



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 January 29, 2026

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, JANUARY 29, 2026, 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
RUSS COSBEY*

MEMBERS ABSENT

*JESSICA PIADADE
RYAN LAIRD
CHRISTOPHER OJIAKO*

CITY STAFF

*RODRIGO RODRIGUEZ
KATIE LEWIS
CHARLIE ZECH-LEGAL COUNCIL
MARIELA RODRIGUEZ @ 10:05 A.M.*

OTHERS PRESENT

OLIVER SANCHEZ

TOMMY KUYKENDALL

RYAN HORTON

TIAN LEWIS

AND 2 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 November 20, 2025

A MOTION WAS MADE BY ZONING BOARD OF ADJUSTMENT MEMBER MOLLERE TO APPROVE THE MINUTES FROM THE ZONING BOARD OF ADJUSTMENT MEETING HELD ON NOVEMBER 20,2025. IT WAS SECONDED BY CO-CHAIR PETERS. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES:MOLLERE, PETERS, COSBEY, THOMAS

NAYS:

ABSTAIN:

ABSENT:LAIRD,PIADADE, OJIAKO

V. Variance Request

1. Variance request by Aetna Sign Group/2505 Texas Heritage Parkway Suite 410

A. Call Hearing to Order

CHAIRMAN THOMAS OPENED THE PUBLIC HEARING AT 10:16 A.M.

B.

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on January 29, 2026; 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 Aetna Sign Group, requesting a variance to Article III: Site Development, Division III-4: Signs, Sec 28-3-33(e) Permitted attached signs, Table 28-3-33-2 of the Fulshear Coordinated Development Ordinance. The subject 2.4-acre tract is located within the 0339 J D VERMILLION, BLOCK 1, ACRES 2.4, Regency Centers Jordan Ranch, Unrestricted Reserve "C" and more precisely located at 2505 Texas Heritage Parkway Suite 410, 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

LARRY GOTTSMAN, PRESIDENT OF AETNA SIGN GROUP, REVIEWED THE HANDOUT WITH THE BOARD.

D. Persons wishing to speak for or against proposed request

TIAN LEWIS REGIONAL MANAGER FOR TWIN LIQUORS EXPLAINED THE ADDITIONAL SIGN ACTS AS A WAYFINDING SIGN MAKING IT EASIER TO FIND THE CORRECT BUILDING.

TIAN LEWIS ANSWERED QUESTIONS FROM THE BOARD.

E. Staff/ Board/ Applicant discussion

RODRIGO RODRIGUEZ NOTED THE ALLOWABLE SIGNAGE ON THIS PROPERTY AS REGULATED BY THE COORDINATED DEVELOPMENT ORDINANCE (CDO).

RODRIGO ANSWERED QUESTIONS FROM THE BOARD.

F. Adjournment of Hearing

CHAIRMAN THOMAS CLOSED THE PUBLIC HEARING AT 10:16 A.M.

VI. Action

1.

Consideration and possible action on variance request by Aetna Sign Group/2505 Texas Heritage Parkway Suite 410

A MOTION WAS MADE BY ZONING BOARD OF ADJUSTMENT MEMBER MOLLERE TO APPROVE A VARIANCE FOR THIS SIGNAGE. IT WAS SECONDED BY ZONING BOARD OF ADJUSTMENT MEMBER COSBEY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PETERS, MOLLERE, THOMAS, COSBEY

NAYS:

ABSTAIN:

ABSENT: LAIRD, PIADADE, OJIAKO

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

VII. Variance Request

1. Variance request by Davis Beasley/27125 Fulshear Bend Drive

A. Call Hearing to Order

CHAIRMAN THOMAS OPENED THE PUBLIC HEARING AT 10:19 A.M.

B.

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on January 29, 2026; 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 SDstudio, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2: Zoning Districts, Sec 28-2-14 General Commercial District, Table 28-2-14-3 Landscapes Standards of the Fulshear Coordinated Development Ordinance. The subject 1.172-acre tract is located within the 0321 J W SCOTT, BLOCK 1, ACRES 1.172, Academix Village Replat No 1, Unrestricted Reserve "A" and more precisely located at 27125 Fulshear Bend Drive, 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

OLIVER SANCHEZ, SD STUDIO OWNER, STATED THAT DUE TO THE WILLIAMS PIPELINE LOCATED WITHIN THE EASEMENT, TREES AND IRRIGATION ARE NOT PERMITTED. THEREFORE, HE IS REQUESTING A REDUCTION IN THE NUMBER OF TREES.

D.

Persons wishing to speak for or against proposed request

THERE WERE NO PUBLIC COMMENTS.

E.

Staff/ Board/ Applicant discussion

OLIVER ANSWERED QUESTIONS FROM THE BOARD.

F. Adjournment of Hearing

CHAIRMAN THOMAS CLOSED THE PUBLIC HEARING AT 10:25 A.M.

VIII. Action

1.

Consideration and possible action on variance request by Davis Beasley/27125 Fulshear Bend Drive

A MOTION WAS MADE BY CO-CHAIR PETERS TO APPROVE THE VARIANCE REQUEST OF THE TREES WITHIN THE PIPELINE EASEMENT. IT WAS SECONDED BY ZONING BOARD OF ADJUSTMENT MEMBER MOLLERE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PETERS, MOLLERE, THOMAS, COSBEY

NAYS:

ABSTAIN:

ABSENT: LAIRD, PIADADE, OJIAKO

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IX. Variance Request

1. Variance request by Fort Bend County Emergency Services District No. 4/30610 5th Street

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 January 29, 2026; 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 Fort Bend County Emergency Services District No. 4, requesting a variance to Article III: Site Development, Division III-1: Building Design, Sec 28-3-8(e)(2) Off-street of the Fulshear Coordinated Development Ordinance. The subject 2.548-acre tract is located within the 2.548 ACRES BEING ALL OF BLOCK 25 OF THE TOWN OF FULSHEAR VOL. U. PG. 180 F.B.C.D.R. SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, A-29 FORT BEND COUNTY, TEXAS and more precisely located at 30610 5th Street, 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

RYAN HORTON ARCHITECT WITH PGAL WENT OVER POINTS REGARDING THE VARIANCE REQUEST FOR OFF STREET PARKING:

- 1. THE STATION HAS APPROXIMATELY 150FT OF LINEAR STREET FRONTAGE ALONG 5TH STREET, WITH APPROXIMATELY TWO-THIRDS OF THE FRONTAGE IS UTILIZED FOR EGRESS.*
- 2. THERE IS A REQUIREMENT TO PROVIDE PUBLIC ACCESS TO THE BUILDING.*

3. *THE PROJECT MUST COMPLY WITH TEXAS DEPARTMENT OF LICENSING AND REGULATION, TO PROVIDE ADA PARKING AND PATH OF TRAVEL.*
4. *CRITICAL EQUIPMENT NEEDS TO BE STORED AND SECURED ON SITE.*

D. Persons wishing to speak for or against proposed request

THERE WERE NO PUBLIC COMMENTS.

E.

Staff/ Board/ Applicant discussion

RYAN HORTON ANSWERED QUESTIONS FROM THE BOARD.

THE BOARD GAVE THEIR THOUGHTS ON THE VARIANCE REQUEST.

F.

Adjournment of Hearing

CHAIRMAN THOMAS CLOSED THE PUBLIC HEARING AT 10:34 A.M.

X. Action

1.

Consideration and possible action on variance request by Fort Bend County Emergency Services District No. 4/30610 5th Street

A MOTION WAS MADE BY ZONING BOARD OF ADJUSTMENT MEMBER COSBEY TO APPROVE THE VARIANCE. IT WAS SECONDED BY ZONING BOARD OF ADJUSTMENT MEMBER MOLLERE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PETERS, MOLLERE, THOMAS, COSBEY

NAYS:

ABSTAIN:

ABSENT: LAIRD, PIADADE, OJIAKO

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XI. Adjournment

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

AYES: PETERS, MOLLERE, THOMAS, COSBEY

NAYS:

ABSTAIN:

ABSENT: LAIRD, PIADADE, OJIAKO

CHAIRMAN THOMAS ADJOURNED THE MEETING AT 10:36 A.M.