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
CO-CHAIR: Kaye Kahlich
MEMBER: Angela Peters
MEMBER: Jessica Piadade
MEMBER: Christopher Luberoff
MEMBER: Christopher Ojiako
MEMBER: Chris Mallett

REGULAR ZONING BOARD OF ADJUSTMENT MEETING AGENDA
Thursday, May 29, 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, May 29, 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 CORPROATION (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 Planning and Zoning Commission 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 April 10, 2025**

V. Variance Request

1. 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 May 29, 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 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, 281-346-1796.

C. Applicant Presentation

D. Staff Report

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

F. Staff / Board / Application discussion

G. Adjournment of Hearing

VI. Action

1. Consideration and possible action on variance request by Flite Signs/27250 FM 1093 Rd

VII. Variance Request

1. Variance request by Primrose Schools/SW Corner of Dixon and Future Huggins Road Expansion to FM359

A. Call Hearing to Order

B.

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on May 29, 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 Primrose Schools, requesting a variance to Article III: Site Development, Division III-1: Building Design, Section 28-3-8(b)(1)(a)(iii) Downtown, of the Fulshear Coordinated

Development Ordinance. The subject 5.999-acre tract is located within 0029 C Fulshear, ACRES 5.999, TRACT 68 and is generally located at the southwest corner of Dixon and future Huggins Road expansion to FM 359. 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 the proposed request

F. Staff / Board / Applicant Discussion

G. Adjournment of Hearing

VIII. Action

1. Consideration and possible action on variance request by Primrose Schools/SW Corner of Dixon and Future Huggins Road Expansion to FM359

IX. Variance Request

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A. Call Hearing to Order

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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

X. Action

1. Consideration and possible action on variance request by Primrose Schools/SW Corner of Dixon and Future Huggins Road Expansion to FM359

VI. 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 maters 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, 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, May 23, 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.

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KATIE LEWIS, ASSISTANT CITY SECRETARY