

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 January 19, 2018 at 8:30 a.m.**, the hearing will be held at city hall located at 30603 FM 1093. The hearing will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Downtown District, Block 26 (PT) of the Town of Fulshear, specifically the address is 8050 FM 359 South, 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 Restaurant/Bar.

Specific relief is requested from Section 1-193 (c) (2) (e) which states that the use of eating and drinking places; 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.

NOTICE OF PUBLIC HEARING

ZONING CHANGE

The Planning and Zoning Commission of the City of Fulshear hereby gives notice that a Public Hearing shall be held regarding a request from Texana Center, Thrive Church and the City of Fulshear (for property commonly known as the Fulshear Cemetery (a.k.a. Union Chapel Cemetery)) for support of the **Proposed Wallis Street PUD (Planned Unit Development)**.

The land is composed of three parcels located on the west side of Wallis Street south of its intersection with FM 359:

1. Texana Center – 14.44 acres tract of land in the Churchill Fulshear League, Abstract No. 29, City of Fulshear, Fort Bend County, Texas, being that certain called 14.456 acres tract recorded under County Clerk's File Number 2005099822, Official Public Records, Fort Bend County, Texas; Fort Bend County, Texas.
2. Thrive Church – A 6.00 acres tract of land being out of a called 44.512 acres tract of land conveyed to Grandes Ricos, L.L.C., as recorded under Fort Bend County clerk's file Number 2015091411, situated in the Churchill Fulshear League, Abstract no.29, Fort Bend County, Texas.
3. Fulshear Cemetery – 9.78 acres of land including six plus acres of the Mexican Land Grant acquired in 1824 the "Old 300" colonist Churchill Fulshear, Sr. and donated to the Methodist Episcopal Church in 1851.

Proposed land uses at this time include:

1. Texana Center - a new regional center, to include:
 - a. Administrative and office space.
 - b. Facilities to support autism programs and services.
 - c. "Center for Learning" education facility
 - d. Retail and café facility for jobs skill training.
 - e. Outdoor recreation areas to support above.
 - f. Parking and site landscape development.
2. Thrive Church - a new church campus, to include:
 - a. Worship Center, Education, Youth, Children and Fellowship areas with ancillary support facilities.
 - b. Outdoor recreation facilities.
 - c. Parking and site landscape development.
 - d. Child care/day care services
3. Fulshear Cemetery - continued use for a cemetery and accessory uses.

Due to the community-service oriented uses desired, existing zoning requirements/allowances, geographic proximity of the three properties, and the common theme of non-profit ownership, a PUD zoning classification is being requested to consider the proposed projects and uses.

The Planning and Zoning Commission will hold a public hearing on this item as follows:

Date: January 19, 2018

Time: 8:30 a.m.

Place: Fulshear City Hall

Interested Parties may appear at the Public Hearing and be heard with respect to the application.

The application may be inspected by the public at Fulshear City Hall Monday through Thursday from 8:00 a.m. -5:00 p.m. and Fridays 8:00 a.m. -3:00 p.m. For more details, contact the City Secretary, D. Gordon Offord at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441 (Phone number: 281-346- 1796 x204)

Date Posted: January 8, 2018

By: D. Gordon Offord
City Secretary