

Stephanie Garcia

From: Rebecca Johnson <Rebecca.Johnson2018@outlook.com>
Sent: Monday, September 16, 2024 10:58 PM
To: Stephanie Garcia
Subject: P & Z OCB Development
Attachments: ocb.pdf

Stephanie,

The planning and zoning committee met on September 12, 2024 and heard the application for rezoning for OCB Development for a planned development at 4131-4159 Hwy 35 North and 4139-4159R Hwy 35 North.

After questions were answered by the developer and comments from the public were addressed, the committee made a motion to recommend the approval of the request by OCB Development LLC for a rezoning permit from commercial and R-2/R-3 to planned development for the property at 4131-4159 Hwy 35 N, Fulton, Texas 78358 with a corrected application.

Attached is a copy of the application with needed corrections circled. Any changes to the application should be initialed by the applicant or a new application submitted. Please let me know if there are any questions.

Please share this email with the town council as the report for this meeting.

Sincerely,

Rebecca Johnson

Rebecca Johnson

Diana

TOWN OF FULTON
201 N. 7th Street
Fulton, TX 78358
(361) 463-1387

ZONING AND LAND DEVELOPMENT APPLICATION

INSTRUCTIONS: Please fill out completely. If more space is needed, attach additional page.

A. REQUESTING: Rezoning
Special Permit
 Planned Unit Development (P.U.D.) by Special Permit

PD
D.C.S.

B. ADDRESS OF PROPERTY:
TRACT 1: 4131-4151 HWY 35 N
TRACT 2: 4139-4159R HWY 35 N
Fulton, Texas 78358

C. CURRENT ZONING OF PROPERTY: COMMERCIAL & (R1) R2/R3 D.C.S.

D. PRESENT USE OF PROPERTY: UNIMPROVED

E. ZONING DISTRICT REQUESTED: P.U.D. PDD.C.S.

F. SPECIAL USE REQUESTED: P.U.D. PDD.C.S.

G. LEGAL DESCRIPTION: (Fill in the one that applies)
TRACT 1: FULTON OUTLOTS, LOT N/2 OF 8 ALL OF 9 THRU 11 & S/2 OF 12 WEST OF HWY 35 (13.5634 ACRES)
TRACT 2: RAILROAD RESERVE, ACRES 0.765, W OF & ADD TO N/2 OF OL 8, ALL OF OL 9-11 & S/2 OF 12
(Addition as platted and recorded in the records of Aransas County, Texas)

(Survey as per metes ad bounds)

H. NAME OF PROPOSED DEVELOPMENT: PARK PLACE
(If applicable)

I. TOTAL ACREAGE OR SQ. FT OF SITE (S): 14.3284 ACRES