

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

<b>AGENDA OF:</b> February 19, 2019	<b>AGENDA ITEM:</b> VI-A
<b>DATE SUBMITTED:</b> February 14, 2019	<b>DEPARTMENT:</b> Planning & Development
<b>PREPARED BY:</b> Sharon Valiante, Director of Public Works Brant Gary, Assistant City Manager Kerry Sigler, Chief Building Official	<b>PRESENTER:</b> Sharon Valiante, Director of Public Works Brant Gary, Assistant City Manager Kerry Sigler, Chief Building Official
<b>SUBJECT:</b> <b>Public hearing regarding a request for a Special Use Permit for Commercial Use/Retail Boutique at 30318 2<sup>nd</sup> Street, Fulshear, TX 77441</b>	
<b>ATTACHMENTS:</b> <b>Public Hearing Notices</b>	

**EXECUTIVE SUMMARY**

The authorized representative for the owner of the property located at 30318 2nd 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 office/retail use for boutique shop. 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 February 1, 2019.

**RECOMMENDATION**

Staff recommends the City Council conduct the public hearing for the requested commercial use of a retail boutique shop to be located at 30318 2nd Street, Fulshear, TX 77441.

## **Notice 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 February 1, 2019 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 February 19, 2019 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 9, Lots 2, 3, 6, specifically the address is 30318 Second Street, Fulshear, Texas 77441.

The applicant is seeking a Special Use Permit pursuant to the Ordinance # 2012-1069, Section 1-193, (c), (2), (f), 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: **January 18, 2019**

*Date:*

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;
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.

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

2-1
\_\_\_\_\_, A.D. 2019

[Handwritten signature of Lee Hartman]

Lee Hartman
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

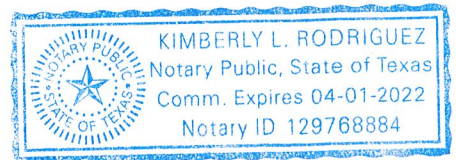
- X a) is personally known to me, or
b) provided the following evidence to establish his/her identity, \_\_\_\_\_

on this the 4 day of February, A.D. 2019 to certify which witness my hand and seal of office.

[Handwritten signature of Notary Public]
Notary Public, State of Texas

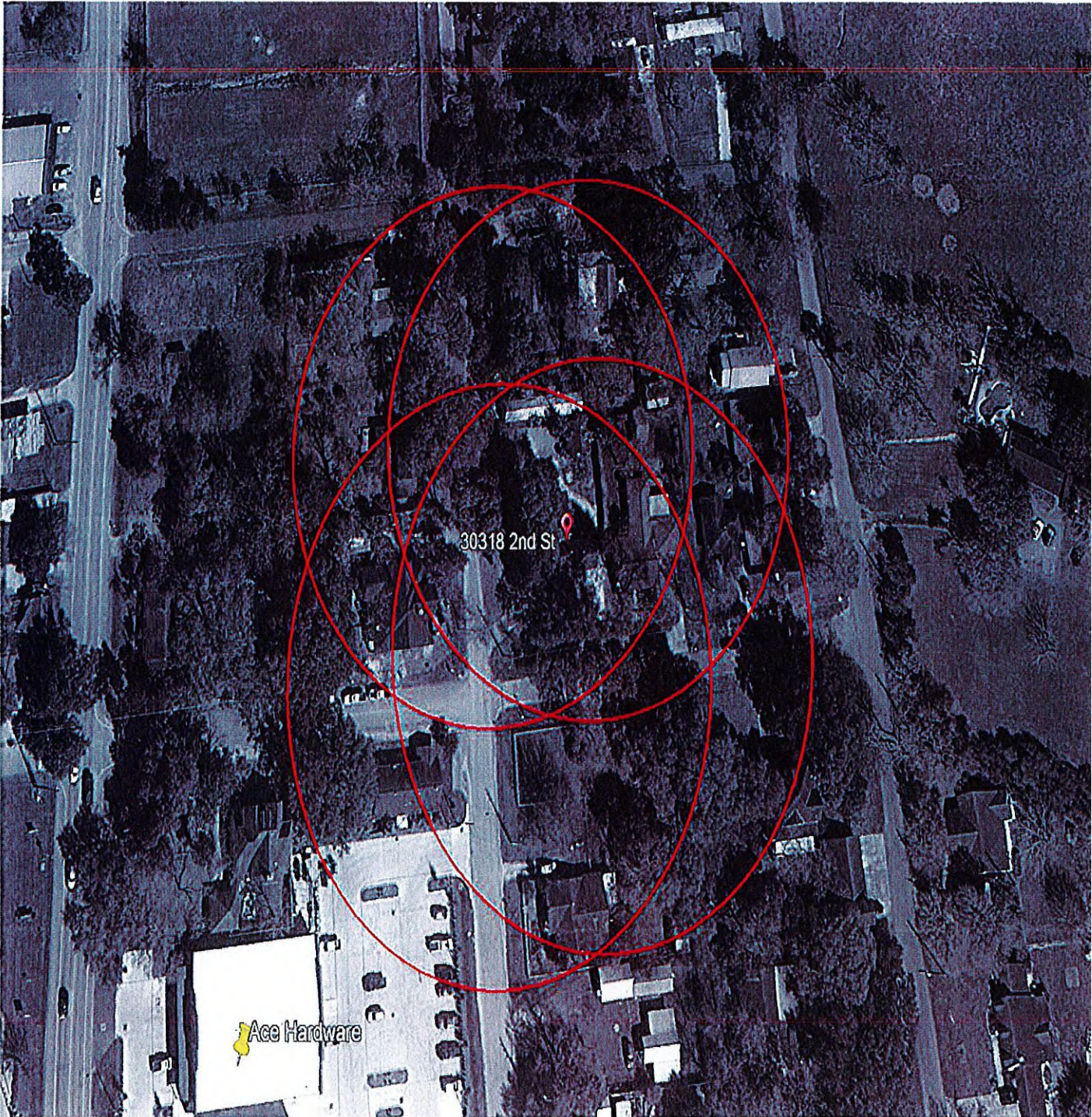
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If you have any questions regarding this request please call the City Secretary's office at 281-346-1796.
Posted: February 1, 2019





Public Notice Radius  
Map within 300' of  
property lines





**1.** Fulshear Main Street  
Crossing LP  
5 Riverway #STE 340  
Houston, Texas 77056

**2.** Desiree Mastriano  
PO Box 59  
Fulshear, Texas 77441

**3.** Fulshear Country  
Enterprises Inc  
31311 Riverlake DR  
Fulshear, Texas 77441

**4.** Riggs Rodger G & Carol L  
PO Box 675  
Fulshear, Texas 77441

**5.** Fulshear Country  
Enterprises LLC  
31311 Riverlake Rd  
Fulshear, Texas 77441

**6.** Cherrilyn Elizabeth Austin  
PO Box 701  
Simonton, Texas 77476

**7.** Burgin James N & Barbara  
PO Box 395  
Fulshear, Texas 77441

**8.** Peck Robert & Candace  
209 Caleta CIR  
Richmond, Texas 77406

**9.** Jones Selwin W & Doris  
PO Box 207  
Fulshear, Texas 77441

**10.** Grisham Kenneth &  
Elizabeth W  
PO Box 391  
Fulshear, Texas 77441

**11.** Grisham Kenneth &  
Elizabeth  
PO Box 391  
Fulshear, Texas 77441

**12.** Krista Ann  
8903 Wilson Street  
Fulshear, Texas 77441

**13.** Davenport James M &  
Pamela L  
PO Box 1159  
Fulshear, Texas 77441

**14.** Tayac Properties LLC  
PO Box 661  
Fulshear, Texas 77441

**15.** Betty Louise Roberts  
PO Box 658  
Fulshear, Texas 77441

**16.** Fort Bend Toll Authority  
PO Box 1307  
Richmond, Texas 77406

**17.** Lamar ISD  
3911 Avenue I  
Rosenburg, Texas 77471

**1. JOE SAENZ**  
7822 AVENUE E  
BEASLEY, TX 77417

**8. JULIA PALOMARES**  
PO BOX 265  
FULSHEAR, TX 77441

**15. LAMAR ISD**  
3911 AVENUE I  
ROSENBERG, TX 77471

**2. CAROLE ANN MCCAIN**  
PO BOX 33  
FULSHEAR, TX 77441

**9. CAROLE ANN MCCAIN**  
PO BOX 33  
FULSHEAR, TX 77441

**3. JASON E GUIDRY**  
13418 SHADY DAY CT  
SUGARLAND, TX 77498

**10. FRANCESCA H FRANCO**  
8510 HARRIS STREET  
FULSHEAR, TX 77441

**4. FIRST UNITED CHURCH**  
PO BOX 100  
FULSHEAR, TX 77441

**11. FULSHEAR KU LTD**  
909 FANIN ST STE 1640  
HOUSTON, TX 77010

**5. KRISTI STEPHENS**  
PO BOX 33  
FULSHEAR, TX 77441

**12. FULSHEAR KU LTD**  
909 FANIN ST STE 1640  
HOUSTON, TX 77010

**6. KRISTI STEPHENS**  
PO BOX 33  
FULSHEAR, TX 7441

**13. FULSHEAR KU LTD**  
909 FANIN ST STE 1640  
HOUSTON, TX 77010

**7. HANNA H ELIAS**  
8402 HARRIS STREET  
FULSHEAR, TX 77441

**14. FORT BEND COUNTY**  
301 JACKSON STREET  
RICHMOND, TX 77469

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

<b>AGENDA OF:</b> February 19, 2019	<b>AGENDA ITEM(S):</b> VI-B&C
<b>DATE SUBMITTED:</b> February 14, 2019	<b>DEPARTMENT:</b> Planning & Development
<b>PREPARED BY:</b> Sharon Valiante, Director of Public Works Brant Gary, Assistant City Manager	<b>PRESENTER:</b> Sharon Valiante, Director of Public Works Brant Gary, Assistant City Manager
<b>PUBLIC HEARINGS TO BE HELD FOR THE FOLLOWING:</b>	
<b>SUBJECT:</b>	<b>B. CITY OF FULSHEAR PARKS &amp; PATHWAYS MASTER PLAN</b> <b>C. CITY OF FULSHEAR LIVABLE CENTERS STUDY PLAN</b>
<b>ATTACHMENTS: Public Hearing Notices</b>	

**EXECUTIVE SUMMARY**

The City has been working through planning efforts designed to guide future decision making and capital projects. Those two specific plans are as follows:

- City of Fulshear Parks & Pathways Master Plan
- City of Fulshear Livable Centers Study Plan

In anticipation of Council considering the formal adoption of these plans/reports, a public hearing has been scheduled for the public to offer any comments regarding the adoption of these plans.

**RECOMMENDATION**

Staff recommends the City Council conduct the public hearings regarding the following planning efforts:

- City of Fulshear Parks & Pathways Master Plan
- City of Fulshear Livable Centers Study Plan

## **Notice of Public Hearings**

The City of Fulshear, Texas City Council will hold two Public Hearings on Tuesday, February 19, 2019 at 7:00 p.m. The hearings will be held at the Irene Stern Center located at 6920 Katy Fulshear Road, at which time they will consider the adoption of the following:

- City of Fulshear Parks & Pathways Master Plan.
- City of Fulshear Livable Centers Study Plan.

Copies of the proposed plans will be on file with the City Secretary 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.

All interested parties may appear at the Public Hearings and be heard with respect to the adoption of the above-referenced plans.

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

Posted: February 1, 2019



PUBLISHER'S AFFIDAVIT

Public Hearings

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:

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[Signature]

Lee Hartman
Publisher

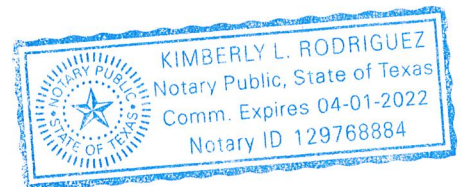
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

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

on this the 4 day of February, A.D. 2019 to certify which witness my hand and seal of office.

[Signature]
Notary Public, State of Texas



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