



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 MINUTES November 20, 2025

I. Call to Order

A MEETING OF THE FULSHEAR ZONING BOARD OF ADJUSTMENT WAS CALLED TO ORDER BY CHAIRMAN THOMAS AT 10:00 A.M. ON THURSDAY, NOVEMBER 20, 2025, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

II. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*BRYAN THOMAS
ANGELA PETERS
PAT MOLLERE
CHRISTOPHER OJIAKO
RYAN LAIRD*

MEMBERS ABSENT

*RUSS COSBEY
JESSICA PIADADE*

CITY STAFF

RODRIGO RODRIGUEZ
KATIE LEWIS
AARON FLORES
JESUS ESCOBAR

OTHERS PRESENT

ARGILON HAMMONS
BRYAN WHITE
CRAIG WILLIAMS
TOREY GILMORE
ANGELA MENDERSON
TWAYMON BOONE
AND 16 OTHERS THAT DID NOT SIGN IN

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.

THERE WERE NO CITIZEN COMMENTS

IV. Business

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

A MOTION WAS MADE BY CO-CHAIR PETERS TO APPROVE THE MINUTES FROM THE ZONING BOARD OF ADJUSTMENT MEETING HELD ON AUGUST 14, 2025. IT WAS SECONDED BY ZONING BOARD OF ADJUSTMENT MEMBER MOLLERE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PETERS, MOLLERE, THOMAS, LAIRD, OJIAKO
NAYS:
ABSTAIN:
ABSENT: COSBEY, PIADADE*

V. Variance Request

1. Variance request by Michael Houy/32550 Tiger Run

A.

Call Hearing to Order

CHAIRMAN THOMAS OPENED THE PUBLIC HEARING AT 10:03 A.M.

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

MICHAEL HOUY EXPLAINED THE FINANCIAL BURDEN THE ADDITIONAL TREES WOULD PLACE ON THE MIDDLE SCHOOL.

D.

Staff Report

PER RODRIGO RODRIGUEZ THE APPLICANT IS EXCEEDING THE STANDARDS AND PROVIDING MORE THAN ENOUGH TREES ON THE PROPERTY.

E.

Persons wishing to speak for or against proposed request

THERE WERE NO PUBLIC COMMENTS.

F. Staff / Board / Applicant discussion

THE BOARD DISCUSSED THE ADDITIONAL TREE REQUIREMENTS WOULD INCREASE IRRIGATION COSTS AND REDUCE WATER USE SAVINGS.

G.

Adjournment of Hearing

CHAIRMAN THOMAS CLOSED THE PUBLIC HEARING AT 10:12 A.M.

FOR THE FULL DISCUSSION GO TO THE CITY'S WEBSITE TO VIEW THE VIDEO

VI. Action

1.

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

A MOTION WAS MADE BY ZONING BOARD OF ADJUSTMENT MEMBER MOLLERE TO APPROVE THE VARIANCE AS REQUESTED. IT WAS SECONDED BY CO-CHAIR PETERS. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PETERS, MOLLERE, THOMAS, LAIRD, OJIAKO

NAYS:

ABSTAIN:

ABSENT: COSBEY, PIADADE

VII. Variance Request

1.

Variance request by Jeff Gilbert/7718 FM 359 Road

A.

Call Hearing to Order

CHAIRMAN THOMAS OPENED THE PUBLIC HEARING AT 10:13 A.M.

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

JEFF GILBERT STATED SINCE THE LOT SIZE IS ABNORMAL, HE IS REQUESTING TO HAVE THE SET BACK CHANGED FROM 25 FEET TO 5 FEET.

D.

Staff Report

RODRIGO STATED CITY STAFF SUPPORTS THE APPROVAL OF THE REQUESTED VARIANCE REQUEST.

E.

Persons wishing to speak for or against proposed request

MIKE ROLLER, REALTOR FOR THE BUYER AND SELLER OF THE PROPERTY SPOKE FOR THE VARIANCE REQUEST.

KANDRU SPOKE ON THE TXDOT ROADWAY CONCERNS.

TOREY GILMORE, FULSHEAR RESIDENT SPOKE AGAINST THE VARIANCE REQUEST.

F.

Staff / Board / Applicant discussion

JEFF GILBERT AND RODRIGO ANSWERED QUESTIONS FROM THE BOARD

G.

Adjournment of Hearing

CHAIRMAN THOMAS CLOSED THE PUBLIC HEARING AT 10:26 A.M.

FOR THE FULL DISCUSSION GO TO THE CITY'S WEBSITE TO VIEW THE VIDEO

VIII. Action

1.

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

A MOTION WAS MADE BY ZONING BOARD OF ADJUSTMENT MEMBER MOLLERE TO APPROVE THE VARIANCE AS REQUESTED BY MR. GILBERT AFTER REVIEW OF SECTION 2-11 OF THE TEXAS CODE. IT WAS SECONDED BY ZONING BOARD OF ADJUSTMENT MEMBER OJIAKO. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PETERS, MOLLERE, THOMAS, LAIRD, OJIAKO

NAYS:

ABSTAIN:

ABSENT: COSBEY, PIADADE

IX. Variance Request

1.

Variance request by Bryan White/7730 FM 359 Road

A.

Call Hearing to Order

CHAIRMAN THOMAS OPENED THE PUBLIC HEARING AT 10:27 A.M.

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

BRYAN WHITE, OWNER OF BLUE EAGLE FITNESS CENTER STATED THE PROPERTY DOES NOT HAVE FRONTAGE ROAD ACCESS, THEREFORE HE IS UNABLE TO MEET THE SET BACK REQUIREMENTS.

HE MENTIONED THE ONLY ACCESS TO THE PROPERTY WOULD BE BY GOING THROUGH THE NEIGHBORS PROPERTY OFF OF WALLIS ST.

D.

Staff Report

RODRIGO STATED CITY STAFF SUPPORTS THE APPROVAL OF THE REQUESTED VARIANCE.

HE EXPLAINED THE PROPOSED BUILDING WOULD BE POSITIONED OUTSIDE OF THE EXISTING WATER LINE AND STORM SEWER EASEMENTS.

E.

Persons wishing to speak for or against proposed request

MS. HAMMONS, NEIGHBOR TO THE PROPERTY EXPRESSED HER CONCERNS WITH ACCESSING HER PROPERTY AND TRAFFIC.

BRYAN WHITE ANSWERED QUESTIONS FROM THE BOARD.

F.

Staff / Board / Applicant discussion

RODRIGO AND BRYAN WHITE ANSWERED QUESTIONS FROM THE BOARD.

TOREY GILMORE BROUGHT TO THE BOARDS ATTENTION THE PROPERTY ADDRESS MAY NEED TO BE REVIEWED FOR ACCURACY.

GEORGE LANE, NEARBY PROPERTY OWNER SPOKE FOR THE VARIANCE REQUEST.

G.

Adjournment of Hearing

CHAIRMAN THOMAS CLOSED THE PUBLIC HEARING AT 10:51 A.M.

FOR THE FULL DISCUSSION GO TO THE CITY'S WEBSITE TO VIEW THE VIDEO

X. Action

1.

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

A MOTION WAS MADE BY ZONING BOARD OF ADJUSTMENT MEMBER MOLLERE TO GRANT THE VARIANCE FOR BRYAN WHITE AT 7730 FM 359 ROAD. IT WAS SECONDED BY CO-CHAIR PETERS. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PETERS, MOLLERE, THOMAS, LAIRD, OJIAKO

NAYS:

ABSTAIN:

ABSENT: COSBEY, PIADADE

XI. Adjournment

A MOTION WAS MADE BY CO-CHAIR PETERS TO ADJOURN. IT WAS SECONDED BY ZONING BOARD OF ADJUSTMENT MEMBER MOLLERE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PETERS, MOLLERE, THOMAS, LAIRD, OJIAKO

NAYS:

ABSTAIN:

ABSENT: COSBEY, PIADADE

CHAIRMAN THOMAS ADJOURNED THE MEETING AT 10:53 A.M.