



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

30603 FM 1093 WEST/ PO BOX 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

[WWW.FULSHEARTEXAS.GOV](http://WWW.FULSHEARTEXAS.GOV)

MEMBER- AMY PEARCE  
MEMBER- BRYAN THOMAS

**ZONING BOARD OF AJUSTMENT:**

MEMBER- BILL ARCHER  
MEMBER- GENE MORGAN

MEMBER- CAROL RIGGS

**STAFF:**

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## ZONING BOARD OF ADJUSTMENT MEETING AGENDA September 18, 2020

**NOTICE IS HEREBY GIVEN OF A MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON FRIDAY, SEPTEMBER 18, 2020 AT 10:00 A.M.. FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:**

( <https://global.gotomeeting.com/join/822381253> )

*"Incidental Meeting Notice:* A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice."

### 1. CALL TO ORDER

**2. QUORUM**

**3. CITIZEN COMMENTS**

**4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETING HELD ON MAY 12, 2020**

**5. VARIANCE REQUEST BY NOEL COMPEAN/FORT BEND COUNTY**

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing by videoconference on September 18, 2020 at 10 a.m. to hear the application of Noel Compean, of RDLR Architects, on behalf of Fort Bend County, requesting a variance to Chapter 32, Article II – Streets, Division 4. Section 32-135 of the Fulshear Code. The 2.85 acre property is located within the T. W. Southerland and J.C. McDonald Surveys, generally located between Avalon Spur Ln. and FM 1093, and more precisely located at 5651 Flewellen Way. The application may be inspected at the Development Services Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application.

C. Applicant Presentation

D. Staff Report

E. Persons wishing to speak for or against the proposed request

F. Staff / Board / Applicant discussion

G. Adjournment of Hearing

**6. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY NOEL COMPEAN/FORT BEND COUNTY**

**7. ADJOURNMENT**

*Note: In compliance with the American Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.*

*I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Zoning Board of Adjustment of the City of Fulshear, Texas was posted on Monday, September 14, 2020 by 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.*

**Kimberly Kopecky**

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Kimberly Kopecky – City Secretary



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MEMBER- AMY PEARCE  
MEMBER- BRYAN THOMAS

**ZONING BOARD OF AJUSTMENT:**

MEMBER- BILL ARCHER  
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MEMBER- CAROL RIGGS

**STAFF:**

CITY MANAGER: Jack Harper

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CITY ATTORNEY: J. Grady Randle

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## **ZONING BOARD OF ADJUSTMENT MEETING MINUTES MAY 12, 2020**

(<https://global.gotomeeting.com/join/981189549>)

### **1. CALL TO ORDER**

*This meeting of the Zoning Board of Adjustment was called to order by Chairman Amy Pearce at 10:00 a.m. on Tuesday, May 12, 2020 via videoconference.*

### **2. QUORUM**

*A quorum was present.*

**Members Present:**

*Amy Pearce  
Bryan Thomas  
Carol Riggs  
Gene Morgan*

**Members Absent:**

*Bill Archer*

City Staff:

*Kimberly Kopecky  
Zach Goodlander  
Byron Brown  
Rodrigo Rodriguez*

Others Present:

*Tim  
Thomas Lunzman  
Joel Patterson  
Joseph Gannon (Shari)  
Debra Cates  
Rob Bamford*

**3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETING HELD ON FEBRUARY 5, 2019**

*A motion was made by ZBA member Thomas to approve minutes from the meeting held on February 5, 2019. It was seconded by ZBA member Riggs. The motion was carried by the following (roll call) vote:*

*Ayes: Amy Pearce  
Bryan Thomas  
Gene Morgan  
Carol Riggs*

*Nays: None  
Absent: Bill Archer*

**4. VARIANCE REQUEST BY BART TINSLEY/ALDER DEVELOPMENT GROUP**

**A. Call Hearing to Order**

*Chairman Pearce called the hearing to order at 10:01 a.m.*

**B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on May 12, 2020 at 10 a.m. at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441 to hear the application of Bart Tinsley, of Alder Development Group, requesting a Variance to Appendix A, Section 1-164(3)(c), of the Fulshear Code. The property is located within the Alder's at Cross Creek Ranch, a subdivision of 8.064 acres near the intersection of Cross Creek Bend Lane and Cross Creek Bend Boulevard, and more precisely located at 6523 Cross Creek Bend Lane. The application may be inspected at City Hall during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application.**

### **C. Applicant Presentation**

*The applicant (Bart Tinsley) spoke and answered questions regarding a parking variance for a Senior Living Facility.*

### **D. Staff Report**

*Zach Goodlander gave the staff report. Staff recommends granting the variance. Mr. Tinsley explained his hardship. His footprint is not large enough for the required parking. His current building is 3 stories. Cross Creek Ranch prohibits a 4 story building (which would allow for more parking).*

### **E. Persons wishing to speak for or against the proposed request**

*Gene Morgan asked if this was only for Senior Living. Mr. Tinsley answered.*

*Shari Gannon asked about the facility hosting events. Mr. Tinsley explained there would be some events and the facility would utilize surrounding commercial parking as well as parking at the clubhouse for Cross Creek Ranch.*

*Joel Patterson asked if there would be food services/common dining area. Mr. Tinsley explained they do not have a commercial dining facility but would have breakfast catered.*

### **F. Staff / Board / Applicant discussion**

*ZBA members asked questions regarding the possibility of off-street parking, shared parking with a nearby daycare, if the facility was gated, the financial hardship and current/future zoning. (For full discussion, request audio)*

### **G. Adjournment of Hearing**

*A motion was made by ZBA member Thomas to adjourn the hearing. It was seconded by ZBA member Morgan. The motion was carried by the following (roll call) vote:*

*Ayes: Amy Pearce  
Bryan Thomas  
Gene Morgan  
Carol Riggs*

*Nays: None*

*Absent: Bill Archer*

*Chairman Pearce closed the public hearing at 10:30 a.m.*

## **5. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY BART TINSLEY/ALDER DEVELOPMENT GROUP**

*A motion was made by ZBA member Thomas to approve the request for variance with 1.15 spaces per unit (96 spaces covered) and atleast 1 pedestrian gate. It was seconded by ZBA member Riggs. The motion was carried by the following (roll call) vote:*

*Ayes: Amy Pearce  
Bryan Thomas  
Gene Morgan  
Carol Riggs*

*Nays: None  
Absent: Bill Archer*

## **6. ADJOURNMENT**

*A motion was made by ZBA member Thomas to adjourn the meeting. It was seconded by ZBA member Riggs. The motion was carried by the following (roll call) vote:*

*Ayes: Amy Pearce  
Bryan Thomas  
Gene Morgan  
Carol Riggs*

*Nays: None  
Absent: Bill Archer*

*Chairman Pearce adjourned the meeting at 10:33 a.m.*

**AGENDA MEMO**  
**BUSINESS OF THE ZONING BOARD OF ADJUSTMENTS**  
**CITY OF FULSHEAR, TEXAS**

<b>AGENDA OF:</b>	September 18, 2020		
<b>DATE SUBMITTED:</b>	September 11, 2020	<b>DEPARTMENT:</b>	Planning and Development
<b>PREPARED BY:</b>	Zach Goodlander, Director of Development Services,	<b>PRESENTER:</b>	Zach Goodlander, Director of Development Services
<b>SUBJECT:</b>	<b>CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY FORT BEND COUNTY</b>		
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Zoning Variance Application</li><li>2. Public Hearing Notice</li><li>3. Survey of the subject property</li><li>4. Site plan of the subject property</li></ol>		

**EXECUTIVE SUMMARY**

Noel Compean of RDLR Architects, on behalf of Fort Bend County, is seeking a variance to Chapter 32, Section 32-135 "Standards of access points", of the Fulshear Code, for the purposes of having reduced driveway spacing. The current ordinance requires a *minimum of 200' of driveway spacing on collector roads that are between 35 and 45 miles per hour*. The applicant is proposing a spacing of 180' between driveway.

The proposed building will be the Fort Bend County Public Safety Annex, housing the Sheriff's and Fire Marshal's Department.

The permit has already been issued contingent upon this variance to allow for them to begin construction on the site, without delay.

**RECOMMENDATION**

Staff recommends the Zoning Board of Adjustment approve the driveway spacing variance.



# CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441  
Phone: 281-346-1796 ~ Fax: 281-346-2556  
www.fulsheartx.com

## VARIANCE/APPEAL APPLICATION

APPLICATION DATE: 8.28.2020

ADDRESS OF PREMISES AFFECTED: 5651 FLEWELLEN WAY, FULSHEAR, TX 77441

LEGAL DESCRIPTION: JC MCDONALD SURVEY, A-290 & THE TW SOUTHERLAND SUVER A-421  
FT. BEND COUNTY, TEXAS

OWNERS INFORMATION: NAME FORT BEND COUNTY  
ADDRESS 301 Jackson Street CITY Richmond STATE TX  
ZIP CODE 77469 EMAIL \_\_\_\_\_ PHONE NUMBER (281)238-3097  
James.Knight@fortbendcountytexas.gov

APPLICANTS NAME (if different than owner) RDLR ARCHITECTS, NOEL COMPEAN  
ADDRESS 800 SAMPSON CITY HOUSTON STATE TX  
ZIP CODE 77008 EMAIL NCOMPEAN@RDLR.COM PHONE NUMBER 713.868.3121

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary)  
REQUESTING A VARIANCE TO ALLOW FOR PROPOSED DRIVEWAYS LOCATED ON FLEWELLEN  
WAY LOCATED 180' APART. THE REQUIRED MINIMUM IS 200'. DRIVEWAY OUTSIDE OF THE  
PROPERTY LINE IS INTENDED TO BE A SHARED DRIVE WITH FUTURE COMMERCIAL  
DEVELOPMENT.

Status of the Project:  Existing  Under Construction  Proposed

Have there been previous variance requests for this property? NO

Are there similar situations in the area? N/A  
Addresses: \_\_\_\_\_

Have you informed your Home Owners Association? \_\_\_\_\_ or Neighbors? \_\_\_\_\_

**Request Proposal and Description:** Provide a description of the existing and or proposed physical property improvements relative to this case (ie: materials, structure type and height, dimensions, etc.) Please also supply and identify photos where applicable, to support your case:

PROPOSED SINGLE STORY MASONRY BUILDING FOR SHERRIF'S & FIRE MARSHAL  
ANNEX

(Continued... Request Proposal)

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**Acknowledgement:** I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the Planning Commission, unless I withdraw same prior to the City's posting of public notice. Should I initiate withdrawal after public notice is posted, I understand that the Board action shall constitute denial of the case, and the filing fee will be non-refundable. I understand that if I receive approval, I must still obtain approval from all other required departments within the City and that I must obtain required permits within 180 days from the date of the Board approval.

**Signed** by the Applicant/Owner Agent:  Date: 8.28.2020

The City of Fulshear Zoning Board of Adjustment will hold two public hearings on September 18, 2020; the first will be at 10 a.m. (<https://global.gotomeeting.com/join/822381253>). The second public hearing will take place at 11 a.m. at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441 to hear the application of RDLR Architects on behalf of Fort Bend County, requesting a Variance to Article II - Streets, Division 4. Section 32-135 of the Fulshear Code. The 2.85 acre property is located within the T.W. Southerland and J.C. McDonald Surveys, generally between Avalon Spur Ln. and FM 1093, and more precisely located at 5651 Flewellen Way. The application may be inspected at the Development Services Department during regular business hours. Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this request contact Rodrigo Rodriguez, City of Fulshear, 281-346-8860.

Potential cancellation disclaimer: At the time of this notice, certain provisions of the Texas Open Meetings Act have been suspended by the Texas Governor in response to COVID-19, which provisions may become effective again prior to one or more of the foregoing public hearings being held. Therefore, one or more of such public hearings may be cancelled. Please refer to the City's website, <http://www.fulsheartexas.gov/>, for the most current information regarding the status of these hearings.

DESCRIPTION OF A 0.0846 ACRE TRACT OF LAND SITUATED  
IN THE T.W. SUTHERLAND SURVEY, ABSTRACT NO. 421  
FORT BEND COUNTY, TEXAS

BEING a 0.0846 (3,686 square foot) tract of land situated in the T.W. Sutherland Survey, Abstract No. 421 of Fort Bend County, Texas and being a portion of a called 41.78 acre tract of land as described in an instrument to Landmark Industries recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013073162, said 0.0846 of one acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to CROSS CREEK RANCH FLEWELLEN WAY as cited herein:

**COMMENCING** at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly Southeast corner of Restricted Reserve "C" of CREEKSIDE AT CROSS CREEK RANCH SECTION EIGHT, a subdivision per plat recorded under Plat No. 20100088 of the Fort Bend County Plat Records (F.B.C.P.R.) and the Southwest corner of said 41.78 acre tract and the herein described tract, lying on the Northerly right-of-way line of Flewellen Way (80 feet wide) as shown on CROSS CREEK RANCH FLEWELLEN WAY, a subdivision per plat recorded under Plat No. 20100060 of the F.B.C.P.R.;

THENCE, S 72°52'42" E, a distance of 48.44 feet along and with said Northerly right-of-way line to the beginning of a tangent curve to the right;

THENCE, in a Southeasterly direction, continuing along and with said Northerly right-of-way line and said curve to the right, an arc distance of 224.95 feet, having a radius of 774.00 feet, a central angle of 16°39'07" and a chord which bears S 64°33'09" E, a distance of 224.16 feet to the **POINT OF BEGINNING** and the most Westerly corner of the herein described tract;

THENCE, over and across said 41.78 acre tract, the following courses and distances:

N 35°10'12" E, a distance of 87.47 feet to the most Northerly corner of the herein described tract and the beginning of a non-tangent curve to the right from which its center bears S 47°36'29" W, 65.00 feet;

In a Southerly direction, along said curve to the right, an arc distance of 87.99 feet, having a radius of 65.00 feet, a central angle of 77°33'43" and a chord which bears S 03°36'39" E, a distance of 81.42 feet to a point for corner;

S 35°10'12" W, a distance of 14.34 feet to a point for corner;

S 08°08'06" E, a distance of 14.53 feet to the most Southerly corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears S 38°17'18" W, 774.00 feet, lying on the Northerly right-of-way line of said Flewellen Way;

LANDMARK TRACT CCR  
0.0846 OF ONE ACRE

DECEMBER 2, 2019  
JOB NO. 7048-00

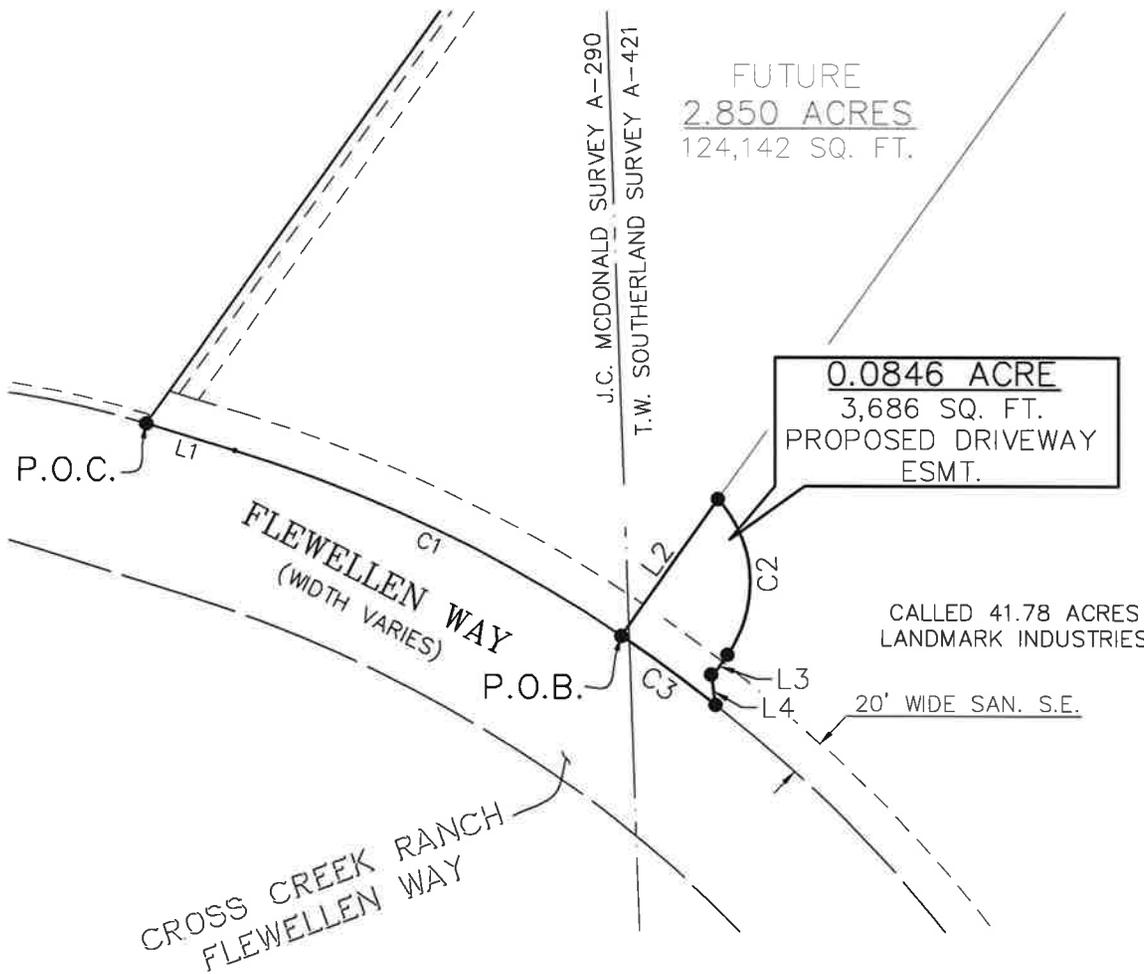
THENCE, in a Northwesterly direction, along and with said Northerly right-of-way line and said curve to the left, an arc distance of 60.99 feet, having a radius of 774.00 feet, a central angle of 04°30'53" and a chord which bears N 53°58'09" W, a distance of 60.97 feet to the **POINT OF BEGINNING** and containing 0.0846 of one acre (3,686 square feet) of land.

The above description is not to be used for fee conveyance.



A handwritten signature in blue ink that reads "Alan C. Bentley".

Alan C. Bentley RPLS No. 2055  
BGE, Inc.  
10777 Westheimer Road, Suite 400  
Houston, Texas 77042  
Telephone: (281) 558-8700  
TBPLS Licensed Surveying Firm No. 10106500



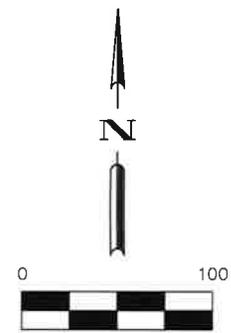
FUTURE  
2.850 ACRES  
 124,142 SQ. FT.

**0.0846 ACRE**  
 3,686 SQ. FT.  
 PROPOSED DRIVEWAY  
 ESMT.

CALLED 41.78 ACRES  
 LANDMARK INDUSTRIES

20' WIDE SAN. S.E.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 72°52'42" E	48.44'
L2	N 35°10'12" E	87.47'
L3	S 35°10'12" W	14.34'
L4	S 08°08'06" E	14.53'



LEGEND

- ESMT. EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	224.95'	774.00'	16°39'07"	S 64°33'09" E	224.16'
C2	87.99'	65.00'	77°33'43"	S 03°36'39" E	81.42'
C3	60.99'	774.00'	4°30'53"	N 53°58'09" W	60.97'

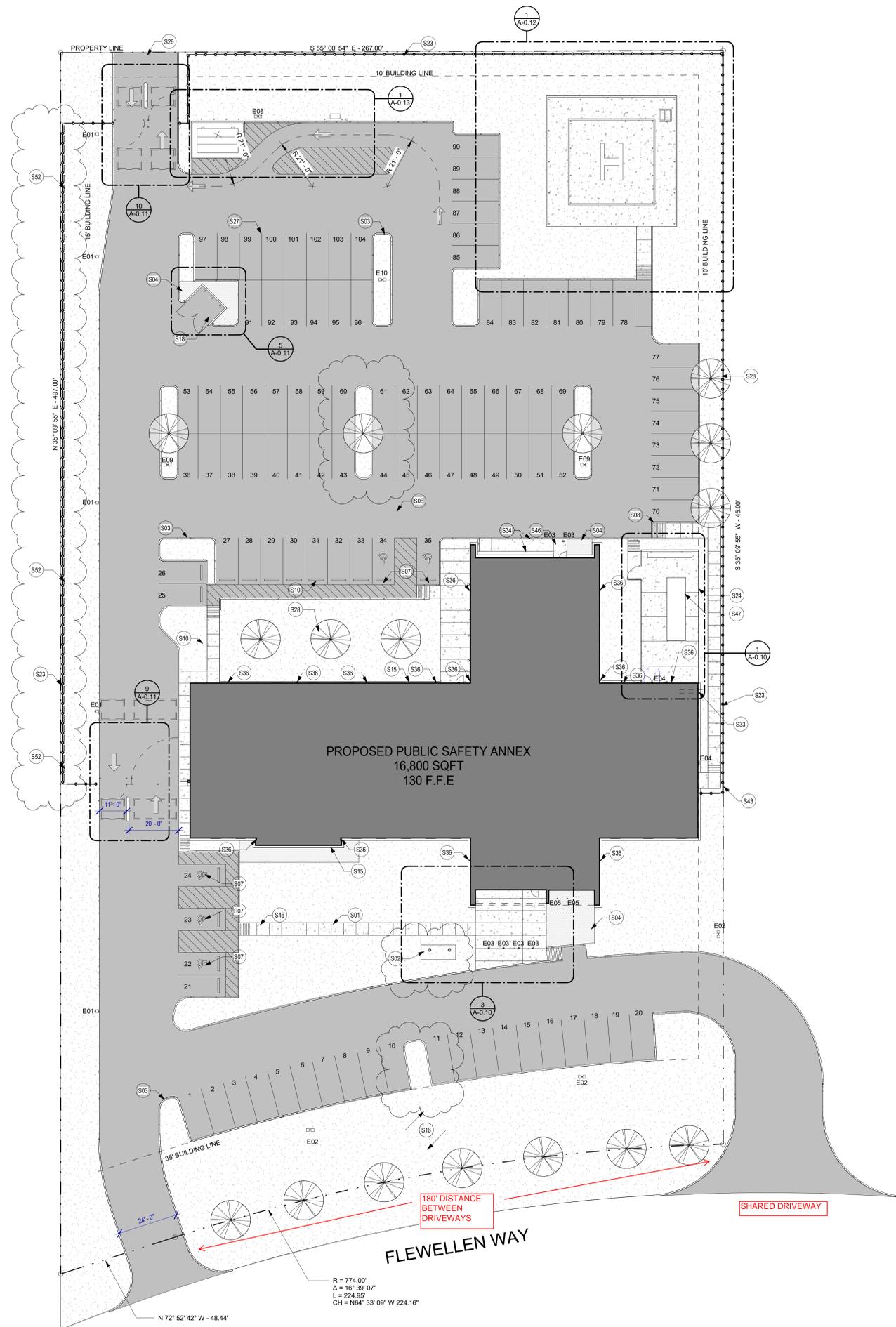
NOTE: THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED EASEMENT(S) SHOWN HEREON AND IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.

**BGE, Inc.**  
 10777 Westheimer, Suite 400, Houston, TX 77042  
 Tel: 281-558-8700 • www.bgeinc.com  
 TBPLS Licensed Surveying Firm No. 10106500

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**EXHIBIT OF A**  
**0.0846 OF ONE ACRE TRACT**  
**SITUATED IN THE**  
**T.W. SOUTHERLAND SURVEY,**  
**ABSTRACT NO. 421**  
**FORT BEND COUNTY, TEXAS**

Scale: 1"=100'	Job No.: 7048-00	Date: 12/2019	Drawing: 1 OF 1
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### SITE PLAN GENERAL NOTES

1. SITE PLAN INDICATED GENERAL DESIGN INTENT OF ARCHITECTURAL SITE WORK. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR SUB-SURFACE WORK AND LANDSCAPE DRAWINGS FOR OTHER WORK NOT SPECIFIED HEREIN.
2. REFER TO SHEETS G-022 & G-023 FOR TYPICAL ACCESSIBILITY STANDARDS FOR ALL DESIGN STANDARDS AND REQUIREMENTS RELATED TO ACCESSIBILITY.
3. COMPLY WITH THE REQUIREMENTS OF THE TEXAS ACCESSIBILITY STANDARDS FOR ALL DESIGN STANDARDS AND REQUIREMENTS RELATED TO ACCESSIBILITY.
4. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST POSSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.
5. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 96" WIDE AND LEVEL WITH SLOPES NOT EXCEEDING 2% IN ALL DIRECTIONS.
6. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE "SYMBOL OF ACCESSIBILITY". AN ADDITIONAL "VAN ACCESSIBLE" SIGN SHALL BE MOUNTED BELOW FOR ALL VAN ACCESSIBLE SPACES.
7. SLOPES OF CURB RAMP ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 1:20. TRANSITIONS FROM RAMP TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. THE MIN. WIDTH OF A CURB RAMP SHALL BE 36" EXCLUSIVE OF FLARED SIDES. RAMP SURFACES SHALL BE SLIP RESISTANT.
8. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL WITHOUT EDGE TREATMENT, 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
9. ALL SITE SIGNAGE SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING ACCESSIBILITY.

### EXTERIOR LIGHT FIXTURE SCHEDULE

TYPE MARK	DESCRIPTION	MOUNTING TYPE	NOTES
E01	SINGLE POLE LIGHT, LED		
E02	DOUBLE LIGHT POLE, LED		
E03	BOLLARD W/ LED LIGHT		
E04	WALL PACK, LED		
E05	GROUND MOUNTED LIGHT, LED		
E06	IN GROUND FLUSH EDGE LIGHTS		
E07	4" RECESSED LINEAR LED		
E08	DOUBLE LIGHT POLE, LED		
E09	DOUBLE LIGHT POLE, LED		
E10	DOUBLE LIGHT POLE, LED		

NOTE: REFER TO ELECTRICAL DRAWINGS FOR COMPLETE SCHEDULE

### KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
S01	NEW SIDEWALK, RE: CIVIL, TYP.
S02	25' ALUMINUM FLAGPOLE IN CONCRETE FOUNDATION, RE: SITE DETAILS
S03	6" CURB, TYP.
S04	RED YUCCA, 3 GAL. @ 24" O.C.
S06	PAVING, RE: CIVIL
S07	ACCESSIBLE PARKING SIGN, TO BE CENTERED ON STALL, TYP.
S08	SLOPED CURB AT ACCESSIBLE CURB RAMP, TYP.
S10	6" CONCRETE WHEEL STOP, TYP.
S15	1'-0" CONCRETE MOW STRIP, TYP.
S16	HATCH INDICATES BERMUDA HYDROMULCH IN THIS AREA
S18	DUMPSTER LOCATION
S23	8'-0" HIGH COATED WRAUGHT IRON FENCE
S24	8'-0" HIGH COMPOSITE WOOD FENCE
S26	CONTINUATION OF ACCESS DRIVE ON ADJACENT PROPERTY, RE: CIVIL
S27	PAVEMENT STRIPING
S28	30 GAL. LIVE OAK, O.F.C.I, TYP.
S33	PROVIDE TWO EMPTY SLEEVES AT THIS LOCATION
S34	S.S. PIPE HANDRAIL, TYP.
S36	6" DOWNSPOUT W/ FINISH TO MATCH MTL. CAP. CONNECTION TO STORM DRAIN, RE: CIVIL DWGS
S43	PRE CAST CONCRETE STAIR
S46	SLOPED SIDEWALK, 1:12 SLOP MAX
S47	EMERGENCY BACK UP GENERATOR
S52	1 GAL. FIG IVY @ 26" O.C. ALONG LIVING GREEN, SINGLE ROW

### PARKING ANALYSIS

USE CLASSIFICATION	SQFT	REQUIRED NO. OF SPACES FACTOR	HIGHEST SHIFT	REQUIRED SPACES
OFFICE	16,800	1/PERSON EMPLOYED ON HIGHEST SHIFT REQUIRED SPACES	63	63

PARKING SPACES PROVIDED: 110

PUBLIC SAFETY  
ANNEX - FORT  
BEND COUNTY

RDLR Architects

ARCHITECTURE PLANNING INTERIORS

800 Sampson St. #104  
Houston, TX 77003

www.rdlr.com



05.25.20

CLIENT:  
FORT BEND COUNTY  
301 JACKSON ST, RICHMOND TX 77469

STRUCTURAL  
MATRIX STRUCTURAL ENG.  
51777 Richmond Ave., Ste. 670, Houston,  
Tx 77056  
713.664.0130

CIVIL  
PACHECO KOCH  
20329 State Highway 249, Suite 350,  
Houston, Tx 77070  
281.883.0103

MEP  
COLLABORATIVE ENG. GROUP  
8904 Fairbanks North Houston Rd.,  
Houston, Tx 77064  
281.598.1170

05/28/2020 ISSUE FOR BID & PERMIT  
1 7/15/2020 FMO COMMENTS

Sheet Title

SITE PLAN

Project Mgr: DO  
Designer: DO  
Drawn By: NC  
Checked By:  
Date:  
Job No.: 1434

A-0.01

1 SITE PLAN  
SCALE: 1" = 20'-0"