

PUBLIC HEARING

AGENDA MEMO
BUSINESS OF THE CITY COUNCIL
CITY OF FULSHEAR, TEXAS

AGENDA OF: February 20, 2018	AGENDA ITEM: A
DATE SUBMITTED: February 13, 2018	DEPARTMENT: Planning & Development
PREPARED BY: Sharon Valiante, Director of Public Works Brant Gary, Executive Director of Planning & Development	PRESENTER: Sharon Valiante, Director of Public Works Brant Gary, Executive Director of Planning & Development
SUBJECT: Public hearing regarding a request for a Special Use Permit for KVPAC/Encore Arts at 7926 FM 359 South, Fulshear, Texas	
ATTACHMENTS: Public Hearing Notices	

EXECUTIVE SUMMARY

The owner of the property located at 7926 FM 359, along with their designated local representative from KVPAC/Encore Arts, are requesting a Special Use Permit for the property indicated. The property is within the Downtown District and was previously occupied for use as a residence They are requesting to use the property for commercial use, specifically for theater and art education services. There are modifications planned for the interior of the building.

They have provided the following documents as required by Sec. 1-283 of the City's Zoning Ordinance (2012- 1069). In addition, the Planning and Zoning Commission also conducted a public hearing on February 9, 2018.

RECOMMENDATION

Staff recommends the City Council conduct the public hearing for the requested commercial use of an existing structure for theater and art education services to be located at 7926 FM 359.

PUBLISHER'S AFFIDAVIT

0 0
PHZ Hearing

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

REC'D FEB 02 2018

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

- 1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
- 2. it is published at least once each week;
- 3. it is entered as second-class postal matter in the county where it is published; and
- 4. it has been published regularly and continuously since 1959.
- 5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)
ON BACK

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

1-29

_____, A.D. 2018



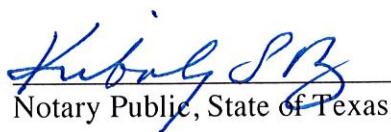
Lee Hartman
Publisher

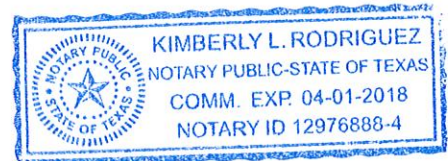
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

_____ b) provided the following evidence to establish his/her identity, _____

on this the 30 day of January, A.D. 2018 to certify which witness my hand and seal of office.


Notary Public, State of Texas



PUBLIC HEARING – SPECIAL USE REQUEST

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on February 9, 2018 at 8:30 a.m., the hearing will be held at city hall located at 30603 FM 1093. The second hearing will be held by the City Council on February 20, 2018 at 7:00 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Downtown District, 0029 C Fulshear. Acres 4.7409, specifically the address is 7926 FM 359 Rd, Fulshear, Texas 77441.

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance to permit the use of a structure to be Commercial Use for Theatre and Art Education.

Specific relief is requested from Section 1-193 (c) (2) (g) which states that the use of office within the Downtown District is permitted if they are approved in the process outlined in section 1-283.

The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.

A copy of said application and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5 p.m. and Fridays from 8:00 a.m. to 3 p.m. in the City Secretary's office for all interested parties prior to said hearing.

If you have any questions regarding this request please call the City Secretary's office at 281-346-1796.