

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

**AGENDA OF:** July 15, 2025  
**DEPARTMENT:** Planning  
**PRESENTER:** Joshua Brothers

**ITEMS:** XI.D  
**PREPARED BY:** Josh Brothers

**SUBJECT:** CONSIDERATION AND POSSIBLE ACTION TO APPROVE A SPECIFIC USE PERMIT FOR A FOOD TRUCK PARK LOCATED IN THE DOWNTOWN DISTRICT

**Expenditure Required:**  
**Amount Budgeted:**  
**Funding Account:**  
**Additional Appropriation Required:**

**EXECUTIVE SUMMARY**

The applicant is proposing a food truck park located at 8418 1<sup>st</sup> street in the core of Fulshear's Downtown District. The proposal includes a 4,500 sq. ft. building that will service multiple food trucks parked on site.

A food truck park is allowed as a specific use within the Downtown District and provides the Planning and Zoning Commission and the City Council an opportunity to review the proposed project. City staff have worked with the applicant to create a site plan and elevation of the structure that meets the Downtown District regulations for such a use. The project entails paving a drive aisle to accommodate the food trucks, paving the City owned alley that runs North and South to the East of the property, and possibly improving 1<sup>st</sup> street to include parallel parking. Additionally, the applicant is proposing a cistern which complies with the low impact development regulations within the Coordinated Development Ordinance (CDO). The applicant is not seeking any waivers from the CDO as the regulations governing landscaping, signage, lighting, elevation, detention, and setbacks will all be complied with.

Included in the proposal is a desire to sell alcohol within the building. This will require the applicant to obtain a Texas alcoholic beverage license. City Council recently approved Ordinance No. 2025-1484 which removed the distance requirements from on-site alcoholic uses to churches removing any issues for this proposed development.

**RECOMMENDATION**

City staff believe that this proposed use is in line with the efforts to revitalize Fulshear's core Downtown and will compliment other local businesses in the immediate area. City staff recommend that the City Council approve the Specific Use Permit for the food truck park in the Downtown District.

**ATTACHMENTS:**

[Specific Use Permit Application \(1\).pdf](#)  
[A1.pdf](#)  
[A2.pdf](#)