES 3.1233, Radio Tower Site and more precisely located at 29030 FM 1093 Road, Richmond, Texas 77406. 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 TEXAS PETROLEUM GROUP, LLC/29030 FM 1093 RD

7. VARIANCE REQUEST BY WHATABURGER RESTAURANTS LLC/29639 FM 1093 RD

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on July 18, 2024; The public hearing will take place 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 Whataburger Restaurants LLC, requesting a variance to Article II: Zoning

Districts and Land Uses, Division II-2 Zoning Districts, Sec 28-2-14 General Commercial District, Table 28-2-14-1 Dimensional Standards of the Fulshear Coordinated Development Ordinance. The subject 3.1736-acre tract is located within 0050 E Latham, Tract 18 (Pt), ACRES 3.1736 and more precisely located at 29639 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 WHATABURGER RESTAURANTS LLC/29639 FM 1093 RD

9. VARIANCE REQUEST BY WHATABURGER RESTAURANTS LLC/29639 FM 1093 RD

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on July 18, 2024; The public hearing will take place 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 Whataburger Restaurants LLC, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2 Zoning Districts, Sec 28-2-14 General Commercial District, Table 28-2-14-2 Permitted Uses and Minimum Off-Street Parking Spaces of the Fulshear Coordinated Development Ordinance. The subject 3.1736-acre tract is located within 0050 E Latham, Tract 18 (Pt), ACRES 3.1736 and more precisely located at 29639 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

10. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY WHATABURGER RESTAURANTS LLC/29639 FM 1093 RD

11. VARIANCE REQUEST BY FLITE SIGNS/27250 FM 1093 RD

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on July 18, 2024; The public hearing will take place 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 Flite Signs, requesting a variance to Article III: Site Development, Division III-4: Signs, Sec 28-3-33 Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The subject 1.355-acre tract is located within the 0274 R H KUYKENDALL, BLOCK 1, ACRES 1.355, Landmark Sales Tract, Unrestricted Reserve "A", Part in Abstract 0421 and more precisely located at 27250 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

12. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY FLITE SIGNS/27250 FM 1093 RD

13. VARIANCE REQUEST BY OWENS MANAGEMENT SYSTEMS LLC/6830 BOIS D' ARC LANE

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on July 18, 2024; The public hearing will take place 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 Owens Management Systems LLC, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2: Zoning Districts, Sec 28-2-5: Estate Residential, Table 28-2-5-1 Dimensional Standards of the Fulshear Coordinated Development Ordinance. The subject 2.66-acre tract is located within the 0075 RAND AND PENN, ACRES 2.66, Tract 21.6 and more precisely located at 6830 Bois D' Arc

Lane, Richmond, Texas 77406. 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

14. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY OWENS MANAGEMENT SYSTEMS LLC/6830 BOIS D' ARC LANE

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, 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, July 12, 2024, 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