

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

<b>AGENDA OF:</b> January 15, 2019	<b>AGENDA ITEM:</b> VI
<b>DATE SUBMITTED:</b> January 7, 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: Public hearing regarding a request for a Special Use Permit for Fulshear Ballet and Pilates at 8418 Harris Street, Fulshear, TX 77441.</b>	
<b>ATTACHMENTS: Public Hearing Notices</b>	

**EXECUTIVE SUMMARY**

The authorized representative for the owner of the property located at 8418 Harris 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 an exercise and ballet establishment. 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 January 4, 2019.

**RECOMMENDATION**

Staff recommends the City Council conduct the public hearing for the requested commercial use of an exercise and ballet establishment to be located at 8418 Harris 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 January 4, 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 January 15, 2019 at 7:00 PM. 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 5, Lots 1, 4, 5, specifically the address is 8418 Harris 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: December 21, 2018 & December 28, 2018**

*Date:*





8418 Harris Street

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APN	3380-00-004-0100-901	8418 1ST ST 77441 BEASLEY
Site State	TX	
Owner 1 Address	7022 AVENUE E 77417	
Owner 1 Zip Code		
APN	0029-00-000-0010-901	0426 WALLIS ST 77441 FULSHEAR
Site State	TX	
Owner 1 Address	PO BOX 33 77441	
Owner 1 Zip Code		
APN	3380-00-006-0070-901	30519 SECOND ST 77441 SUGAR LAND GUIDRY, GRANT A
Site State	TX	
Owner 1 Address	13418 SHADY BAY CT 77498	
Owner 1 Zip Code		
APN	3380-00-005-0070-901	WALLIS ST 77441 FULSHEAR
Site State	TX	
Owner 1 Address	PO BOX 100 77441	
Owner 1 Zip Code		
APN	3380-00-005-0060-901	WALLIS ST 77441 FULSHEAR
Site State	TX	
Owner 1 Address	PO BOX 33 77441	
Owner 1 Zip Code		
APN	3380-00-005-0020-901	WALLIS ST 77441 FULSHEAR
Site State	TX	
Owner 1 Address	PO BOX 33 77441	
Owner 1 Zip Code		
APN	3380-00-005-0080-901	8402 HARRIS ST 77441 FULSHEAR
Site State	TX	
Owner 1 Address	8402 HARRIS ST 77441	
Owner 1 Zip Code		
APN	3380-00-004-0070-901	8511 WALLIS ST 77441 FULSHEAR
Site State	TX	
Owner 1 Address	PO BOX 265 77441	
Owner 1 Zip Code		

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<b>9</b> ID	MOHAMM, CAROLE ANN TX	3380-00-004-0090-901 TX PO BOX 33 77441	HARRIS ST 77441 FULSHEAR
	APN	Site Address	Site Address
	Site State	Site Zip Code	Site Zip Code
	Owner 1 Address	Owner 1 City	Owner 1 City
	Owner 1 Zip Code	Owner 2 Name	Owner 2 Name
<b>11</b> ID	FULSHEAR FRANCO, FRANCESCA H TX 792	3380-00-004-0080-901 TX 8510 HARRIS ST 77441	8510 HARRIS ST 77441 FULSHEAR
	APN	Site Address	Site Address
	Site State	Site Zip Code	Site Zip Code
	Owner 1 Address	Owner 1 City	Owner 1 City
	Owner 1 Zip Code	Owner 2 Name	Owner 2 Name
<b>12</b> ID	FULSHEAR FULSHEAR KU LTD TX 980	3380-00-006-0020-901 TX 909 FANNIN ST STE 1640 77010	30530 FIRST ST 77441 HOUSTON
	APN	Site Address	Site Address
	Site State	Site Zip Code	Site Zip Code
	Owner 1 Address	Owner 1 City	Owner 1 City
	Owner 1 Zip Code	Owner 2 Name	Owner 2 Name
<b>12</b> ID	FULSHEAR FULSHEAR KU LTD TX 10850	3380-00-003-0092-901 TX 909 FANNIN ST STE 1640 77010	8506 FM 339 RD S 77441 HOUSTON
	APN	Site Address	Site Address
	Site State	Site Zip Code	Site Zip Code
	Owner 1 Address	Owner 1 City	Owner 1 City
	Owner 1 Zip Code	Owner 2 Name	Owner 2 Name
<b>13</b> ID	FULSHEAR KU LTD TX	3380-00-003-0070-901 TX 909 FANNIN ST STE 1640 77010	N HARRIS ST 77441 HOUSTON
	APN	Site Address	Site Address
	Site State	Site Zip Code	Site Zip Code
	Owner 1 Address	Owner 1 City	Owner 1 City
	Owner 1 Zip Code	Owner 2 Name	Owner 2 Name

# 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.

(CLIPPING) (S)

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Posted: December 28, 2018

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

12-28

\_\_\_\_\_, A.D. 2018



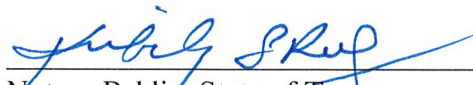
Lee Hartman  
Publisher

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 31 day of December, A.D. 2018 to certify which witness my hand and seal of office.

  
Notary Public, State of Texas

