

AGENDA MEMO
BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF FULSHEAR, TEXAS

AGENDA OF:	May 15, 2018	AGENDA ITEM:	VII - Public Hearing
DATE SUBMITTED:	May 10, 2018	DEPARTMENT:	City Council
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 ZONING CHANGE FROM DOWNTOWN DISTRICT TO COMMERCIAL FOR 4.99 ACRES LOCATED AT 30200 FM 1093		
ATTACHMENTS:	<ol style="list-style-type: none"> 1.) Publisher's Affidavit 2.) Copy of Published Notice 3.) Full Text of Notice 4.) Letter to Area Property Owners 5.) Map Showing Radius for Notification Requirements 6.) Listing of Property Owners (1 of 2) 7.) Listing of Property Owners (2 of 2) 		

EXECUTIVE SUMMARY

The owner of the property located at 30200 FM 1093, through his authorized representatives, has requested a Zoning Change for the property indicated. The property is currently zoned as Downtown District and is being requested to be rezoned as Commercial.

All documents as required by the City's Zoning Ordinance have been received. In addition, the requirements have been met so that the public hearings may take place.

RECOMMENDATION

Staff recommends the City Council conduct the public hearing for the requested zoning change from Downtown District to Commercial for the property located at 30200 FM 1093.

PUBLISHER'S AFFIDAVIT

zoning (cc)

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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

RECEIVED
CITY OF FULSHEAR

MAY 03 2018

CITY SECRETARY OFFICE

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

4-29

_____, A.D. 2018

[Handwritten signature]

Lee Hartman
Publisher

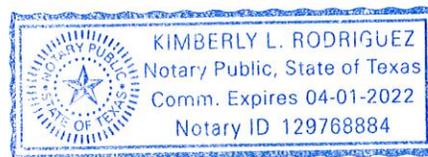
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

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

on this the 1 day of May, A.D. 2018 to certify which witness my hand and seal of office.

[Handwritten signature]
Notary Public, State of Texas



PUBLIC HEARING – ZONING CHANGE

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 May 4, 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 May 9, 2018 at 6:30 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. The second hearing has been re-scheduled to be held by the City Council on May 15, 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, C Fulshear League, Abstract 29, Acres 4.99, specifically the location is at the northeast corner of FM 1093 and Syms Rd, Fulshear, Texas 77441.

The applicant's agent, Anderson Smith, of Capital Retail Properties, is seeking a Zoning Change pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Downtown District to Commercial Use for commercial, retail, restaurant, office and/or medical space.

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.

Posted: April 29, 2018

PUBLIC HEARING – ZONING CHANGE

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Posted: April 29, 2018



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.fulsheartexas.gov

Notice of Zoning Change Request

March 29, 2018

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 **April 13, 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 **April 17, 2018 at 7:00 p.m.** the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearing will allow all interested persons will be given an opportunity to be heard.

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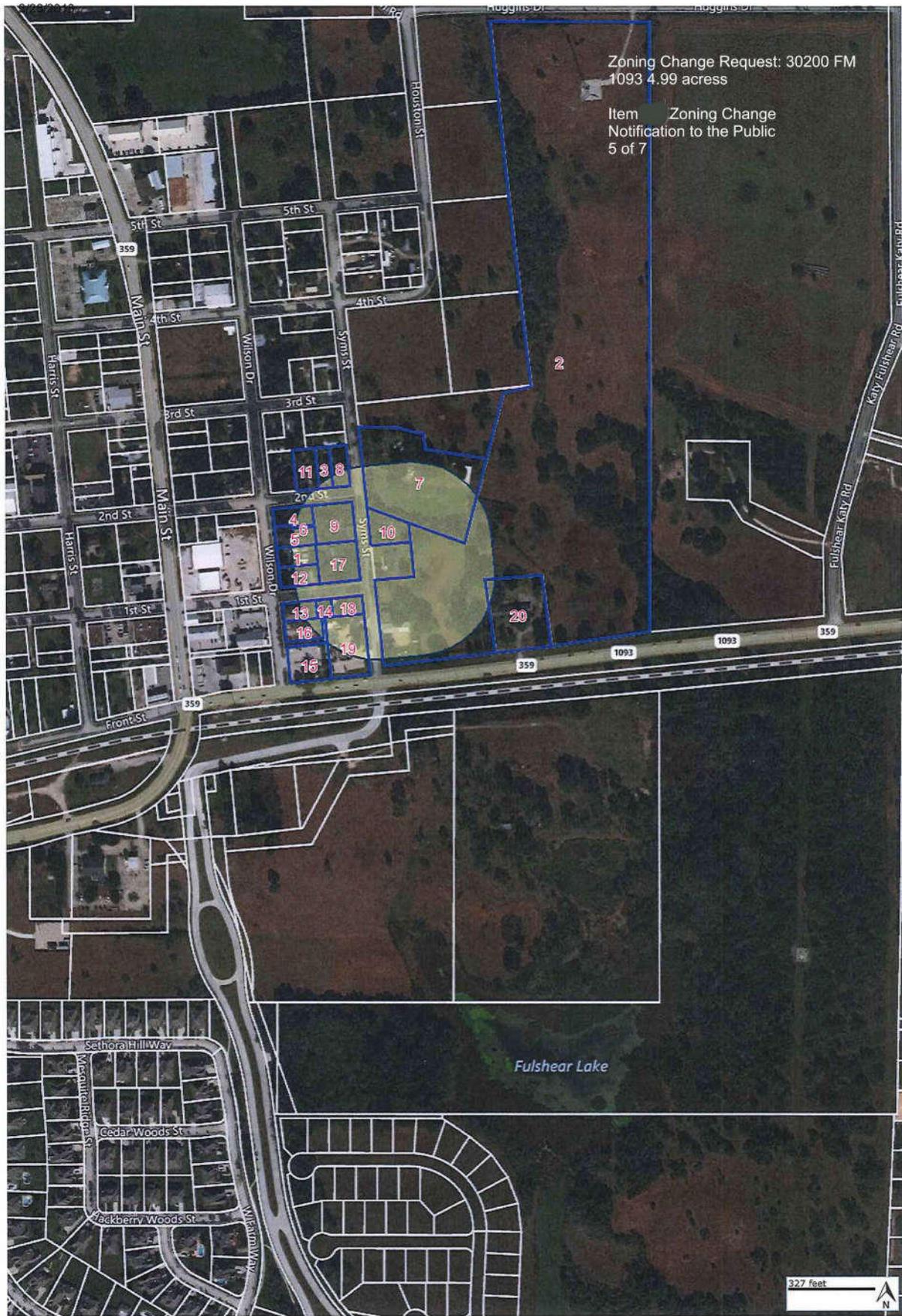
If you have any questions regarding this request please call the City Secretary's office at 281-346-1796.

Sincerely,

John R. Brown
Interim Building Official

Zoning Change: 30200 FM 1093
4.99 Acres
Item Notification to the Public
4 of 7

CITY
COPY



Zoning Change Request: 30200 FM
 1093 4.99 acres

Item Zoning Change
 Notification to the Public
 5 of 7

1

ID		APN	3380-00-008-0060-901	Site Address	8409 WILSON DR
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	GRACE, JASON	Owner 1 Address	PO BOX 432	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	534				

2

ID		APN	0029-00-000-0870-901	Site Address	8509 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	WOODHAM FAMILY TRUST	Owner 1 Address	63 BIG CHIEF TRL	Owner 1 City	BOZEMAN
Owner 1 State	MT	Owner 1 Zip Code	59718	Owner 2 Name	
Building Square Feet	1200				

3

ID		APN	3380-00-009-0011-901	Site Address	30306 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	AUSTIN, CHERRILYN ELIZABETH	Owner 1 Address	PO BOX 701	Owner 1 City	STAFFORD
Owner 1 State	TX	Owner 1 Zip Code	77497	Owner 2 Name	
Building Square Feet	1056				

4

ID		APN	3380-00-008-0102-901	Site Address	30315 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	FULSHEAR COUNTRY ENTERPRISES LLC	Owner 1 Address	31311 RIVERLAKE RD	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet					

5

ID		APN	3380-00-008-0070-901	Site Address	8407 WILSON DR
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	FULSHEAR COUNTRY ENTERPRISES INC	Owner 1 Address	31311 RIVERLAKE RD	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	1312				

6

ID		APN	3380-00-008-0072-901	Site Address	30315 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	FULSHEAR COUNTRY ENTERPRISES LLC	Owner 1 Address	31311 RIVERLAKE RD	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet					

7

ID		APN	0029-00-000-0665-901	Site Address	8319 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	BURGIN REAL (ESTATE) LLC	Owner 1 Address	PO BOX 395	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	2077				

8

ID		APN	3380-00-009-0014-901	Site Address	30302 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	BURGIN, JAMES N	Owner 1 Address	PO BOX 395	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	BURGIN, BARBARA
Building Square Feet	3164				

9

ID		APN	3380-00-008-0080-901	Site Address	30307 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	RIGGS, RODGER G	Owner 1 Address	PO BOX 675	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	RIGGS, CAROL L
Building Square Feet	4202				

10

ID		APN	0029-00-000-0873-901	Site Address	SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	DESHAZO, VELA JEAN	Owner 1 Address	15707 ENSENADA DR	Owner 1 City	HOUSTON
Owner 1 State	TX	Owner 1 Zip Code	77083	Owner 2 Name	
Building Square Feet	1350				

11

ID		APN	3380-00-009-0024-901	Site Address	30312 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	PECK, ROBERT	Owner 1 Address	209 CALETA CIR	Owner 1 City	RICHMOND
Owner 1 State	TX	Owner 1 Zip Code	77406	Owner 2 Name	PECK, CANDACE
Building Square Feet	1665				

12

ID		APN	3380-00-008-0020-901	Site Address	8415 WILSON DR
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	SIMMONS, SONYA LUNCEFORD	Owner 1 Address	PO BOX 98	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	2382				

13

ID		APN	3380-00-001-0093-901	Site Address	8503 WILSON DR
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	KRPEC, MARK	Owner 1 Address	32619 WALTHAM XING	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	KRPEC, MONICA
Building Square Feet	1540				

14

ID		APN	3380-00-001-0094-901	Site Address	30315 1ST ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	UNKER, JOHN PAUL	Owner 1 Address	PO BOX 423	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	704				

15

ID		APN	3380-00-001-0041-901	Site Address	E FRONT ST
Site City		Site State	TX	Site Zip Code	77441
Owner 1 Name	OSR REAL (ESTATE) HOLDINGS LLC	Owner 1 Address	5015 FM 723 RD	Owner 1 City	RICHMOND
Owner 1 State	TX	Owner 1 Zip Code	77406	Owner 2 Name	
Building Square Feet					

16

ID		APN	3380-00-001-0040-901	Site Address	WILSON ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	LIPPMAN, LOUIS M	Owner 1 Address	1616 FOUNTAIN VIEW DR APT 611	Owner 1 City	HOUSTON
Owner 1 State	TX	Owner 1 Zip Code	77057	Owner 2 Name	
Building Square Feet					

17

ID		APN	3380-00-008-0010-901	Site Address	8414 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	JONES, SELWIN W	Owner 1 Address	PO BOX 207	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	JONES, DORIS J
Building Square Feet	2457				

18

ID		APN	3380-00-001-0092-901	Site Address	8502 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	ROSH PROPERTIES LTD	Owner 1 Address	431 W GAYWOOD DR	Owner 1 City	HOUSTON
Owner 1 State	TX	Owner 1 Zip Code	77079	Owner 2 Name	
Building Square Feet	952				

19

ID		APN	3380-00-001-0010-901	Site Address	8506 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	PAWELEK, CLAUDE A	Owner 1 Address	34333 PECAN HILL DR	Owner 1 City	BROOKSHIRE
Owner 1 State	TX	Owner 1 Zip Code	77423	Owner 2 Name	
Building Square Feet					

20

ID		APN	0029-00-000-0871-901	Site Address	30136 FM 1093 RD
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	WOODHAM, B A	Owner 1 Address	63 BIG CHIEF TRL	Owner 1 City	BOZEMAN
Owner 1 State	MT	Owner 1 Zip Code	59718	Owner 2 Name	WOODHAM, JEAN
Building Square Feet	3705				

Zoning Change Request: 30200 FM Item Zoning Change
1093 4.99 acres Notification to the Public 7 of 7