

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

AGENDA OF: December 18, 2018	AGENDA ITEM: PH - VI
DATE SUBMITTED: December 11, 2018	DEPARTMENT: Planning & Development
PREPARED BY: Sharon Valiante, Director of Public Works Brant Gary, Assistant City Manager Kerry Sigler, Chief Building Official	PRESENTER: Sharon Valiante, Director of Public Works Brant Gary, Assistant City Manager Kerry Sigler, Chief Building Official
SUBJECT: Public hearing regarding a request for a Special Use Permit for 30415 5 th Street and 30417 5 th Street, Fulshear, TX 77441.	
ATTACHMENTS: Public Hearing Notices	

EXECUTIVE SUMMARY

The owner of the properties located at 30415 5th Street and 30417 5th Street, Fulshear, TX 77441 is requesting a Special Use Permit for the properties indicated. The properties are within the Downtown District and are existing. They are requesting to use the property for commercial use, specifically for retail and office locations. There are no modifications currently planned for the buildings.

Ordinance (2012-1069). In addition, the requirements have been met so that the public hearings may take place. The Planning and Zoning Commission conducted their public hearing on December 7, 2018.

RECOMMENDATION

Staff recommends the City Council conduct the public hearing for the requested commercial use of retail and office locations at the properties located at 30415 5th Street and 30417 5th Street, Fulshear, TX 77441.

Notice of Public Hearings

In compliance with the City of Fulshear Ordinance Number 2012-1069, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on December 7, 2018 at 8:30AM. The hearing will be held at City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on December 18, 2018 at 7:00PM. 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, Fulshear, Block 27 (PT), Acres 1.0875, specifically the address is 30415 5th Street and 30417 5th Street, Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit pursuant to the Ordinance # 2012-1069, Section 1-193, (c), (2), (f), (g), if 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.

Posted: 12/2/2018
Date:

12-2

City of Fulshear

PUBLISHER'S AFFIDAVIT

2012-1069

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)

Notice of Public Hearings
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 The location of the premises in question is in the Downtown District, Fulshear, Block 27 (PT), Acres 1.0875, specifically the address is 30415 5th Street and 30417 5th Street, Fulshear, Texas 77441.
 The applicant is seeking a Special Use Permit pursuant to the Ordinance # 2012-1069, Section 1-193, (c), (2), (f), (g), if 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.
 Posted: 12/2/2018

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

12-2

_____, A.D. 2018



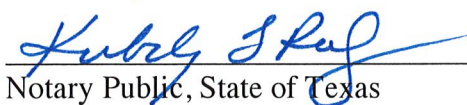
Lee Hartman
Publisher

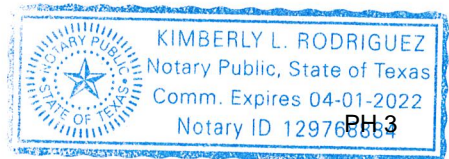
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

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

on this the 4 day of December, A.D. 2018 to certify which witness my hand and seal of office.


Notary Public, State of Texas





FULSHEAR MADLUCK HOLDINGS LP X	APN Site State Owner 1 Address Owner 1 Zip Code	3380-00-022-0012-901 TX PO BOX 947 77441	Site Address Site Zip Code Owner 1 City Owner 2 Name	8118 WILSON DR 77441 FULSHEAR
ORT BEND COUNTY X	APN Site State Owner 1 Address Owner 1 Zip Code	0029-00-000-0888-901 TX MAIL CTR 77469	Site Address Site Zip Code Owner 1 City Owner 2 Name	FM 359 RD 77441 RICHMOND
ULSHEAR RIDE OF AUSTIN HIGH YIELD FUND, L L X	APN Site State Owner 1 Address Owner 1 Zip Code	3380-00-027-0011-901 TX 401 CONGRESS AVE STE 1540 78701	Site Address Site Zip Code Owner 1 City Owner 2 Name	8045 FM 359 RD S 77441 AUSTIN
2650				
ULSHEAR RIDE OF AUSTIN HIGH YIELD FUND, L L X	APN Site State Owner 1 Address Owner 1 Zip Code	3380-00-027-0000-901 TX 401 CONGRESS AVE STE 1540 78701	Site Address Site Zip Code Owner 1 City Owner 2 Name	8043 FM 359 RD S 77441 AUSTIN DBA FULSHEAR PROFESSIONAL PARK
585				
ULSHEAR APE, LARRY W X	APN Site State Owner 1 Address Owner 1 Zip Code	3380-00-027-0010-901 TX 1010 WALNUT CREEK DR 75840	Site Address Site Zip Code Owner 1 City Owner 2 Name	8055 MAIN ST 77441 FAIRFIELD DBA UNITED STATES POST OFFICE
568				
ULSHEAR ARTINI, MICHAEL G X	APN Site State Owner 1 Address Owner 1 Zip Code	3380-00-022-0032-901 TX PO BOX 909 77441	Site Address Site Zip Code Owner 1 City Owner 2 Name	8107 MAIN ST 77441 FULSHEAR
47				
JACKBURN THOMAS R	APN Site State Owner 1 Address	0029-00-000-0660-901 TX PM BOX 000	Site Address Site Zip Code	FM 359 RD 77441

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

AGENDA OF: December 18, 2018	AGENDA ITEM: PH - VII
DATE SUBMITTED: December 11, 2018	DEPARTMENT: Planning & Development
PREPARED BY: Sharon Valiante, Director of Public Works Brant Gary, Assistant City Manager Kerry Sigler, Chief Building Official	PRESENTER: Sharon Valiante, Director of Public Works Brant Gary, Assistant City Manager Kerry Sigler, Chief Building Official
SUBJECT: Public hearing regarding a request for a Special Use Permit for 8418 Syms Street, Fulshear, TX 77441.	
ATTACHMENTS: Public Hearing Notices	

EXECUTIVE SUMMARY

The authorized representative for the owner of the property located at 8418 Syms Street, Fulshear, TX 77441 is requesting a Special Use Permit for the property indicated. The property is within the Downtown District and is currently used for residential use They are requesting to use the property for commercial use, specifically for an office/veterinary clinic. Any internal modifications will be done according to applicable codes and ordinances

They have provided the necessary documents as required by Sec. 1-283 of the City's Zoning Ordinance (2012-1069). In addition, the requirements have been met so that the public hearings may take place. The Planning and Zoning Commission conducted their public hearing on December 7, 2018.

RECOMMENDATION

Staff recommends the City Council conduct the public hearing for the requested commercial use of an office/veterinary clinic located at 8418 Syms Street, Fulshear, TX 77441.

Notice of Public Hearings

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The location of the premises in question is in the Downtown District, Fulshear, Block 27 (PT), Acres 1.0875, specifically the address is 8418 Syms Street, Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit pursuant to the Ordinance # 2012-1069, Section 1-193, (c), (2), (b), (g), if 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.

Posted: 11/19/2018
Date:

12-2

City of Fulshear

2012-1069

PUBLISHER'S AFFIDAVIT

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;
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_____, A.D. 2018



Lee Hartman
Publisher

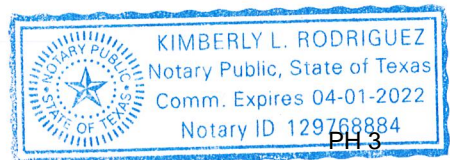
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

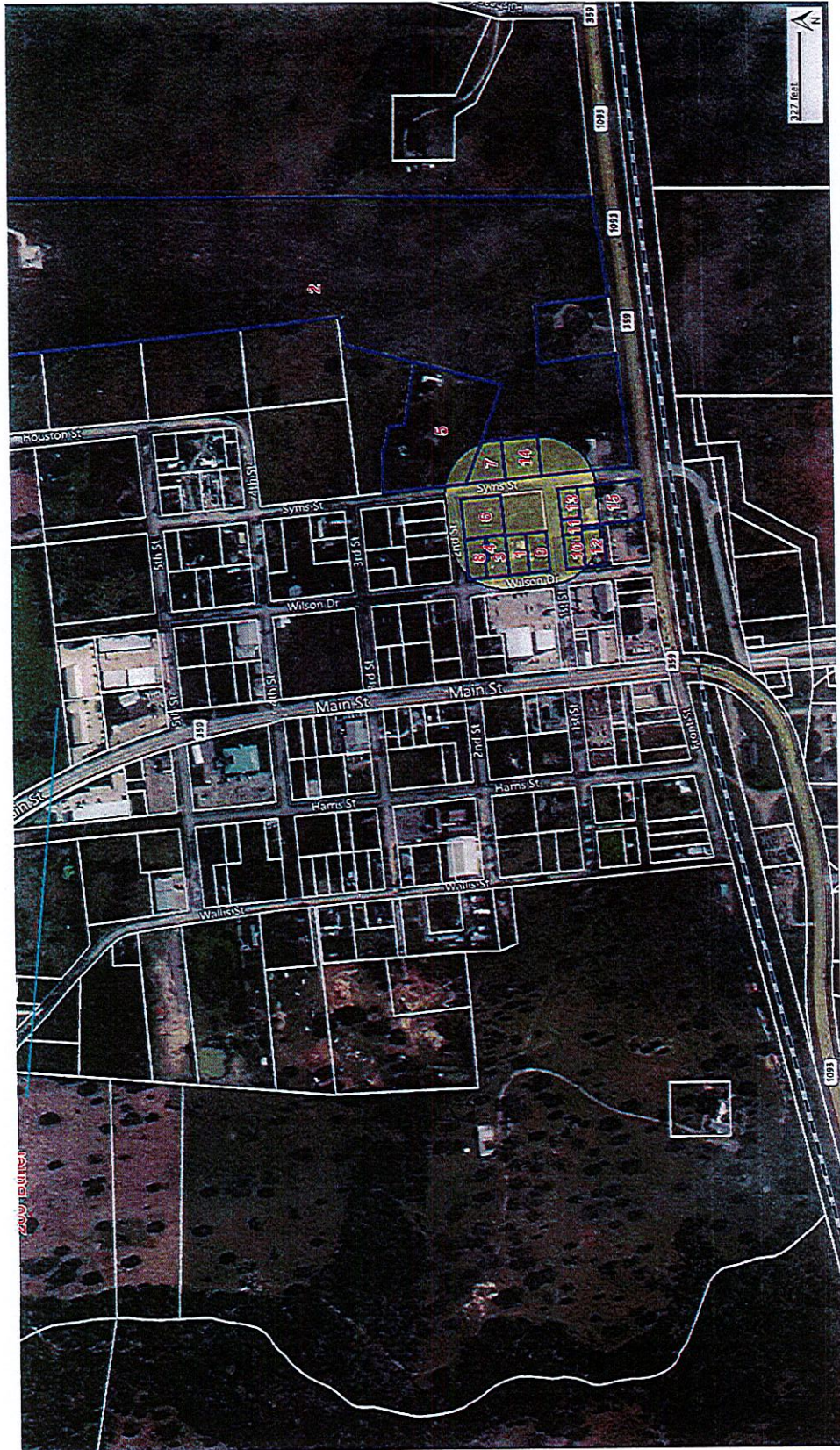
_____ b) provided the following evidence to establish his/her identity, _____

on this the 4 day of December, A.D. 2018 to certify which witness my hand and seal of office.


Notary Public, State of Texas











11/21/2018



8418 Syms Street

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11/21/2018

	Site City	FULSHEAR	APN	3380-00-008-0050-901	Site Address	8109 WILSON DR
	Owner 1 Name	GRACE, JASON	Site State	TX	Site Zip Code	77441
	Owner 1 State	TX	Owner 1 Address	PO BOX 432	Owner 1 City	FULSHEAR
	Building Square Feet	534	Owner 1 Zip Code	77441	Owner 2 Name	
	Site City	FULSHEAR	APN	0029-00-000-0070-901	Site Address	0509 SYMS ST
	Owner 1 Name	WOODHAM FAMILY TRUST	Site State	TX	Site Zip Code	77441
	Owner 1 State	TX	Owner 1 Address	63 BIG CHIEF TRL	Owner 1 City	BOZEMAN
	Building Square Feet	1200	Owner 1 Zip Code	59710	Owner 2 Name	
	Site City	FULSHEAR	APN	3380-00-008-0070-901	Site Address	8107 WILSON DR
	Owner 1 Name	FULSHEAR COUNTRY ENTERPRISES INC	Site State	TX	Site Zip Code	77441
	Owner 1 State	TX	Owner 1 Address	31311 RIVERLAKE RD	Owner 1 City	FULSHEAR
	Building Square Feet	1312	Owner 1 Zip Code	77441	Owner 2 Name	
	Site City	FULSHEAR	APN	3380-00-008-0072-901	Site Address	30315 2ND ST
	Owner 1 Name	FULSHEAR COUNTRY ENTERPRISES LLC	Site State	TX	Site Zip Code	77441
	Owner 1 State	TX	Owner 1 Address	31311 RIVERLAKE RD	Owner 1 City	FULSHEAR
	Building Square Feet		Owner 1 Zip Code	77441	Owner 2 Name	
	Site City	FULSHEAR	APN	0029-00-000-0055-901	Site Address	8119 SYMS ST
	Owner 1 Name	BURGIN REA, (ESTATE) LLC	Site State	TX	Site Zip Code	77441
	Owner 1 State	TX	Owner 1 Address	PO BOX 395	Owner 1 City	FULSHEAR
	Building Square Feet	2077	Owner 1 Zip Code	77441	Owner 2 Name	
	Site City	FULSHEAR	APN	3380-00-008-0080-901	Site Address	3007 2ND ST
	Owner 1 Name	RIGGS, RODGER G	Site State	TX	Site Zip Code	77441
	Owner 1 State	TX	Owner 1 Address	PO BOX 675	Owner 1 City	FULSHEAR
	Building Square Feet	4202	Owner 1 Zip Code	77441	Owner 2 Name	RIGGS, CAROL L
	Site City	FULSHEAR	APN	0029-00-000-0073-901	Site Address	SYMS ST
	Owner 1 Name	DEHAZO, VELA JEAN	Site State	TX	Site Zip Code	77441
	Owner 1 State	TX	Owner 1 Address	15707 ENSENADA DR	Owner 1 City	HOUSTON
	Building Square Feet	1350	Owner 1 Zip Code	77083	Owner 2 Name	
	Site City	FULSHEAR	APN	3380-00-008-0102-901	Site Address	30315 2ND ST
	Owner 1 Name	FULSHEAR COUNTRY ENTERPRISES LLC	Site State	TX	Site Zip Code	77441
	Owner 1 State	TX	Owner 1 Address	31311 RIVERLAKE RD	Owner 1 City	FULSHEAR
	Building Square Feet		Owner 1 Zip Code	77441	Owner 2 Name	

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ID	Site City	APN	Site Address	Site Zip Code	Owner 1 City	Owner 2 Name	Building Square Feet
17	FULSHEAR <td>3380-00-008-0020-901</td> <td>8415 WILSON DR 77441 FULSHEAR</td> <td>TX</td> <td>PO BOX 398 77441</td> <td></td> <td></td>	3380-00-008-0020-901	8415 WILSON DR 77441 FULSHEAR	TX	PO BOX 398 77441		
18	FULSHEAR <td>3380-00-001-0093-901</td> <td>8583 WILSON DR 77441 FULSHEAR</td> <td>TX</td> <td>32619 WALTHAM KING 77441</td> <td></td> <td></td>	3380-00-001-0093-901	8583 WILSON DR 77441 FULSHEAR	TX	32619 WALTHAM KING 77441		
19	FULSHEAR <td>3380-00-001-0094-901</td> <td>30315 1ST ST 77441 FULSHEAR</td> <td>TX</td> <td>PO BOX 423 77441</td> <td></td> <td></td>	3380-00-001-0094-901	30315 1ST ST 77441 FULSHEAR	TX	PO BOX 423 77441		
20	FULSHEAR <td>3380-00-001-0040-901</td> <td>WILSON ST 77441 HOUSTON</td> <td>TX</td> <td>1616 FOUNTAIN VIEW DR APT 611 77057</td> <td></td> <td></td>	3380-00-001-0040-901	WILSON ST 77441 HOUSTON	TX	1616 FOUNTAIN VIEW DR APT 611 77057		
21	FULSHEAR <td>3380-00-001-0092-901</td> <td>8502 SYMS ST 77441 HOUSTON</td> <td>TX</td> <td>431 W GAYWOOD DR 77079</td> <td></td> <td></td>	3380-00-001-0092-901	8502 SYMS ST 77441 HOUSTON	TX	431 W GAYWOOD DR 77079		
22	FULSHEAR <td>0029-00-000-0872-901</td> <td>8411 SYMS ST 77441 FULSHEAR</td> <td>TX</td> <td>PO BOX 87 77441</td> <td></td> <td></td>	0029-00-000-0872-901	8411 SYMS ST 77441 FULSHEAR	TX	PO BOX 87 77441		
23	FULSHEAR <td>3380-00-001-0010-901</td> <td>8505 SYMS ST 77441 BROOKSHIRE</td> <td>TX</td> <td>3433 PECAN HILL DR 77423</td> <td></td> <td></td>	3380-00-001-0010-901	8505 SYMS ST 77441 BROOKSHIRE	TX	3433 PECAN HILL DR 77423		

Rosenburg, TX 77471
Richmond, TX 77464

3911 Avenue I
Mail CTR

Lamar ISD
Fort Bend County

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