



“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 MINUTES FEBRUARY 15, 2024

1. CALL TO ORDER

This meeting of the Zoning Board of Adjustment was called to order by Chairman Thomas at 10:00 A.M. on Thursday, February 15, 2024, at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441.

2. QUORUM

A quorum was present.

Members Present:

Bryan Thomas

Pat Mollere

Kaye Kahlich

Angela Peters

Christopher Luberoff

City Staff:

Katie Lewis

Mariela Rodriguez

Rodrigo Rodriguez

*Byron Brown
Josh Brothers
Kim Kopecky*

Others Present:
3 Others present that did not sign in

3. CITIZEN COMMENTS

There were no citizen comments.

4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETING HELD ON SEPTEMBER 21, 2023

A motion was made by ZBA member Kahlich to approve minutes from the meeting held on September 21, 2023. It was seconded by ZBA member Moellere. The motion was carried by the following vote:

*Ayes: Thomas, Mollere, Kahlich, Peters, Luberoff
Nays:
Abstain:
Absent:*

Motion Passed

5. VARIANCE REQUEST BY 4D SIGNWORX/3210 FM 1463 RD STE 100

A. Call Hearing to Order

Chairman Thomas opened the hearing at 10:04 A.M.

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on February 15, 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 4D Signworx, requesting a variance to Article III: Site Development, Division III-4: Signs, Sec 28-3-33 Signs Requiring a Permit, Table 28-3-33-2 of the Fulshear Coordinated Development Ordinance. The subject 3.087-acre tract is located within the Tamarron FM 1463 Commercial Reserve Sec 1, Restricted Reserve "A" and more precisely located at 3210 FM 1463 Road Ste 100, Katy, Texas 77494. 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

Jason Gates with 4D Signworx spoke on behalf of the owners of Brusters. He mentioned the owner is requesting two (2) building signs on the building just like Starbucks down the road.

D. Staff Report

Josh Brothers stated the city recommends approval of the two (2) building signs.

According to the Consolidated Development Ordinance (CDO), since the road on the side of the building is considered a private and not public road the sign would not be allowed.

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

No persons wished to speak on this request.

F. Staff / Board / Applicant discussion

The board spoke amongst themselves regarding the sign rules of the CDO.

G. Adjournment of Hearing

Chairman Thomas closed the hearing at 10:10 A.M.

5. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY 4D SIGNWORX/3210 FM 1463 RD STE 100

A motion was made by ZBA member Moellere to approve the variance request. It was seconded by ZBA member Luberoff. The motion was carried by the following vote:

Ayes: Thomas, Mollere, Kahlich, Peters, Luberoff

Nays:

Abstain:

Absent:

Motion Passed

Chairman Thomas stated the board is unable to proceed with the next two (2) public hearings.

He then proceeded to mention, the ordinance requires the posting of signs notifying the public of a public hearing. The applicant did not post the required signs.

Byron Brown answered questions from the board.

Go to Item 8 for the motion

6. VARIANCE REQUEST BY FLITE SIGNS/28830 FM 1093 ROAD

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on February 15, 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 on Flite Signs, requesting a variance to Article III: Site Development, Division III-4:Signs, Sec 28-3-33 Signs Requiring a Permits, Table 28-3-33-1 of the Fulshear Consolidated Development Ordinance. The subject 1.6-acre tract is located withing the 1.6Acre/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

8. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY FLITE SIGNS/28830 FM 1093 ROAD

A motion was made by ZBA member Kahlich to postpone items 7, 8, 9, and 10 indefinitely. It was seconded by ZBA member Luberoff. The motion was carried by the following vote:

Ayes: Thomas, Mollere, Kahlich, Peters, Luberoff

Nays:

Abstain:

Absent:

Motion Passed

9. VARIANCE REQUEST BY FLITE SIGNS/28840 FM 1093 ROAD

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on February 15, 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 1.880-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

10. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY FLITE SIGNS/28840 FM 1093 ROAD

11. ADJOURNMENT

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

Ayes: Thomas, Mollere, Kahlich, Peters, Luberoff

Nays:

Abstain:

Absent:

Motion Passed

Chairman Thomas adjourned the meeting at 10:14 A.M.