



# PLANNED UNIT DEVELOPMENT APPLICATION

*(Must be a complete application for acceptance)*

**PROPERTY OWNER:** \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone (\_\_\_\_\_) \_\_\_\_\_ Email \_\_\_\_\_

**APPLICANT / AGENT:** \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone (\_\_\_\_\_) \_\_\_\_\_ Cell (\_\_\_\_\_) \_\_\_\_\_ Email \_\_\_\_\_

OTHER CONTACT Name \_\_\_\_\_ Phone \_\_\_\_\_

## PURPOSE OF PROPOSAL:

Zoning Use: Current: \_\_\_\_\_ Proposed: \_\_\_\_\_

Land Use: Current: \_\_\_\_\_ Proposed: \_\_\_\_\_

Location address or Legal lot and block range: \_\_\_\_\_

Describe proposed **new** use and purpose for PUD:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## PROPERTY DESCRIPTION

Total net land area \_\_\_\_\_ (acres /or square feet)

### Certified Legal Description:

NOT PLATTED: A Registered Texas Surveyor's **certified metes and bounds** legal description is required with **case exhibit drawings** of the entire area to be rezoned. The boundary description shall be furnished on 8 1/2" x 11" paper, bearing the surveyor's name, seal and date. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. An **Electronic copy of survey** may be provided by CD, email or other method within 2 days of application. Send to [mortiz@fulsheartexas.gov](mailto:mortiz@fulsheartexas.gov).

PLATTED: If it is within a recorded subdivision, provide a **copy of the plat** with the subdivision name and recording information. Any partial or non-surveyed parcel or tract, extracted from a recorded deed, will require a certified legal description as noted above.

Subdivision Name: \_\_\_\_\_

Block \_\_\_\_\_ Lot(s) \_\_\_\_\_; Block \_\_\_\_\_ Lot(s) \_\_\_\_\_; Block \_\_\_\_\_ Lots(s) \_\_\_\_\_

**Posting Requirements:**

Notice of required Public Hearings shall be provided by the **applicant** by way of a sign posted on the land that is the subject of the application. One sign shall be posted for each 200 feet of frontage along a public street, with a maximum of 2 signs required per frontage. Signs shall be located so that the lettering is visible from the street. Where the land does not have frontage on a public street, signs shall be posted on the nearest public street with an attached notation indicating the location of the land subject to the application. The sign shall state "The property has requested a Planned Use Development, for information regarding this request contact the City of Fulshear at 30603 FM 1093 Fulshear, Texas 77441, 281-346-1796. Two Public Hearings will be held for this request."

**ACKNOWLEDGEMENTS:**

*I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my request.*

*I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the third Tuesday of the month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard **by the City Council** at the prescribed Council hearing date where a final decision will be made.*

*I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.*

*I reserve the right to **withdraw** this proposal at any time, upon written request filed with the City Secretary. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / We respectfully request approval and adoption of the proposed PUD zoning / land use of property, within the City of Fulshear, as identified in this application.*

Signature of Owner/ Agent\* \_\_\_\_\_ Date \_\_\_\_\_

(circle one)

Printed name \_\_\_\_\_ Phone. No. \_\_\_\_\_

\*Note: An Agent must furnish a **signed Letter of Authorization from the owner** when submitting this application.

**LETTER OF AUTHORIZATION FOR PUD CASE REPRESENTATION**

AUTHORITY IS HEREBY GRANTED TO: \_\_\_\_\_

ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FULSHEAR, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

(CERTIFIED	LEGAL	DESCRIPTION]
_____		

**ACKNOWLEDGEMENTS:**

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**THIS AUTHORIZATION WILL REMAIN IN FORCE UNLESS REVOKED BY WRITTEN NOTICE.**

**OWNER’S SIGNATURE** of the above described property: \_\_\_\_\_

OWNER’S NAME (printed) \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## PLANNED UNIT DEVELOPMENT APPLICATION CHECKLIST

Applicant must complete and submit this checklist when filing an application.

### APPLICATION DATA:

\_\_\_ Applicant Name, Address, City, State, Zip Code, Area Code, Telephone Number

\_\_\_ Confirmed Ownership (Sources: Appraisal district records; recently recorded deed, etc.)

\_\_\_ Nature of request complete and understood

### Applicable Property Description:

\_\_\_ Address: Number & Street

\_\_\_ Subdivision: Name \_\_\_ Block(s) \_\_\_ Lot(s) -Provide copy of plat-

\_\_\_ Survey: Name \_\_\_ Abstract No. \_\_\_ Tract(s)

\_\_\_ Certified Metes & Bounds Legal Description

\_\_\_ Land use summary table by density/intensity and acreage/ detail and deviation from the regulations set out in the Zoning Ordinance that are applicable to particular uses, demonstrating that adequate provisions have been made for sufficient light and air, that the density of the development is compatible with surrounding land uses, that pedestrian and vehicular traffic circulation systems are safe and efficient, that the development will progress in orderly phases, and that the public health, safety and general welfare will be protected.

\_\_\_ Site plan to coordinate with the land use summary table and details (14 copies 24"x36" with 1 copy 8 1/2"x11")

\_\_\_ Development information completed

\_\_\_ Reason supporting proposed change

\_\_\_ Signatures of owner and /or applicant

\_\_\_ Signed Letter of Authorization -if applicable

\_\_\_ PUD application fee made out to the City of Fulshear \$1,500.00 plus \$25.00 per acre