



6611 W. Cross Creek Bend Lane
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 Cosbey

MEMBER: Jessica Piadade
ALTERNATE MEMBER:
Christopher Ojiako

ALTERNATE MEMBER: Ryan
Laird

REGULAR ZONING BOARD OF ADJUSTMENT MEETING

AGENDA

Thursday, May 7, 2026

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 7, 2026** 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, YOUTH ADVISORY COMMISSION, ZONING BOARD OF ADJUSTMENT, CHARTER REVIEW COMMISSION, OR ANY 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.

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 January 29, 2026

V. Variance Request

1. [Variance request by Tom Purvis/29706 FM 1093 Road](#)

A. Call Hearing to Order

B.

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on May 7, 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 Tom Purvis, requesting a variance to Article II: Zoning Districts and Land Uses, 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 1.89-acre tract is located within Naferdon Subdivision Sec 1, BLOCK 1, ACRES 1.8878, RESERVE "D", and is more precisely located at 29706 FM 1093 Road. 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. Persons wishing to speak for or against proposed request

E. Staff / Board / Applicant discussion

F. Adjournment of Hearing

VI. Action

1. Consideration and possible action on variance request by Tom Purvis/ 29706 FM 1093 Road

VII. Variance Request

1. [Variance request by Jason Miller/29615 Jordan Crossing Blvd](#)

A. Call Hearing to Order

B.

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on May 7, 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 Jason Miller, requesting a variance to Article III: Site Development, Division III-4: Signs, Section 28-3-33 Signs

Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The subject 2.28-acre tract is located within 0339 J D VERMILLION, BLOCK 1, ACRES 2.28, Regency Centers Jordan Ranch, Unrestricted Reserve "A", and is more precisely located at 29615 Jordan Crossing Boulevard. 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. Person wishing to speak for or against proposed request**
- E. Staff/ Board/ Applicant discussion**
- F. Adjournment of Hearing**

VIII. Action

- 1. Consideration and possible action on variance request by Jason Miller/29615 Jordan Crossing Blvd**

IX. 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, 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 Wednesday, April 29, 2026, 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, ASSISTANT CITY SECRETARY



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

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

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

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

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.

**AGENDA MEMO
BUSINESS OF THE ZONING BOARD OF ADJUSTMENT
CITY OF FULSHEAR, TEXAS**

AGENDA OF: May 7, 2026
DEPARTMENT: Planning
PRESENTER:

ITEMS: 1
PREPARED BY: Rodrigo Rodriguez

SUBJECT: VARIANCE REQUEST BY TOM PURVIS/29706 FM 1093 ROAD

Expenditure Required:
Amount Budgeted:
Funding Account:
Additional Appropriation Required:

EXECUTIVE SUMMARY

Tom Purvis is requesting a variance from Article II, Zoning Districts and Land Uses, 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 requested variance would allow a greater setback along the east property line than permitted by the ordinance.

The ordinance requires the building to be set back between zero (0) and five (5) feet from this property line. The subject property is encumbered by an irregular street right-of-way and utility easements along Charger Way. Additionally, the applicant asserts that granting the variance would improve safety and traffic circulation around the building.

RECOMMENDATION

ATTACHMENTS:

[ZBA Public Hearing Notice 05.07.26 \(First Financial\).pdf](#)
[ZBA Application First Financial 05.07.26.pdf](#)

PUBLIC HEARING

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on May 7, 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 Tom Purvis, requesting a variance to Article II: Zoning Districts and Land Uses, 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 1.89-acre tract is located within Naferdon Subdivision Sec 1, BLOCK 1, ACRES 1.8878, RESERVE "D", and is more precisely located at 29706 FM 1093 Road. 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.

Record Report for Variance #VAR-26-0002

Record Overview

Record Number: VAR-26-0002

Record Type: Variance

Record Status: In Progress

Record Submitted At: Tuesday April 14, 2026

Record Address: 29706 FM 1093 RD, Fulshear, TX 77441

Record Owner: Rodrigo Rodriguez

Record Applicant: Tom Purvis

Form Submission

Westpark Ventures LLC

29706 FM 1093 RD, Fulshear, TX 77441

Legal Description: Naferdon Subdivision Sec 1, BLOCK 1, ACRES 1.8878, RESERVE ""D""

Property Owner's:

Westpark Ventures LLC

322 Julie Rivers DR

Sugar Land, TX 77478-3179

Applicant's Information:

Tom Purvis

222 West Exchange Ave

Fort Worth, TX 76164

tepurvis3@gmail.com, (817) 368-1819

Explain Request Necessity:

The proposed development on the subject tract is for a new facility for First Financial Bank. Their current location is too small to accommodate their customers and the area's growth. A hardship is created by the downtown overlay district guidelines requiring the building front to extend from property line to property line. The subject site is encumbered by an irregular street right-of-way and utility easements on the Charger Way side of the site. The existing character of the area doesn't adhere to the downtown overlay standards. Existing buildings, including First Financial Bank's current location, don't comply with the requirements. The new First Financial Bank facility would be consistent with the current condition of the area.

Request Proposal and Description:

Our concern is the safe operation of the bank. The optimal layout of the bank provides for the motor bank to be behind the building and customer parking to be at the front and side, which allows easy and safe access to the bank lobby. This concept allows for safe circulation around the building without interfering with each use, and efficient access to Hwy 1093 access road. Adequate drive-through stacking and easy building access to adequate customer parking that are not in conflict with each other are essential for safe operation. Property access from Charger Way, in conjunction with the existing curb cut on the FM 1093 access road, will enhance safety. We are honored to be a part of your community, and we look forward to serving for years to come. Your favorable consideration of our request would be greatly appreciated.

Status of Project: Proposed

Have you informed your Home Owner's Association?: N/A

Have you informed your neighbors?: No

Are there previous variance requests for this property?: No

Explain: -

Are there similar situations in the area?: Yes

SQUIRREL HOLDINGS LLC

29810 FM 1093 RD, Fulshear, TX 77441

Signature:



Signed in GovWell: Tuesday April 14, 2026, 9:53am

Generated Documents

No documents generated



CITY OF FULSHEAR

PO Box 279 /6611 W. Cross Creek Bend Ln
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-2556
www.fulsheartexas.gov

VARIANCE/APPEAL APPLICATION

APPLICATION DATE: March 16, 2026

ADDRESS OF PREMISES AFFECTED: 29706 FM 1093

LEGAL DESCRIPTION: Reserve D Naferdon Subdivision, Plat #20040024, Fort Bend Co

OWNERS INFORMATION: NAME First Financial Bank Gary Milliorn - SVP-Property Mgr
ADDRESS 400 Pine Street CITY Abilene STATE TX
ZIP CODE 79601 EMAIL GMilliorn@FFIN.com PHONE NUMBER 325.627.7151

APPLICANTS NAME (if different than owner) Tom Purvis - Representing the Bank
ADDRESS 222 West Exchange Ave CITY Fort Worth STATE TX
ZIP CODE 76164 EMAIL tepurvis3@gmail.com PHONE NUMBER 817.368.1819

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary) (See Attachment)

Status of the Project: Existing Under Construction Proposed

Have there been previous variance requests for this property? Unknown

Are there similar situations in the area? Yes
Addresses: Existing Buildings in the immediate vicinity including the applicant's existing building

Have you informed your Home Owners Association? _____ or Neighbors? _____


Request Proposal and Description: Provide a description of the existing and or proposed physical property improvements relative to this case (ie: materials, structure type and height, dimensions, etc.) Please also supply and identify photos where applicable, to support your case:

(See Attachment)

(Continued... Request Proposal)

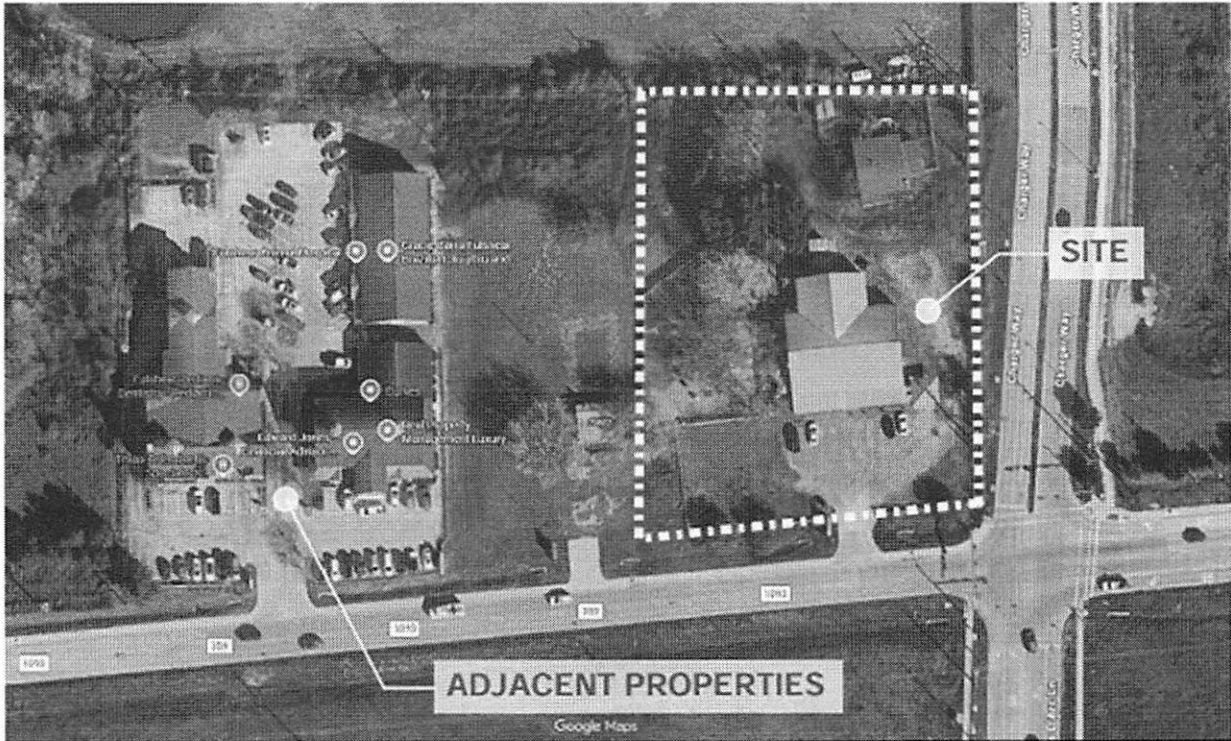
Acknowledgement: I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the Planning Commission, unless I withdraw same prior to the City's posting of public notice. Should I initiate withdrawal after public notice is posted, I understand that the Board action shall constitute denial of the case, and the filing fee will be non-refundable. I understand that if I receive approval, I must still obtain approval from all other required departments within the City and that I must obtain required permits within 180 days from the date of the Board approval.

Signed by the Applicant/Owner Agent:

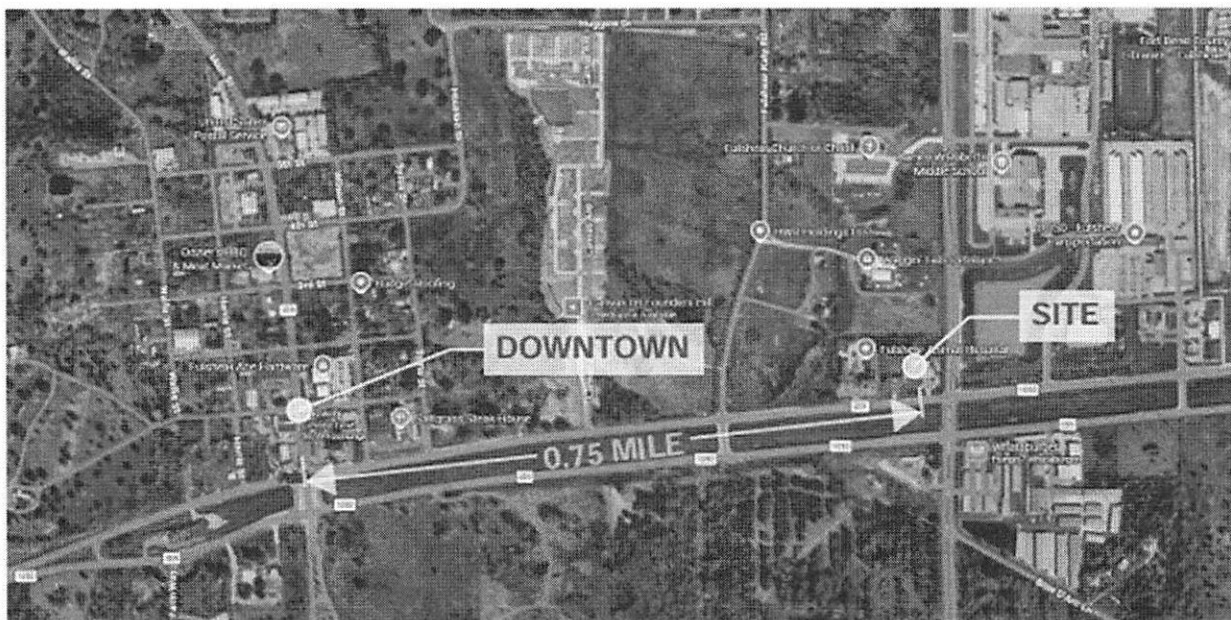

Tom Rous

Date: 7/30/26

Explain Request: The proposed development on the subject tract is for a new facility for First Financial Bank. Their current location is too small to accommodate their customers and the area growth. A hardship is created by the guidelines of the downtown overlay district requiring the building front to essentially extend from property line to property line. The subject site is encumbered by an irregular street right of way and utility easements on the Charger Way side of the site. The existing character of the area doesn't adhere to the downtown overlay standards. Existing buildings, including First Financial Bank's current location, don't comply with the requirements. The new First Financial Bank facility would be consistent with the current condition of the area.



Immediate site with adjacent properties



Site vicinity and distance from downtown Fulshear



Adjacent property

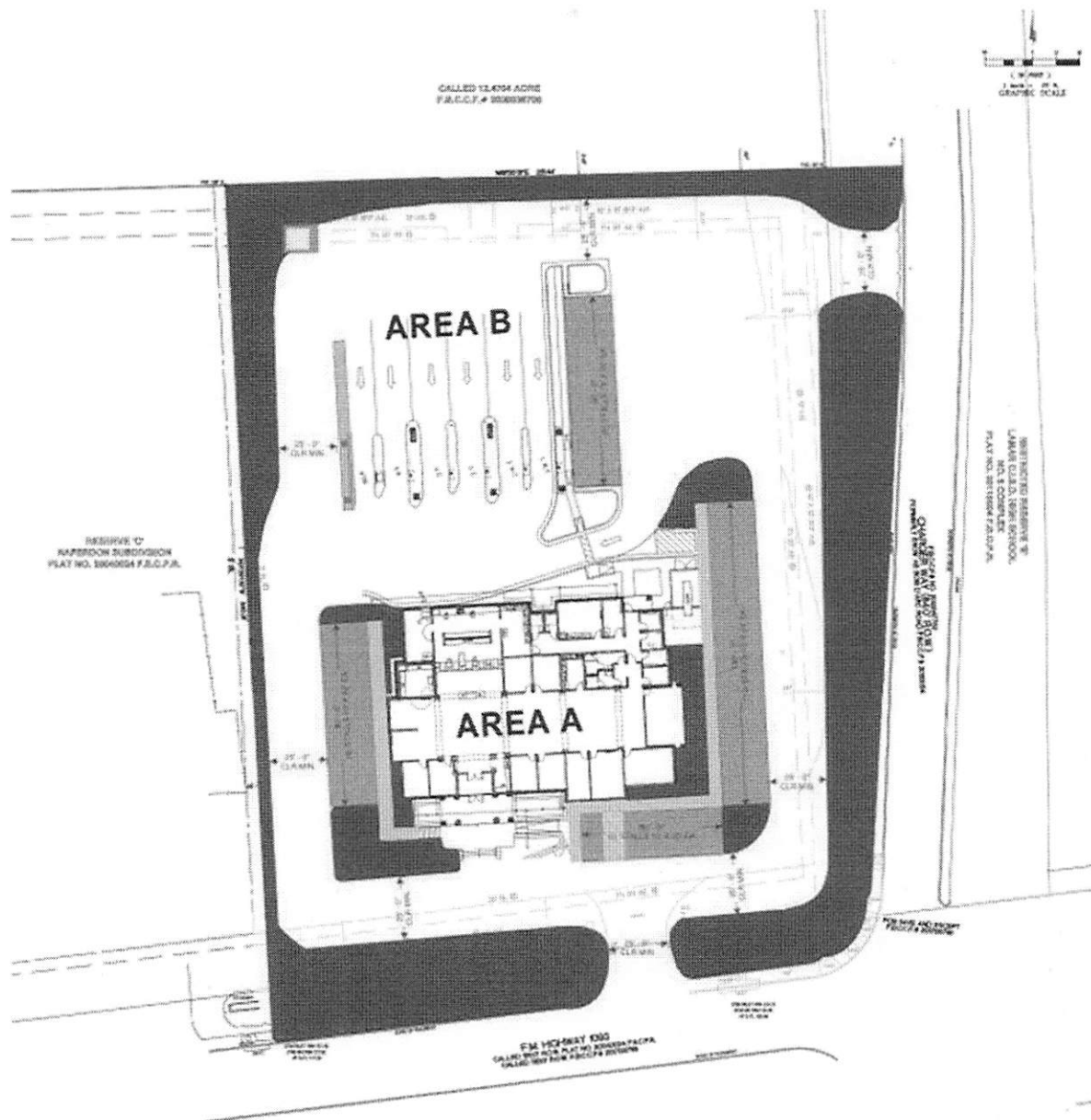


Adjacent property

Requested Proposal and Description: Our concern is the safe operation of the bank. The optimal layout of the bank provides for the motor bank to be behind the building and customer parking to be at the front and side which allows easy and safe access to the bank lobby. This concept allows for safe circulation around the building without interfering with each use, and efficient access to Hwy 1093 access road. Adequate drive through stacking and easy building access to adequate customer parking that are not in conflict with each other are essential for safe operation. Property access from Charger Way in conjunction with the use of the existing curb cut on the FM 1093 access road will provide enhanced safety.

We are honored to be a part of your community, and we look forward to serving for years to come. Your favorable consideration of our request would be greatly appreciated.

PROPOSED SITE PLAN



Example Appearance of Proposed Project

This is a representation of what the proposed facility will look like.



**AGENDA MEMO
BUSINESS OF THE ZONING BOARD OF ADJUSTMENT
CITY OF FULSHEAR, TEXAS**

AGENDA OF: May 7, 2026
DEPARTMENT: Planning
PRESENTER:

ITEMS: 1
PREPARED BY: Rodrigo Rodriguez

SUBJECT: VARIANCE REQUEST BY JASON MILLER/29615 JORDAN CROSSING BLVD

Expenditure Required:
Amount Budgeted:
Funding Account:
Additional Appropriation Required:

EXECUTIVE SUMMARY

Jason Miller is requesting a variance from Article III, Site Development, Division III-4: Signs, Section 28-3-33, Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The requested variance would allow a greater setback for a monument sign than permitted by the ordinance.

The sign ordinance requires a minimum setback of ten (10) feet from the property line. Compliance with this requirement would result in the monument sign being located within the existing sidewalk. The applicant proposes a setback of twenty-five (25) feet, placing the monument sign on an existing berm. This alternative location would improve aesthetics and allow for the installation of the required landscaping around the monument sign without impeding the existing sidewalk.

RECOMMENDATION

ATTACHMENTS:

[ZBA Public Hearing Notice 05.07.26 \(JR Market\).pdf](#)
[ZBA Application JR Market 05.07.26.pdf](#)

PUBLIC HEARING

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on May 7, 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 Jason Miller, requesting a variance to Article III: Site Development, Division III-4: Signs, Section 28-3-33 Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The subject 2.28-acre tract is located within 0339 J D VERMILLION, BLOCK 1, ACRES 2.28, Regency Centers Jordan Ranch, Unrestricted Reserve "A", and is more precisely located at 29615 Jordan Crossing Boulevard. 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.

Record Report for Variance #VAR-26-0001

Record Overview

Record Number: VAR-26-0001

Record Type: Variance

Record Status: In Progress

Record Submitted At: Monday April 6, 2026

Record Address: 29615 Jordan Crossing Blvd, Katy, TX 77494

Record Owner: Rodrigo Rodriguez

Record Applicant: permitting@bdgap.com

Form Submission

Property Address: 29615 Jordan Crossing Blvd, Katy, TX 77494

Legal Description:

0339 J D VERMILLION, BLOCK 1, ACRES 2.28, Regency Centers Jordan Ranch, Unrestricted Reserve "A"

Property Owner's:

Regency Centers, LP Regency Centers, LP

3200 Kirby Drive, Suite 900

Houston, TX 77098

kanegriffin@regencycenters.com, (713) 599-3518

Applicant's Information:

Boucher Design Group, Jason Miller

6802 Mapleridge St, Suite 200

Bellaire, TX 77401

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Explain Request Necessity:

We are requesting a variance to keep the proposed location of the development sign on the berm, an approximate 25ft setback from the property line. The proposed placement is intended to complete the purposely placed design features - berm, landscaping, ranch style fence, and plaza area. The required 10ft setback would place the proposed sign on top of the existing sidewalk, leaving no room for landscaping, and would be noticeably out of place. Furthermore, this placement would prohibit landscaping in front of the sign, which would be non-compliant per City of Fulshear Code Ordinance Table 28-3-33-1. Approving this variance is crucial to preserve the appearance and character of the shopping center intended to enhance the community.

Request Proposal and Description:

The proposed development sign will be located at the corner of Jordan Crossing and Birch View Lane, and will function as a development sign to identify the shopping center. No tenant signage will be permitted on this sign whatsoever. We are requesting a variance from the 10' setback requirement for the sign. The existing sidewalk is approximately 10'-0" from the property line, which will locate it immediately against the sidewalk. We are proposing to install the sign on the berm, approximately 25'-0" off the property line.

Status of Project: Existing

Have you informed your Home Owner's Association?: No

Have you informed your neighbors?: No

Are there previous variance requests for this property?: Yes

Explain: Previous variance request was in regards to the shopping center signage.

Are there similar situations in the area?: No

Address of similar situation: -

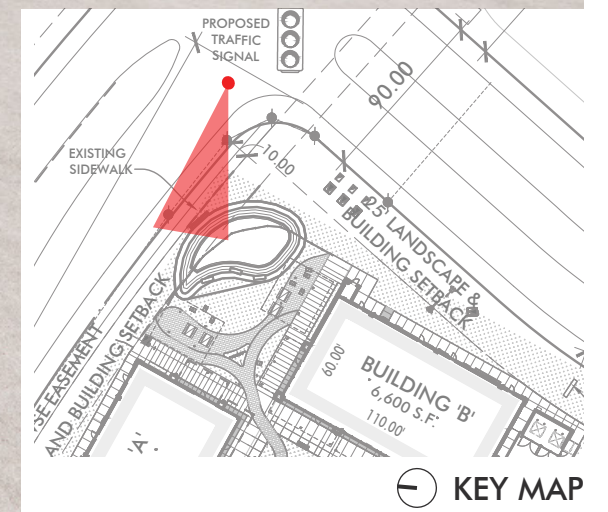
Signature:

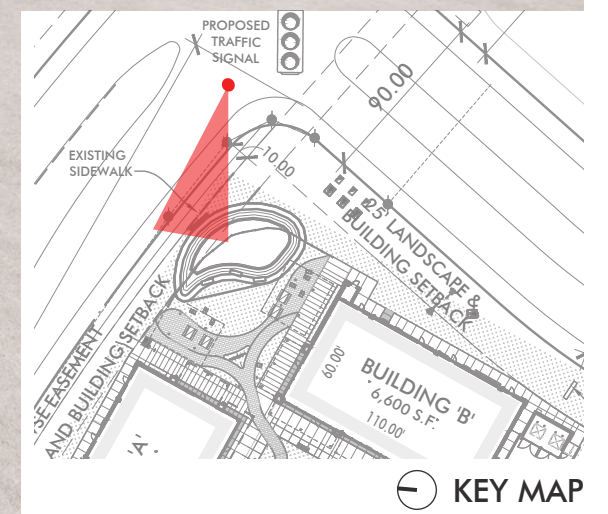
A handwritten signature in black ink, appearing to be the initials 'M' followed by a horizontal line.

Signed in GovWell: Monday April 6, 2026, 3:27pm

Generated Documents

No documents generated





KEY MAP