

# ***PUBLIC HEARING***

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

<b>AGENDA OF:</b>	Feb 21, 2017	<b>AGENDA ITEM:</b>	
<b>DATE SUBMITTED:</b>	February 17, 2017	<b>DEPARTMENT:</b>	Administration
<b>PREPARED BY:</b>	Michelle Killebrew, Building Official	<b>PRESENTER:</b>	Michelle Killebrew, Building Official
<b>SUBJECT:</b>	<b>Special Use Request – 30136 FM 1093</b>		
<b>ATTACHMENTS:</b>	<b>Application, Site plan, Survey, and other documents</b>		
<b>EXPENDITURE REQUIRED:</b>		\$0	
<b>AMOUNT BUDGETED:</b>		\$0	
<b>ACCOUNT:</b>	Development Services		
<b>ADDITIONAL APPROPRIATION REQUIRED:</b>		\$0	
<b>ACCOUNT NO:</b>			

**EXECUTIVE SUMMARY**

Thrive Church is requesting a Special Use Permit for the property located at 30136 FM 1093. The property is within the Downtown District and has been used a Residential. They are requesting to use the property for Commercial Use, specifically for Office/Business. There will be no modifications made to the building except for code compliance and they are requesting to follow the regulations as outlined in the sign ordinance.

They have provided the following documents as required by the Special Use Application which include:

**Owner Affidavit:** The owner has submitted a letter of approval to request the Special Use Permit

**Vicinity Map:** Provided

**Context Map:** Provided as content with the survey of the property (this is acceptable as there will be no new buildings allowed without further Special Use hearings)

**Survey:** Provided

**Site Plan:** Provided as content with the survey (this is acceptable as there will be no new buildings allowed without further Special Use hearings)

**Notification to the public:** Provided and City sent the letters to all neighbors within 300 as provided by the applicant (see attached letter along with the list of neighboring property's)

**Application Fee:** Fee has been paid by the applicant

**Sign Notification on the property:** The sign has been duly posted by the applicant

**Traffic Impact Study:** This has been determined to not be applicable based on the existing usage

**Planning & Zoning Commission Hearing:** Was held on November 4, 2016, however the applicant believed that there were no property owners that needed to be notified and a survey of the property was missing from the application, staff notified the applicant and further documentation was submitted. On Feb 3, 2017 the Planning and Zoning Commission unanimously recommended approval with the condition that no new commercial structures are to be built without coming back for further consideration.

They must comply with all of the City Ordinances



## Special Use Permit

APPLICANT/OWNER: Thrive Church

ADDRESS OF PREMISES: 30136 FM 1093 Fulshear, TX 77441

REQUESTING: to use property for Commercial Use, specifically  
Office / Business

HEARING DATE: 2-3-2017

### PLANNING AND ZONING COMMISSION REVIEW

GRANTED

DENIED

RETURNED FOR ADDITIONAL DATA

COMMENTS/CONDITIONS: MUST MEET ALL LIFE SAFETY AND  
ADA REQUIREMENTS AS WELL AS CONFORM TO CITY LIGHTING ORD.

CHAIRMAN SIGNATURE: [Signature] DATE: FEB 3, 2017

*"The Planning and Zoning Commission finds that granting the Special Use Permit will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, nor impair adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public health, safety and well-being, or substantially diminish or impair property values within the neighborhood."*

### CITY COUNCIL REVIEW

GRANTED

DENIED

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PUBLIC HEARING

**Notice of Special Use Request**

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City Council will hold a public hearing at its meeting on February 21, 2017 at 7:00 p.m. in the City Council Chambers of the City of Fulshear located at 30603 FM 1093, at which time all interested persons will be given an opportunity to be heard.

The location of the premises in question is located in the Downtown District 30029, City of Fulshear, Tract 87.04, specifically the address is 30136 FM 1093, Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit so as to permit the existing structure to be used as Commercial Office/Business.

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.

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 X204.

PUBLISHER'S AFFIDAVIT

2010-1028

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

City Council

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:

2-3

\_\_\_\_\_, A.D. 2017



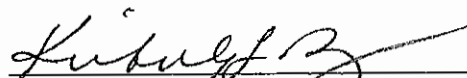
Lee Hartman  
Publisher

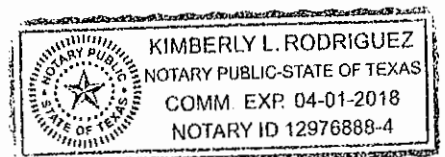
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

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

on this the 6th day of February, A.D. 2017 to certify which witness my hand and seal of office.

  
Notary Public, State of Texas





# CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556

www.fulsheartexas.gov

## ZONING SPECIAL USE APPLICATION

Date of Application: 10/6/16

Property Address: 30136 FM 1093

Legal Description of the property: 0029 C FULSHEAR TRACT 87-C, ACRES 2.0

Property Owner Name(s): WOODHAM FAMILY TRUST *f.f.w.*

Address: 63 BIG CHIEF TRL, BOZEMAN, MT 59718-9419

Phone Number: 406-539-7979 Email Address: FBWOODHAM@GMAIL.COM

Applicant/Agent: Thrive Church

Attach letter of authorization along with this application

Address: 9550 Spring Green Blvd Ste 408-246  
Katy TX 77494

Phone Number: 832-633-4805 Email Address: admin@thrivechurch.cc

Zoning District: DOWNTOWN DISTRICT Current use of property: RESIDENTIAL

Requested use of the property: COMMERCIAL/OFFICE

### Land Uses of Adjoining Property:

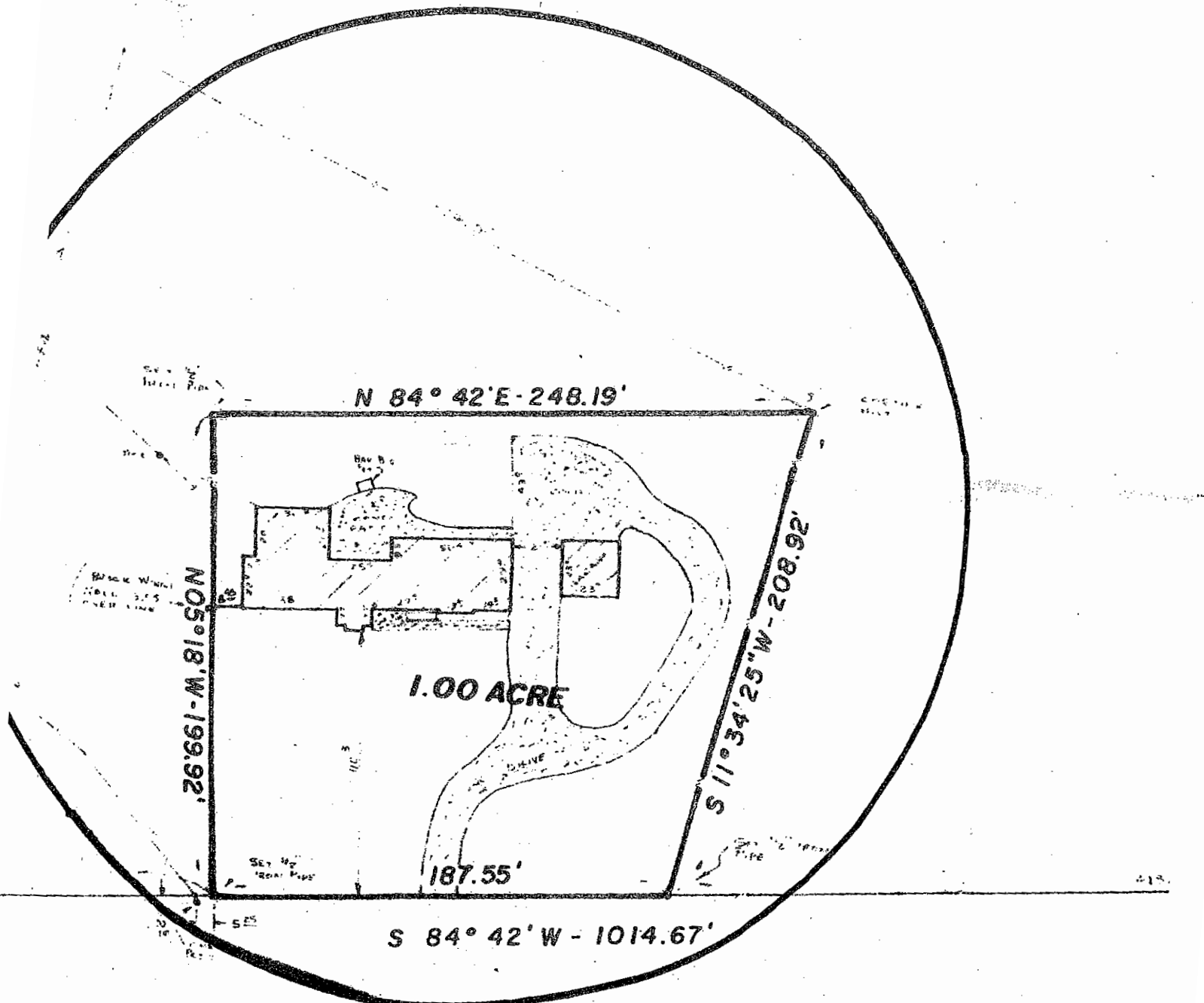
(Agricultural, Single Family, Industrial, Business)

North	VACANT LAND
South	VACANT LAND
East	VACANT LAND
West	VACANT LAND

Is the proposed special use allowable in the current zoning designation? \_\_\_\_\_

Application Fees: \$150.00 for Residential Use  
\$500.00 for Commercial Use

\* Application # 20161922 - \$500.00 pd by CK by Thrive Church



M MARKET ROAD No. 1093

A. P. R. R.



### Property Search

Enter any combination of name, address, or property identifier

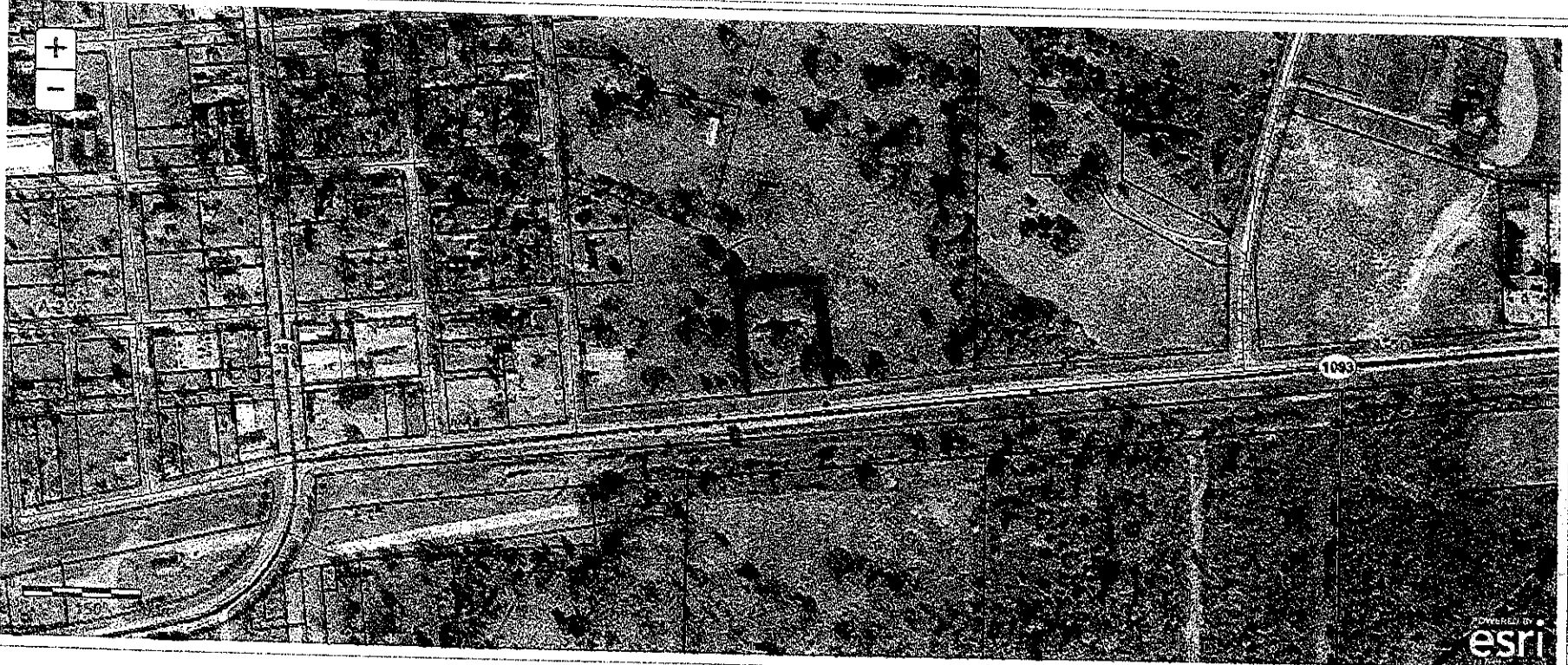


advanced

Street

Aerial

Layers







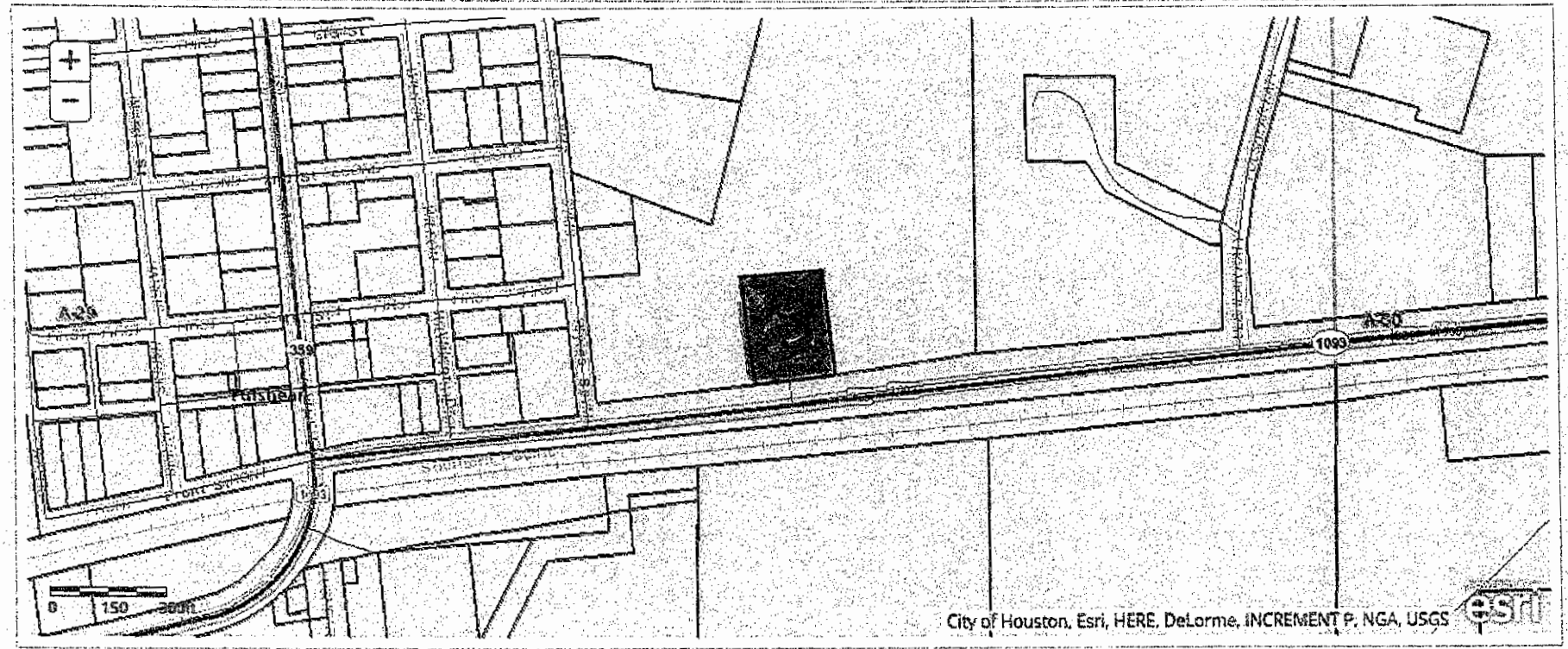
Property Search

Enter any combination of name, address, or property identifier



advanced

Street Aerial Layers



Parking Plan

30136 FM 1093

Fulshear, TX 77441

Our goal is a streamlined parking plan. Parking should be orderly and efficient.

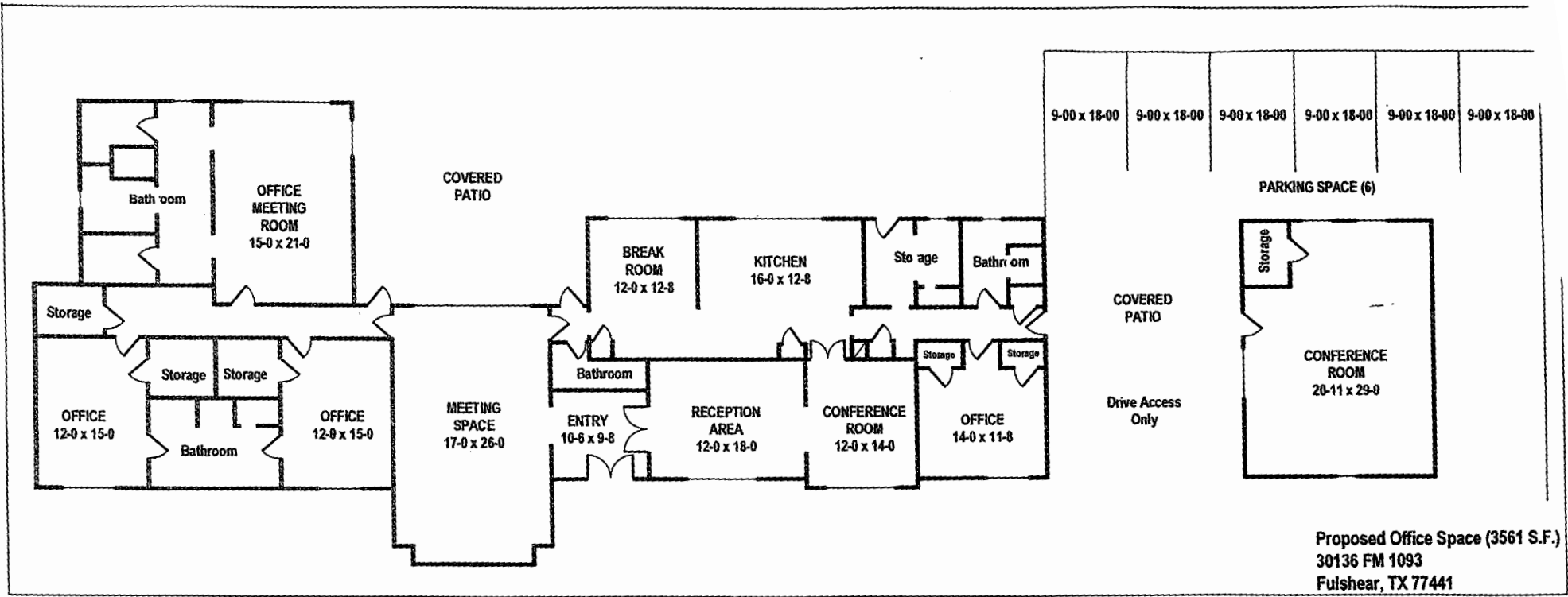
1. When entering the property, all traffic flows to the right.
2. Parking is in the rear of the garage, facing north.
3. All cars exit under the portico.
4. Signs will be posted stating entry and exit points.
5. Cars should not block the driveway at any time.

Special Use Request

30136 FM 1093

Fulshear, TX 77441

1. Request made that property address 30136 FM 1093, Fulshear, Texas 77441 be used as commercial office space only.
2. It is an existing single story building with no major modifications at this time.
3. Typical hours of operation will be 7 am to 6 pm.
4. Number of occupants will be 10 or less.
5. It will comply with all applicable sign regulations.



Proposed Office Space (3561 S.F.)  
 30136 FM 1093  
 Fulshear, TX 77441

**Michelle Killebrew**

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**To:** admin@thrivechurch.com  
**Cc:** cjsnipes@fulsheartexas.gov; Michael Ross  
**Subject:** Special Use Request

Good morning,

I wanted to update you on the Special Use Request that you made for the property located at 30136 FM 1093. Late yesterday afternoon, CJ and myself went over the application and found deficiencies. I allowed the application to be processed due to the fact that the property did not have any other residential nearby even though it was missing most of the requirements set forth in the Zoning Ordinance. Seeing my error, we requested that the Special Use Request was postponed.

The following items need to be submitted for review and once I have them I will request a new hearing for City Council, I apologize for any inconvenience this might cause.

1. Survey: a survey prepared and stamped by a state registered land surveyor listing the metes and bounds, legal description and the gross acreage within the subject parcel.
2. Site plan: 20 full size 24x36 inch copies of the site plan detailing the current conditions including any and all buildings and parking plan, ingress and egress points, and landscaping.
3. Vicinity map: A general location map indicating the approximate location of the property (this can be included with the site plan)
4. We believe that there are other property owners within 300 ft of this property. Please submit the required stamped and addressed business size envelopes to all owners of the boundary within 300 feet as listed in the current county records. <http://fbcad.org/>

When we reschedule the Hearing someone must be there to represent the applicant to answer any questions that the City Council might have. I have attached a copy of the application requirements to better help you, you do not have to refill out the application nor do you have to pay additional fees.

If you have any questions regarding this email please feel free to contact me.

*Permit us to serve you*

**Michelle Killebrew**  
City of Fulshear  
Building Services Department  
29378 McKinnon Rd. Suite C  
Fulshear, TX 77441  
(281) 346-8860 Office  
(281) 346-8237 Fax

## **Michelle Killebrew**

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**From:** Michelle Killebrew  
**Sent:** Thursday, December 08, 2016 4:20 PM  
**To:** 'Admin'  
**Cc:** Sharon Valiante  
**Subject:** Property Owners

Good afternoon Tom,

Measuring from Google Earth and using the Fort Bend Central Appraisal District I found the following property owners.

1. Huggins Ranch Ltd, 3823 Elfand Circle Dallas Texas 75229
2. George Pickard Jr, PO Box 177 Waring TX 78074
3. Fulshear Real Estate, 4007 Penn Lane Richmond Texas 77406
4. HEB Grocery Company LP, 5 Sawdust Rd Suite B Spring Texas 77380
5. Fort Bend Country Trol Road Authority, 16555 Southwest Fwy c/o The Muller Law Group 16555 Southwest Fwy Suite 200 Sugarland Texas 77479
6. Metropolitan Transit Authority of Harris County, PO Box 61429 Houston Texas 77208
7. Brett Deshazo, PO Box 87 Fulshear Texas 77441
8. Vela Deshazo, 15707 Ensenada Drive Houston Texas 77083
9. Burgin Real Estate LLC, PO Box 395 Fulshear Texas 77441

I will need business envelopes addressed to each one with a stamp on it submitted along with your Special Use Request, you can verify my information by measuring on Google Maps and finding the owner information on <http://www.fbcad.org/Map?PropertyQuickRefID=R65803>

*Permit us to serve you*

**Michelle Killebrew**  
*City of Fulshear*  
*Building Services Department*  
*29378 McKinnon Rd. Suite C*  
*Fulshear, TX 77441*  
*(281) 346-8860 Office*  
*(281) 346-8237 Fax*



Receipt: 81924  
Operator: MO Missy Ortiz  
Terminal: 8  
Batch: 07417 10/11/2016 PERMITS MO  
Date: 10/11/2016  
Time: 11:01

Payments

Method	Reference	Name	Amount
CHECK	3566	THRIVE CHURCH	500.00CR

Charges

Tran Code	SYS	Account #	Name	Amount
3.0000- BUILDING PERMITS	BP	20161922 2	THRIVE COMMUNITY CHURCH	500.00CR

Receipt

Return

mkirchner

## Kimberly Kopeccky

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**From:** Michelle Killebrew  
**Sent:** Thursday, January 05, 2017 12:02 PM  
**To:** Kimberly Kopeccky  
**Subject:** FW: Special Use Request  
**Attachments:** Special Use Application.pdf

Email to Applicant

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**From:** Michelle Killebrew  
**Sent:** Wednesday, November 16, 2016 9:13 AM  
**To:** 'admin@thrivechurch.cc' <admin@thrivechurch.cc>  
**Subject:** FW: Special Use Request

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**From:** Michelle Killebrew  
**Sent:** Wednesday, November 16, 2016 9:12 AM  
**To:** 'admin@thrivechurch.com' <admin@thrivechurch.com>  
**Cc:** [cjsnipes@fulsheartexas.gov](mailto:cjsnipes@fulsheartexas.gov); Michael Ross <[mross@fulsheartexas.gov](mailto:mross@fulsheartexas.gov)>  
**Subject:** Special Use Request

Good morning,

I wanted to update you on the Special Use Request that you made for the property located at 30136 FM 1093. Late yesterday afternoon, CJ and myself went over the application and found deficiencies. I allowed the application to be processed due to the fact that the property did not have any other residential nearby even though it was missing most of the requirements set forth in the Zoning Ordinance. Seeing my error, we requested that the Special Use Request was postponed.

The following items need to be submitted for review and once I have them I will request a new hearing for City Council, I apologize for any inconvenience this might cause.

1. Survey: a survey prepared and stamped by a state registered land surveyor listing the metes and bounds, legal description and the gross acreage within the subject parcel.
2. Site plan: 20 full size 24x36 inch copies of the site plan detailing the current conditions including any and all buildings and parking plan, ingress and egress points, and landscaping.
3. Vicinity map: A general location map indicating the approximate location of the property (this can be included with the site plan)
4. We believe that there are other property owners within 300 ft of this property. Please submit the required stamped and addressed business size envelopes to all owners of the boundary within 300 feet as listed in the current county records. <http://fbcad.org/>

When we reschedule the Hearing someone must be there to represent the applicant to answer any questions that the City Council might have. I have attached a copy of the application requirements to better help you, you do not have to refill out the application nor do you have to pay additional fees.

If you have any questions regarding this email please feel free to contact me.

*Permit us to serve you*

*Michelle Killebrew*  
*City of Fulshear*  
*Building Services Department*  
*29378 McKinnon Rd. Suite C*  
*Fulshear, TX 77441*  
*(281) 346-8860 Office*  
*(281) 346-8237 Fax*





## CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441  
Phone: 281-346-8860 ~ Fax: 281-346-8237  
[www.fulsheartexas.gov](http://www.fulsheartexas.gov)

### How to Request a Special Use Permit

Special Use Permits take at a **minimum 90 days** to obtain and must obtain both the Planning Commission and the City Council Approval. Below are the steps needed to take in order to process the permit. Submission of all the paperwork and fees must be turned in to the Building Official at least **30 days** prior to the next Planning Commission Meeting. The Planning Commission meets on the 1<sup>st</sup> Friday of every month. We strongly advise that a pre meeting at the location for the special use permit takes place with the Building Official in order to go over all the requirements for the Change of Use. You may contact the Building Official and set up an Appointment at any time before or after submission of the Special Use Permit.

Requirements needed in order to submit a Special Use Permit:

1. **Ownership Affidavit:** A statement of ownership and control of the property and a statement describing the nature of the intended use. A statement indicating how the proposed development complies with the City's adopted comprehensive plan.
2. **Vicinity Map:** A general location map indicating the approximate location of the property.
3. **Context Map:** 20 full size, 24 x 36 inch copies of the context map. The context map should include; the existing features within 200 ft of the property, all buildings on the property, ingress and egress points, landscaping, pedestrian paths and property names.
4. **Survey:** a survey prepared and stamped by a state registered land surveyor listing the metes and bounds, legal description and the gross acreage within the subject parcel.
5. **Site Plan:** 20 full size, 24 x 36 inch copies of the site plan detailing the current conditions and proposed conditions of the property including the Lighting plan, Landscaping plan, Grading and drainage plan, Signage plan, Parking plan and Elevation plan as detailed in the ordinance. The City Officials may deem necessary for the plans to be stamped by Professional Engineer, Architect or Land Planner.
6. **Traffic Impact Study:** A traffic impact study must be submitted unless waived by the City Officials, completed by a certified traffic engineer as outlined in the ordinance.

7. Stamped and addressed business size envelopes (which do not include return addresses) to all owners of the property located within 300 feet of the boundary of the proposed conditional use, as listed in the current county records.
8. Application fee must be submitted for processing of the Special Use Permit
  - \$150.00 for Residential Use
  - \$500.00 for Commercial Use
9. Post a notice on the property in form of a sign, one sign per each 200 feet of frontage along a public street with a maximum of two signs posted per frontage. The sign shall be located so that the lettering is visible from the street. The sign shall state "The property has requested a Special Use Permit, for information regarding this request contact the City of Fulshear at 30603 FM 1093 Fulshear, Texas 77441, 281-346-1796. 2 Public Hearings will be held for this request."

Please provide a narrative explaining the reasoning and justification for the Special Use. The narrative should focus on the existing uses and zoning classification of the property and the general area surrounding the parcel. Discussion of the request and its general suitability to the current zoning designation and the future development vision of the area should also be addressed. Please be prepared to discuss these and other related concepts at the public hearing.



Woodham Family Trust

J. Fred Woodham Trustee

63 Big Chief Trail, Bozeman, MT 59718

November 15, 2016

Micheal Killebrew

I Fred Woodham approve the application for Special Use Permit for the property at 30136 F.M. 1093  
Fulshear Texas.

  
J. Fred Woodham

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## **Kimberly Kopecky**

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**From:** Michelle Killebrew  
**Sent:** Thursday, January 05, 2017 12:01 PM  
**To:** Kimberly Kopecky  
**Subject:** FW: Special Use Permit  
**Attachments:** Special Use Permit approval letter.pdf

Woodham letter of authorization

**From:** J. Fred Woodham [mailto:fbwoodham@gmail.com]  
**Sent:** Tuesday, November 15, 2016 5:49 PM  
**To:** Michelle Killebrew <mkillebrew@fulsheartexas.gov>  
**Subject:** Special Use Permit

Micheal,

Please find attached letter of approval.

--

Sincerely,  
J. Fred Woodham

63 Big Chief Trail  
Bozeman, MT 59718



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

<b>AGENDA OF:</b>	Feb 21, 2017	<b>AGENDA ITEM:</b>
<b>DATE SUBMITTED:</b>	February 17, 2017	<b>DEPARTMENT:</b> Administration
<b>PREPARED BY:</b>	Michelle Killebrew, Building Official	<b>PRESENTER:</b> Michelle Killebrew, Building Official
<b>SUBJECT:</b>	<b>Special Use Request – 30415 5<sup>th</sup> Street</b>	
<b>ATTACHMENTS:</b>	<b>Application, Site plan, Survey, and other documents</b>	
<b>EXPENDITURE REQUIRED:</b>		\$0
<b>AMOUNT BUDGETED:</b>		\$0
<b>ACCOUNT:</b>	Development Services	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b>		\$0
<b>ACCOUNT NO:</b>		

**EXECUTIVE SUMMARY**

Goki Development is requesting a Special Use Permit for the property located at 30415 5<sup>th</sup> Street. The property is within the Downtown District and has been used as Commercial Property. They recently demolished a car wash building and would like to build a 6000 sqft office/fitness center. The property currently has 2 buildings existing, with the current uses being, offices and warehouse. The uses for the overall site will include, offices, warehouse, and fitness center, they are also requesting that a small restaurant not larger than 2000 sqft be allowed.

Goki Development is in the process of working with their Architect to meet all of the Architectural Design requirements, the plan shows 1 tree and 2 shrubs for each parking median however, they have agreed to correct the plans to reflect the 2 trees and 4 shrubs as required under the Zoning Ordinance for parking medians. There will be no additional landscaping added to this project.

Under the landscape Ordinance number 06-936 Section 6 (a) (1-2) for the Downtown Fulshear area 10% of the lot area not covered by structure should be utilized for landscaping. The street frontage of every lot should contain 1 3” caliper live oak tree every 30 feet.

Goki Development is requesting a variance along with this application for the parking requirements.

Existing Buildings 14,300 sqft / 250 sqft = 58 space required

New Building 3000 sqft / 200 sqft (fitness center) = 15 space required

3000 sqft / 250 sqft (business) = 12 spaces required

Total Required parking = 85 spaces required

Ordinance number 2012-1069 Section 1-164 (3) (d)

They currently have a total of 28 parking spaces are providing a total of 18 new spaces for the new building, which will give them a total of overall 46 parking spaces, which is a total of 39 parking space variance.

They have provided the following documents as required by the Special Use Application which include:

**Owner Affidavit:** The owner of the property is the applicant

**Vicinity Map:** Provided

**Context Map:** Provided as content with the site plan

**Survey:** Provided along with meets and bounds of the property

**Site Plan:** Provided

**Notification to the public:** Provided and City sent the letters to all neighbors within 300 as provided by the applicant (see attached letter along with the list of neighboring property's)

**Application Fee:** Fee has been paid by the applicant

**Sign Notification on the property:** The sign has been duly posted by the applicant

**Traffic Impact Study:** This has been waived by city administration for this specific request

**Planning & Zoning Commission Hearing:** Was held on Feb 3, 2017 and unanimously recommended approval with the condition that only the uses provided by the applicant are allowed unless they resubmit a Special Use Request due to parking constraints. The recommendation was to allow only the following uses: Office, Warehouse, Fitness Center, Barber Shop, & Restaurant under 2000 sqft.

They must comply with all of the City Ordinances with a variance to the parking requirements and landscaping requirements for area of 10% of the lot not covered by structures having to be landscaped.



**PUBLIC HEARING  
Notice of Special Use Request**

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold a Public Hearing. The hearing will be held by the City Council on February 21, 2017 at 7:00 p.m. in the City Council Chambers of the City of Fulshear located at 30603 FM 1093 at which time and place all interested persons will be given an opportunity to be heard.

The location of the premises in question is located in the Downtown District, 1-09 Acres out of the Churchill Fulshear League Block 27, specifically the address is 90415 5th Street Fulshear, Texas 77441.

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance so as to permit the use of a structure to be Commercial Use.

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

The applicant is also requesting a variance to the Zoning Ordinance for relief of the required parking from Section 1-164 (c) (d).

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.

City Secretary Number 281-346-1796 X204

Posted 2/1/2017

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City of Tulshear

PUBLISHER'S AFFIDAVIT

2010-1028CC

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

5th St.

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:

2-3

\_\_\_\_\_, A.D. 2017



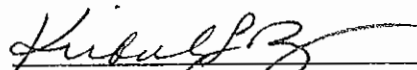
Lee Hartman  
Publisher

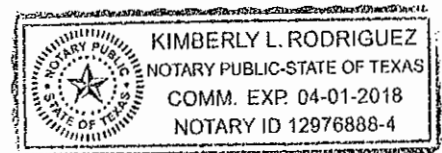
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

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

on this the 6th day of February, A.D. 2017 to certify which witness my hand and seal of office.

  
Notary Public, State of Texas





# CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556

[www.fulsheartexas.gov](http://www.fulsheartexas.gov)

## Notice of Special Use Request

1/17/2017

TO WHOM IT MAY CONCERN;

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 3, 2017 at 8:30 a.m., the second hearing will be held by the City Council on February 21, 2017 at 7:00 p.m. both hearings will be in the City Council Chambers of the City of Fulshear, located at 30603 FM 1093 at which time and place all interested persons will be given an opportunity to be heard.

The location of the premises in question is located in the Downtown District, 1.09 Acres out of the Churchhill Fulshear League Block 27, specifically the address is 30415 5<sup>th</sup> Street Fulshear, Texas 77441.

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance so as to permit the use of a structure to be Commercial Use.

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 is also requesting a variance to the Zoning Ordinance for relief of the required parking, from Section 1-164 (3) (d)

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.

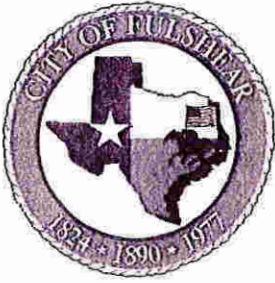
If you have any questions regarding this request please call the City Secretary's office at 281-346-1796.

Sincerely,

Michelle Killebrew  
Building Official

Applicant submitted letters to notify the following persons within 300 ft of this application:

Jamie & Martha Roberts – PO BOX 26, Fulshear TX 77441  
Jackie & Bernice Gilmore – PO BOX 622, Fulshear TX 77441  
Saul Yousefpor – PO BOX 190, Fulshear TX 77441  
Madtuck Holdings LP – PO BOX 947, Fulshear TX 77441  
Jumon Properties LLC – 2123 Winged Foot Drive, Missouri City TX 77459  
Frances Doucette – 2916 Velerio, Grand Prairie TX 75054  
Viola Randle – PO BOX 182, Fulshear TX 77441  
Bertha Rogers – PO BOX 1, Fulshear TX 77441  
Postmaster – 8055 FM 359 Road S, Fulshear TX 77441  
Carole Ann McCann – PO BOX 33, Fulshear TX 77441  
Pride of Austin – 401 Congress Ave Suite 1504, Austin TX 78701  
Fort Bend County Library – 301 Jackson Street, Richmond TX 77469  
Derrick Woods – PO BOX 172, Fulshear TX 77441  
Michael Martini – PO BOX 909, Fulshear TX 77441  
Casey Property LLC – PO BOX 424, Fulshear TX 77441  
Thomas Blackburn – PO BOX 999, Brookshire TX 77423



# CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441  
Phone: 281-346-8860 ~ Fax: 281-346-8237  
www.fulsheartexas.gov

## ZONING SPECIAL USE APPLICATION

Date of Application: 1-11-2017

Property Address: 30415 5th Street, Fulshear, Tx. 77441

Legal Description of the property: \_\_\_\_\_

Property Owner Name(s): GOKI DEVELOPMENT CORPORATION

Address: P.O. Box 158, Fulshear, Texas 77441

Phone Number: 281-346-1937 Email Address: gordonchristin@yahoo.com  
ulgjconstruction@aol.com  
wintergordonjr@gmail.com

Applicant/Agent: GOKI DEVELOPMENT CORPORATION / Winter Gordon  
Attach letter of authorization along with this application

Address: P.O. Box 158, Fulshear, Tx. 77441

Phone Number: 281-346-1937 Email Address: gokidevelopmentcorp@gmail.com

Zoning District: Downtown Current use of property: Commercial Use

Requested use of the property: COMMERCIAL use

Land Uses of Adjoining Property:  
(Agricultural, Single Family, Industrial, Business)

North	<u>Business</u>
South	<u>Single Family</u>
East	<u>Business</u>
West	<u>Business</u>

Is the proposed special use allowable in the current zoning designation? YES

Application Fees: \$150.00 for Residential Use  
\$500.00 for Commercial Use

RECEIVED  
REGISTRATION & PERMIT DEPT

JAN 12 2017

CITY OF FULSHEAR  
FULSHEAR, TX 77441



January 17, 2017

To Whom This May Concern:

We at GOKI Development Corp. are asking for a Variance to the parking required for our new building at 30415 5<sup>th</sup> Street Fulshear, TX. We don't currently have any parking issues nor foresee any problems in the future with our new building expansion.

Sincerely,

A handwritten signature in cursive script that reads "Winter Gordon, Jr." with a small flourish at the end.

Winter Gordon, Jr.  
President

GOKI DEVELOPMENT CORPORATION  
P.O. Box 158 Fulshear, Texas 77441  
Phone 281.346.1937  
Fax 281.346.1941

Property **R213686** Owner **GOKI DEVELOPMENT CORP** Property Address **30417 5TH ST. FULSHEAR, TX 77441** 2016 Assessed Value **\$846,570**

**2016 GENERAL INFORMATION**

Property Status **Active**  
 Property Type **Real Commercial**  
 Legal Description **FULSHEAR, BLOCK 27 (PT), ACRES 1.0875**  
 Neighborhood **Fulshear Industrial Office Whse Multiple Tenant**  
 Account **3380-00-027-0020-901**  
 Related Properties **P285849, P319068, P329249, P332249, P332250, P339919, P339920, P339924, P341515, P341516**  
 Map Number **A-027-J**

**2016 VALUE INFORMATION**

Improvement Homesite Value **\$0**  
 Improvement Non-Homesite Value **\$470,030**  
 Total Improvement Market Value **\$470,030**  
 Land Homesite Value **\$0**  
 Land Non-Homesite Value **\$376,540**  
 Land Agricultural Market Value **\$0**  
 Total Land Market Value **\$376,540**  
 Total Market Value **\$846,570**  
 Agricultural Use **\$0**  
 Total Appraised Value **\$846,570**  
 Homestead Cap Loss **-\$0**  
 Total Assessed Value **\$846,570**

**2016 OWNER INFORMATION**

Owner Name **Goki Development Corp**  
 Owner ID **O0069701**  
 Exemptions  
 Percent Ownership **100%**  
 Mailing Address **PO Box 158 Fulshear, TX 77441-0158**

**2016 ENTITIES & EXEMPTIONS**

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
C04- City of Fulshear		\$0	\$846,570	0.156901	0
<a href="#">CAD- Fort Bend Central Appraisal District</a>		\$0	\$846,570	0	0
D01- Ft Bend Drainage		\$0	\$846,570	0.016	0
G01- Ft Bend Co Gen		\$0	\$846,570	0.458	0
R05- Ft Bend Co ESD 4		\$0	\$846,570	0.1	0
S01- Lamar CISD		\$0	\$846,570	1.39005	0

TOTALS **2.120951**

**2016 IMPROVEMENTS**

Improvement #1 State Code **F1 - Real Commercial** Homesite **No** Total Main Area **-** Market Value **\$134,370** [Expand/Collapse All](#)

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	-	2005	1,540	\$70,140	<a href="#">Details</a>
2	-	1997	1,440	\$12,100	<a href="#">Details</a>
3	Paving Concrete	2007	14,680	\$52,130	<a href="#">Details</a>

Improvement #2 State Code **F1 - Real Commercial** Homesite **No** Total Main Area **-** Market Value **\$256,120**

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	-	2007	4,800	\$240,480	<a href="#">Details</a>
2	Paving Concrete	1997	10,600	\$15,640	<a href="#">Details</a>

Improvement #3 State Code **F1 - Real Commercial** Homesite **No** Total Main Area **-** Market Value **\$791,740**

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	-	2007	9,500	\$791,740	<a href="#">Details</a>

**2016 LAND SEGMENTS**

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Commercial Primary	F1- Real Commercial	No	\$361,060	\$0	47,150 Sq. ft

TOTALS **47,150 Sq. ft / 1.082415 acres**



#### DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Fort Bend Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Fort Bend Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Fort Bend Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information, said or implied.





January 10, 2017

To Whom This May Concern:

We at GOKI Development Corp. are proud to be a part of the Fulshear, Texas community. We have been supporters of this community from our company's inception. We strive for excellence and want to provide our neighbors with the best facilities possible. We have taken down our previous self-serve carwash and see the need for a retail/warehouse space to go in its place.

We already have tenants waiting to move in their potential spaces and serve Fulshear residents with their businesses. Many Residents are awaiting their grand openings.

The space that we plan to build will house an Insurance Agency, a Barber Shop, and CrossFit Center. We believe this will benefit our community along with adding to the agenda of making our city beautiful.

Office, Retail, Warehouse, Fitness Center, and/or a Small Restaurant not larger than 2000sq.ft are other potential uses for future tenants.

If you have any questions, Please feel free to contact us at 281.346.1937.

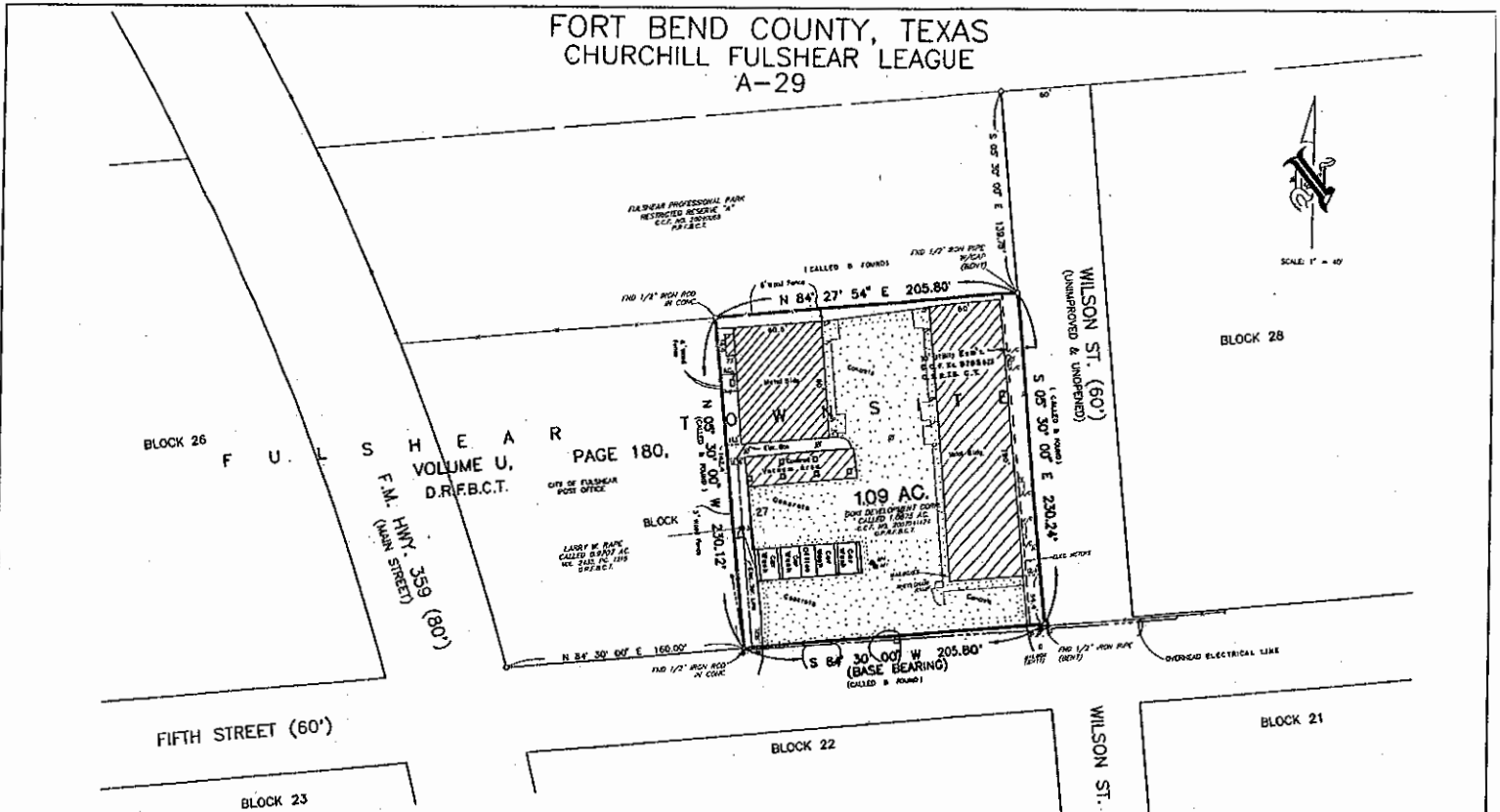
Sincerely,

A handwritten signature in black ink that reads 'Winter Gordon, Jr.' with a long horizontal flourish extending to the right.

Winter Gordon, Jr.  
President

**GOKI DEVELOPMENT CORPORATION**  
P.O. Box 158 Fulshear, Texas 77441  
Phone 281.346.1937  
Fax 281.346.1941

FORT BEND COUNTY, TEXAS  
 CHURCHILL FULSHEAR LEAGUE  
 A-29



BLOCK 26  
 F U L S H E A R  
 VOLUME U,  
 D.R.F.B.C.T.  
 F.W. HWY. 359 (60')  
 BLOCK 23

PAGE 180.

WILSON ST. (60')  
 (UNIMPROVED & UNDEVELOPED)

BLOCK 28

BLOCK 22

BLOCK 21

WILSON ST. (60')

- GENERAL NOTES**
- This land lies within Zone "M" of the Flood Insurance Rate Map, Community No. 421426, Map Number M1520000L, Panel 85, Suite "1" dated April 2, 2014, for Fort Bend County, Texas and is zoned SF-1.
  - This Flood Insurance Rate Map (FIRM) is not to be used for flood damage prevention purposes.
  - This Flood Insurance Rate Map (FIRM) does not indicate that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Insurance Rate Map (FIRM) shall not create liability on the part of the surveyor.
  - The location of the flood zone lines shown herein were determined by using FIRM maps. The actual location as determined by structure contours may differ. Jones & Carter warrants no liability as to the accuracy of the location of the flood zone lines.
  - A survey of this tract was not available at the time of this survey. Therefore it is possible that all easements of record may not be shown herein.
  - Boundaries are based upon the south line of the subject tract on being South 84° 30' 00" West (called South 84° 30' 00" West).
  - Points shown herein are graphic only, all dimensions (distances) are recorded on the plat and the property line was physically measured. The latter two may register better and recorded locations. Do dimensions showing the distance between the tower and the property line also reflect which side of the property line the tower is on.
  - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown herein.
  - Visible improvements or utilities were located with this survey, no subsurface probing, excavation or exploration was performed for this survey.
  - This survey does not provide any information concerning easements, front lots, back lots or any other underground houses. Such matters should be checked by the client or prospective purchaser to an exact comparison.
  - This survey is subject to later jurisdictional planning requirements.
  - This survey has been prepared for the sole purpose of the transaction described in the above referenced 70% Commitment and the platter listed thereon. This survey is not to be used for any subsequent transactions.
  - For references and further description, see notes and block description, job number F8000-0109-01, prepared by J&C earlier on same date.

- MARK SET
- CLEAR OUT
- TELEPHONE PROTECT
- OR GUARD POST

Subject to the General Notes shown:  
 We, the undersigned, acting by and through Chris D. Halverson, a Registered Professional Land Surveyor, hereby certify that this survey was conducted in accordance with the current Texas Statute of Professional Surveyors Standards and Specifications for a Category 18, Condition 1 Survey.

Surveyed 08-17-2018



Chris D. Halverson  
 Registered Professional Land Surveyor  
 No. 1585  
 cdhalverson@jonesandcarter.com

**SURVEY**  
 OF  
**109 ACRES**  
 OUT OF THE  
**CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29**  
 CITY OF FULSHEAR  
 FORT BEND COUNTY, TEXAS  
 AUGUST 2018



ENGINEERING SURVEYING DIVISION  
 4101 Westpark Drive, Suite 1000, Houston, Texas 77056  
 281.416.2800

1.09 Acres

Churchill Fulshear League, Abstract 29

STATE OF TEXAS           §

COUNTY OF FORT BEND   §

A **METES & BOUNDS** description of a 1.09 acre tract of land in the Churchill Fulshear League, Abstract 29, City of Fulshear, Fort Bend County, Texas, being that certain called 1.0875 acre tract described in deed recorded under County Clerk's File Number 2007041474, Official Public Records, Fort Bend County, Texas, with all bearings based on the south line of said called 1.0875 acre tract as being South 84 degrees 30 minutes 00 seconds West (called South 84 degrees 30 minutes 00 seconds West).

**BEGINNING** at a ½ inch iron rod found in concrete in the north right-of-way line of Fifth Street for the southwest corner of said called 1.0875 acre tract, same being the southeast corner of an adjoining called 0.9707 acre tract described in deed recorded in Volume 2432, Page 1215, Official Records, Fort Bend County, Texas, for the southwest corner and **Place of Beginning** of the herein described tract;

**THENCE** North 05 degrees 30 minutes 00 seconds West (called North 05 degrees 30 minutes 00 seconds West) along the west line of the herein described tract and the west line of said called 1.0875 acre tract, same being the east line of said adjoining called 0.9707 acre tract, 230.12 feet (called 230.12 feet) to a ½ inch iron rod found in concrete for the northwest corner of the herein described tract and the northwest corner of said called 1.0875 acre tract, same being the northeast corner of said adjoining called 0.9707 acre tract, and being in the south line of the adjoining Restricted Reserve "A" of Fulshear Professional Park, according to map or plat thereof recorded under County Clerk's File Number 20090068, Plat Records, Fort Bend County, Texas;

**THENCE** North 84 degrees 27 minutes 54 seconds East (called North 84 degrees 27 minutes 54 seconds East) along the north line of the herein described tract and the north line of said called 1.0875 acre tract, same being the south line of said adjoining Fulshear Professional Park, 205.80 feet (called 205.80 feet) to a ½ inch iron pipe with cap marked "Kalkomey Surveying" (bent) found for the northeast corner of the herein described tract and the northeast corner of said called 1.0875 acre tract, same being the southeast corner of said adjoining Fulshear Professional Park, and being in the west right-of-way line of Wilson Street (unimproved and unopened);

**THENCE** South 05 degrees 30 minutes 00 seconds East (called South 05 degrees 30 minutes 00 seconds East) along the east line of the herein described tract and the east line of said called 1.0875 acre tract, same being the west right-of-way line of Wilson Street, 230.24 feet (called 230.24 feet) to a ½ inch iron pipe (bent) found for the southeast corner of the herein described tract and the southeast corner of said called 1.0875 acre tract, said point being at the intersection of the west right-of-way line of Wilson Street with the north right-of-way line of said Fifth Street;

1.09 Acres

Churchill Fulshear League, Abstract 29

**THENCE** South 84 degrees 30 minutes 00 seconds West (called South 84 degrees 30 minutes 00 seconds West) along the south line of the herein described tract and the south line of said called 1.0875 acre tract, same being the north right-of-way line of Fifth Street, 205.80 feet (called 205.80 feet) to the **Place of Beginning** and containing 1.09 acres of land, more or less.

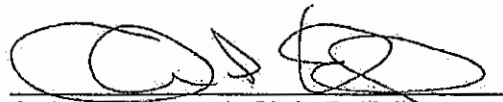
For reference and further description see Survey Plat No. 10022 prepared by the undersigned on same date.

August 17, 2016

Job Number R8000-0109-01

Jones | Carter  
Charlie Kalkomey Surveying Division  
6415 Reading Road  
Rosenberg, TX 77471-5655  
(281) 342-2033  
Texas Board of Professional Land  
Surveying Registration No. 10046104



  
Acting By/Through Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869  
CDKalkomey@jonescarter.com

# NEW OFFICE BUILDING - SUITES "C", "D" & "E"

50417 5TH STREET

FULSHEAR, TEXAS 77441

for

## GOKI DEVELOPMENT CORPORATION

### KERL AND ASSOCIATES

ARCHITECTURE/INTERIORS/ PROJECT MANAGEMENT/ CONSTRUCTION MANAGEMENT

2415 1/2 OAKDALE ST., #02

HOUSTON, TEXAS 77004

OFF 832-335-4570

FAX: XXX-XXX-XXXX



EXP. DATE: 02.28.17

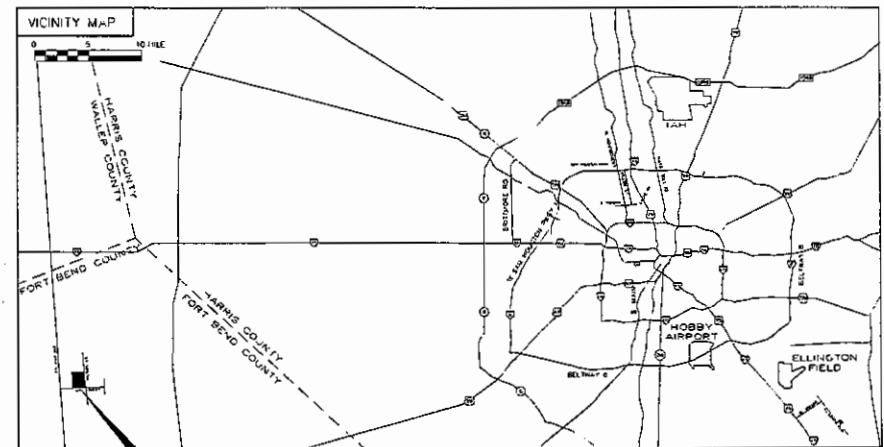
TDLR PROJECT #: EABPRJB7804366

#### INDEX OF DRAWINGS:

G0.00	COVERSHEET, DRAWING INDEX, ETC.	A0.00-C	FITNESS CENTER - LEASE 'C' DRAWINGS:
G0.01	BLDG. CODE & PARKING ANALYSIS	A2.00-C	FLOOR PLAN & INT. ELEVATIONS
G0.02	HANDICAPPED ACCESS REQUIREMENTS	A2.10-C	REFLECTED CEILING PLAN
C1.00	CIVIL SITE AND GRADING PLAN AND DETAILS	M1.0-C	HVAC PLANS
C1.00	INLET DETAILS	P1.0-C	PLUMBING PLANS & RISER DIAGRAMS
L1.00	LANDSCAPING PLANS & DETAILS	M2.1-C	HVAC SCHEDULES & DETAILS
A0.00	DEMO & NEW SITE PLAN AND DETAILS	E2.0-C	LIGHTING PLAN & PANEL SCHEDULES
A1.00	OVERALL BUILDING FLOOR PLAN	E2.1-C	POWER PLAN
A1.10	PARTITION TYPES & UL DESIGN DATA	A0.00-D	BARBER SHOP - LEASE 'D' DRAWINGS:
A3.00	BUILDING ELEVATIONS	A2.00-D	FLOOR PLAN, RCP & INT ELEVATIONS
A4.00	BUILDING SECTIONS & DETAILS	MP2.0-D	HVAC & PLUMBING PLANS
S1.0	FOUNDATION PLAN & DETAILS	MP2.1-D	HVAC & PLUMBING SCHEDULES & DETAILS
MEP-1.0	MEP SITE PLAN	E2.0-D	POWER & LIGHTING PLAN, PANEL SCHEDULES
E-1.0	SYMBOLS & ABBREV. TYP. RISER DIAGRAMS	A0.00-E	INS OFFICE - LEASE 'E' DRAWINGS:
		A2.00-E	FLOOR PLAN, RCP & INT ELEVATIONS
		MP2.0-E	HVAC & PLUMBING PLANS, RISERS
		MP2.1-E	HVAC & PLUMBING SCHEDULES & DETAILS
		E2.0-E	POWER & LIGHTING PLAN

METAL BUILDING PERMIT DRAWINGS (19 SHEETS)

#### PROJECT LOCATION MAP



DOCUMENTS ISSUED FOR REGULATORY APPROVAL AND CONSTRUCTION PURPOSES: JANUARY 09, 2017

#### NOTE:

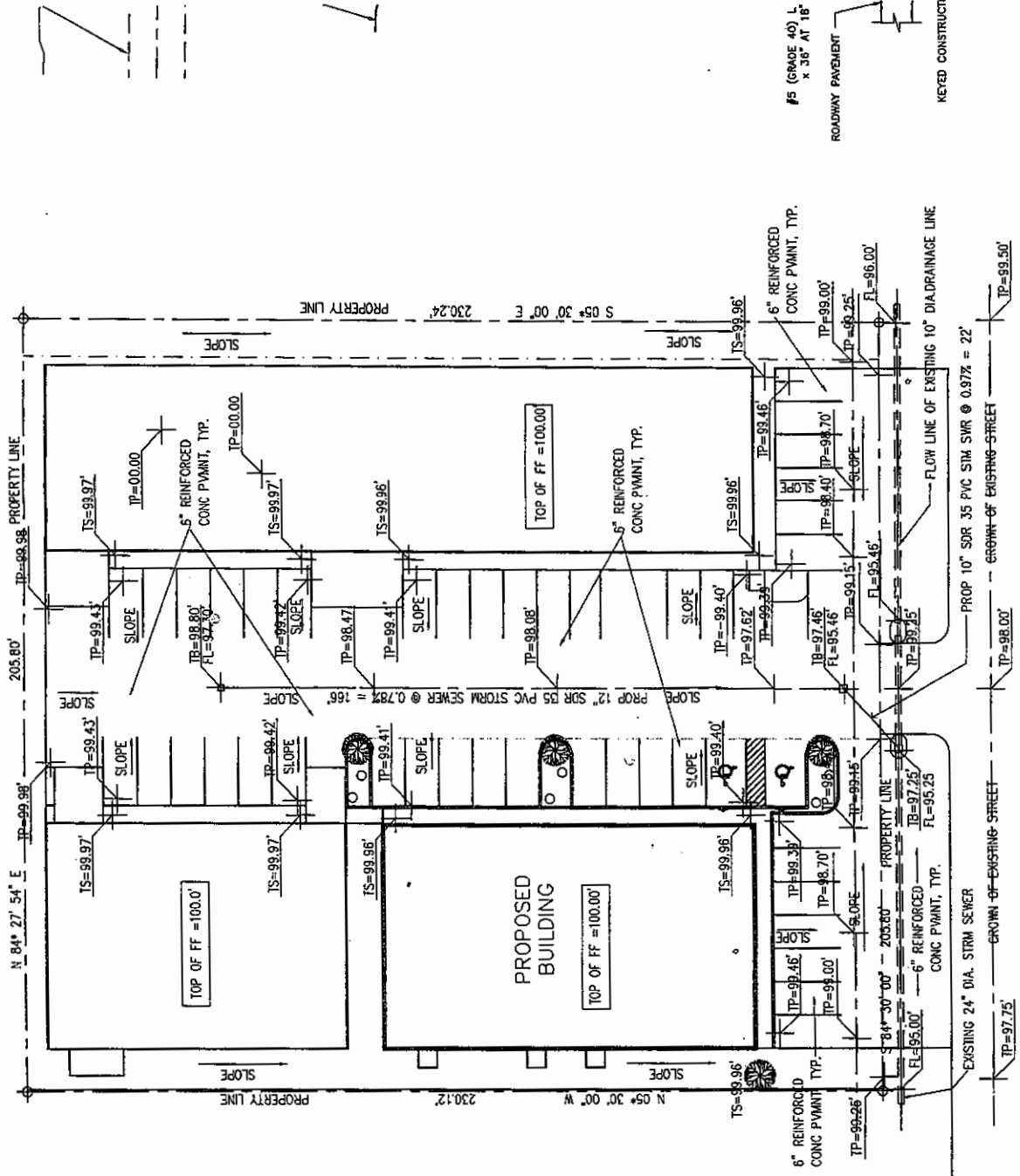
KERL & ASSOCIATES ARCHITECTS WILL NOT ASSUME ANY RESPONSIBILITY OR LIABILITY FOR PLAN DEVIATIONS DURING CONSTRUCTION OF THIS DOCUMENT SET WITHOUT EXPRESSED WRITTEN AUTHORIZATION.

#### FLOOD ZONE INFORMATION:

\* PROPERTY APPEARS TO BE LOCATED OUT OF THE 100 YEAR FLOOD PLAIN & LOCATED IN FLOOD INSURANCE RATE MAP, COMMUNITY NO. 481483, P-NEL, SUFFIX "L" DATED APRIL 2, 2014, FOR FORT BEND COUNTY, TEXAS.

#### LEGAL DESCRIPTION:

1.09 ACRES OF THE EAST PORTION OF BLOCK 27 OUT OF THE THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS



#5 (GRADE 40) L  
x 36" AT 18"  
ROADWAY PAVEMENT  
KEYED CONSTRUCT



LEGEND:  
 TP TOP OF FINISH  
 IS TOP OF SCHEDULE  
 IB TOP OF INCH BASH  
 FL FLOW LINE  
 FF FINISHED FLOOR

1 SITE PLAN  
 SCALE: 1" = 20'-0"

GENERAL NOTES:  
 ALL EXISTING ELEVATIONS USED AS BASE REFERENCES SUPPLIED BY OTHERS.