



6611 W. Cross Creek Bend Lane, PO Box 279
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.FulshearTexas.gov

ZONING BOARD OF ADJUSTMENT:

CHAIR: Bryan Thomas
MEMBER: Pat Mollere

CO-CHAIR: Angela Peters
MEMBER: Russ Cosby

MEMBER: Jessica Piadade
ALTERNATE MEMBER:
Christopher Ojiako

ALTERNATE MEMBER: Ryan
Laird

REGULAR ZONING BOARD OF ADJUSTMENT MEETING AGENDA Thursday, November 20, 2025 10:00 AM

NOTICE IS HEREBY GIVEN OF A ZONING BOARD OF ADJUSTMENT REGULAR MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Thursday, November 20, 2025** IN THE FULSHEAR MUNICIPAL COMPLEX 6611 W. CROSS CREEK BEND LANE FULSHEAR, TX 77441 FOR CONSIDERING THE FOLLOWING ITEMS. THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY MATTERS LISTED ON THE AGENDA, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE, INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), 551.087 (ECONOMIC DEVELOPMENT), 418.175.183 (DELIBERATIONS ABOUT HOMELAND SECURITY ISSUES) AND AS AUTHORIZED BY THE TEXAS TAX CODE, INCLUDING, BUT NOT LIMITED TO, SECTION 321.3022 (SALES TAX INFORMATION).

INCIDENTAL MEETING NOTICE: A QUORUM OF THE CITY OF FULSHEAR CITY COUNCIL, PLANNING AND ZONING COMMISSION, CITY OF FULSHEAR DEVELOPMENT CORPORATION (TYPE A), FULSHEAR DEVELOPMENT CORPORATION (TYPE B), PARKS AND RECREATION COMMISSION, HISTORIC PRESERVATION AND MUSEUM COMMISSION, ZONING BOARD OF ADJUSTMENT, CHARTER REVIEW COMMISSION, OR ANY OF THESE, MAY BE IN ATTENDANCE AT THE MEETING SPECIFIED IN THE FORGOING 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 FORGOING 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 FORGOING NOTICE.

I. Call to Order

II. Quorum

III. Citizen's 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 planning and zoning members will only be made at the time the subject is scheduled for consideration.

IV. Business

1. **Consideration and possible action to approve minutes from the Zoning Board of Adjustment meeting held on August 14, 2025**

V. Variance Request

1. **Variance request by Michael Houy/32550 Tiger Run**

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on November 20, 2025; 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 Michael Houy, requesting a variance to Article II: Zoning District and Land Uses, Division II-2: Zoning Districts, Section 28-2-14 General Commercial, Table 28-2-14-3 of the Fulshear Coordinated Development Ordinance. The subject tract is located within Reserve "A" (79.586 acres) of Block No. One (1) of Lamar Consolidated ISD Campus Complex Eight East subdivision (Fort Bend County Plat No. 20250063) being in the Nathan Brookshire Survey, Abstract No. 14, City of Fulshear extra-territorial jurisdiction, Fort Bend County, Texas and is more precisely located at 32550 Tiger Run. 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, 281-346-1796.

C. Applicant Presentation

D. Staff Report

E. Persons wishing to speak for or against proposed request

F. Staff / Board / Applicant discussion

G. Adjournment of Hearing

VI. Action

1. **Consideration and possible action on variance request by Michael Houy/32550 Tiger Run**

VII. Variance Request

1. **Variance request by Jeff Gilbert/7718 FM 359 Road**

- A. **Call Hearing to Order**

- B. **The City of Fulshear Zoning Board of Adjustment will hold a public hearing on November 20, 2025; 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 Jeff Gilbert, Bullet Properties LLC, requesting a variance to Article II: Zoning Districts and Land Use, Division II-2 Zoning Districts, Table 28-2-13-1 Building Standards of the Fulshear Coordinated Development Ordinance. The subject 0.34-acre tract is located within 0029 C Fulshear, Block 1, Acres 0.3881, NaturElle Skin Bar, Unrestricted Reserve "A", Fulshear, TX, 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 proposed request**

- F. **Staff / Board / Applicant discussion**

- G. **Adjournment of Hearing**

VIII. Action

1. **Consideration and possible action on variance request by Jeff Gilbert/7718 FM 359 Road**

IX. Variance Request

1. **Variance request by Bryan White/7730 FM 359 Road**

- A. **Call Hearing to Order**

- B. **The City of Fulshear Zoning Board of Adjustment will hold a public hearing on November 20, 2025; 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 Bryan White, F3 Alpha Group LLC, requesting a variance to Article II: Zoning Districts and Land Use, Division II-2 Zoning Districts, Section 28-2-13 Downtown District, Table 28-2-13-1 Building Standards of the Fulshear Coordinated Development Ordinance. The subject 0.49-acre tract is located within 0029 C Fulshear, BLOCK 1, ACRES 0.492, Blue Eagle Fitness Center, Unrestricted Reserve "A" and more precisely located at 7730 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 proposed request**

- F. **Staff / Board / Applicant discussion**

- G. **Adjournment of Hearing**

X. Action

1. Consideration and possible action on variance request by Bryan White/7730 FM 359 Road

XI. Adjournment

The Zoning Board of Adjustment reserves the right to adjourn into Executive Session at any time during the course of this meeting regarding the matters listed above, as authorized by Texas Government Code Section 551.071 (if necessary consultation with attorney).

Note: In compliance with the American Disabilities Act, and to extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services 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, Mariela Rodriguez, 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, November 14, 2025, 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.

MARIELA RODRIGUEZ, CITY SECRETARY