



*"FIND YOUR FUTURE IN FULSHEAR"*

6611 W. CROSS CREEK BEND LANE ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

[WWW.FULSHEARTEXAS.GOV](http://WWW.FULSHEARTEXAS.GOV)

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

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## ZONING BOARD OF ADJUSTMENT MEETING AGENDA JUNE 1, 2023

**NOTICE IS HEREBY GIVEN OF A MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF FULSHEAR ON THURSDAY, JUNE 1, 2023, AT 10:00 A.M. AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 WEST CROSS CREEK BEND LANE, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.**

"Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, Charter Review Commission, or any or all of these, may be in attendance at the meeting specified in the foregoing 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 foregoing 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 foregoing notice."

1. CALL TO ORDER
2. QUORUM
3. CITIZEN COMMENTS

**4. DISCUSSION WITH CITY ATTORNEY REGARDING ROLES AND RESPONSIBILITIES OF THE ZONING BOARD OF ADJUSTMENT**

**5. CONSIDERATION AND POSSIBLE ACTION TO SELECT A CHAIR AND CO-CHAIR OF THE ZONING BOARD OF ADJUSTMENT**

**6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETING HELD ON JANUARY 6, 2023.**

**7. VARIANCE REQUEST BY ROLF & GEMMA GULLAKSEN/7718 FARM-TO-MARKET 359 ROAD S.**

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on June 1, 2023, at 10:00 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Rolf and Gemma Gullaksen, requesting a variance to Chapter 28, Article III: Site Development, Division III-2: Parking, Loading and Access, Sec 28-3-17 Surface and Maintenance of the Fulshear Code of Ordinances. The subject 0.3881-acre tract is located within the Churchill Fulshear League, Abstract 29, Fort Bend County, Texas, and more precisely located at 7718 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 the proposed request

F. Staff / Board / Applicant discussion

G. Adjournment of Hearing

**8. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY ROLF & GEMMA GULLAKSEN/7718 FARM-TO-MARKET 359 ROAD S.**

**9. VARIANCE REQUEST BY AHV ENTERPRISES LLC/7355 FARM-TO-MARKET 359 ROAD S.**

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on June 1, 2023 at 10:00 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of AHV Enterprises, LLC, requesting variances to Chapter 28, Article III: Site Development, Division III-1: Building Design, Sec 28-3-8 Downtown of the Fulshear Code of Ordinances, regarding minimum building setbacks and off-street parking. The subject 6.138-acre tract is located within the 0029 C Fulshear, Tract 3, 4, 5, 6 and more precisely

located at 7355 FM 359 Road S, 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 AHV ENTERPRISES LLC/7355 FARM-TO-MARKET 359 ROAD S.**

**11. ADJOURNMENT**

*Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service 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 26, 2023, 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.*

*Katie Lewis*

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Katie Lewis – Assistant City Secretary