



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

MEMBER- GREG SHAW
MEMBER- BRYAN THOMAS

ZONING BOARD OF ADJUSTMENT:

MEMBER- PAT MOLLERE
MEMBER- GENE MORGAN

MEMBER- DAWN MCREA

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

ZONING BOARD OF ADJUSTMENT MEETING AGENDA January 8, 2021

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, JANUARY 8, 2021 AT 11:00 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/573579909>

"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 SELECT A CHAIR AND CO-CHAIR OF THE ZONING BOARD OF ADJUSTMENT

5. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETING HELD ON SEPTEMBER 18, 2020

6. VARIANCE REQUEST BY CAMMILE ADAMS/SAFE SPLASH SWIM SCHOOL

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing by videoconference on January 8, 2021 at 11 a.m. to hear the application of Cammile Adams, of Safe Splash Swim School, requesting a variance to the Code of Ordinances, City of Fulshear, Chapter 28 -Signs, Section 28-4 Design, construction and maintenance of signs by district, (b) Façade and Wall Signs or former sign ordinance in effect when the controlling development agreement was executed, Ordinance 06-939A. The business property known as, "Safe Splash Swim School", is a leased space or suite located in the Commercial Reserves at FM 1463, Unrestricted Reserve "C", and the property is generally located Southwest of the intersection of FM 1463 and Corbitt Road, the street address is: 4030 FM 1463 Rd, Suite 107, Fulshear, Texas, 77494. The application requesting a variance may be inspected at the Development Services Department located at 29255 FM 1093, #12C, Fulshear, Texas 77441 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

7. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY CAMMILE ADAMS/SAFE SPLASH SWIM SCHOOL

8. VARIANCE REQUEST BY AMIR HAGHIGHI/JEREMIAH'S ITALIAN ICE

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing by videoconference on January 8, 2021 at 11 a.m. to hear the application of Amir Haghighi, of Jeremiah's Italian Ice, requesting a variance to the Code of Ordinances, City of Fulshear, Chapter 28 -Signs, Section 28-4 Design, construction and maintenance of signs by district, (b) Façade and

Wall Signs or former sign ordinance in effect when the controlling development agreement was executed, Ordinance 06-939A. The business property known as, "Jeremiah's Italian Ice", is a leased space or suite located in the Commercial Reserves at FM 1463, Unrestricted Reserve "C", and the property is generally located Southwest of the intersection of FM 1463 and Corbitt Road, the street address is: 4030 FM 1463 Rd, Suite 101, Fulshear, Texas, 77494. The application requesting a variance may be inspected at the Development Services Department located at 29255 FM 1093, #12C, Fulshear, Texas 77441 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

9. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY AMIR HAGHIGHI/ JEREMIAH'S ITALIAN ICE

10. VARIANCE REQUEST BY SEREEN KHALIFEH/COUNTRY MART

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing by videoconference on January 8, 2021 at 11 a.m. to hear the application of Sereen Khalifeh, of Country Mart, requesting a variance to the Coordinated Development Ordinance, City of Fulshear, Section/Table 28-2-13-1 Building Standards, and Section 28-3-8 Downtown District and 28-3-8 (E)(2) Downtown, Parking, Off-Street, Section 28-3-33 and Table 28-3-33-1 Signs Requiring a Permit. The property is a gas station known as "Country Mart", located at Fulshear Block 3, Lot 1, 2 & 3 is generally located northwest of the intersection of FM 359 and FM 1093, the street address is: 8526 FM 359, Fulshear Texas 77441. The application requesting a variance may be inspected at the Development Services Department located at 29255 FM 1093, #12C, Fulshear, Texas 77441 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

**11. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY
SEREEN KHALIFEH/COUNTRY MART**

12. 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, January 4, 2021 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

Kimberly Kopecky – City Secretary



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

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

ZONING BOARD OF ADJUSTMENT MEETING AGENDA

September 18, 2020

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

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 Friday, September 18, 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
Kerry Sigler
Rodrigo Rodriguez
Development Services
Inspections
Mariela Rodriguez*

Others Present:

*Joel Patterson
Kaye Kahlich*

3. CITIZEN COMMENTS

There were no citizen comments.

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

A motion was made by ZBA member Thomas to approve minutes from the meeting held on May 12, 2020. 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*

5. VARIANCE REQUEST BY NOEL COMPEAN/FORT BEND COUNTY

A. Call Hearing to Order

Chairman Pearce called the public hearing to order at 10:02 a.m.

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

The applicant was not present to answer questions.

D. Staff Report

Zach Goodlander gave the staff report. This request is regarding the Public Safety Annex for the Fire Marshall and Sheriff's office on Flewellen Way. There are 2 driveways on this property that are too close. Staff recommends granting the variance.

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

There were no comments.

F. Staff / Board / Applicant discussion

Per Byron Brown, the applicant should explain and prove the hardship, but the application explains the hardship that the applicant is facing which is sufficient for the requirements. Zach Goodlander will follow up with Public Works regarding the speed limit signs. Zach answered questions of the ZBA members. (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 10:11 a.m.

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

A motion was made by ZBA member Thomas to approve the request for variance. 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*

7. ADJOURNMENT

A motion was made by ZBA member Thomas to adjourn. 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 adjourned the meeting at 10:14 a.m.

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

AGENDA OF:	January 8, 2021		
DATE SUBMITTED:	November 16, 2020	DEPARTMENT:	Planning and Development
PREPARED BY:	Rodrigo Rodriguez, Plans Examiner & Zach Goodlander, Director of Development Services	PRESENTER:	Zach Goodlander, Director of Development Services
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY CAMMILE ADAMS/SAFE SPLASH SWIM SCHOOL		
ATTACHMENTS:	<ol style="list-style-type: none">1. Zoning Variance Application2. Public Hearing Notice3. Site plan of the subject property4. Plans for the proposed sign		

EXECUTIVE SUMMARY

Cammile Adams of Safe Splash Swim School is seeking a variance to the Code of Ordinances, City of Fulshear, Chapter 28 – Signs, Section 28-4 Design, construction and maintenance of signs by district, (b) Façade or Wall Signs. This proposed variance, for the purposes of having a larger façade sign, is in the Churchill Farms Commercial Center and therefore vested by development agreement in the former code of ordinances. The ordinance applicable in Churchill Farms states that the total sign area for a facade or wall sign shall be limited to 10 percent of the facade or wall area. The applicant is proposing a façade sign that is 16.5 percent of the façade area.

A sign permit has already been approved at the allowed 10 percent of façade area size. However, the applicant is now by variance seeking the larger sign

RECOMMENDATION

Staff has no objection to the requested sign variance.

The City of Fulshear Zoning Board of Adjustment will hold two public hearings on January 8, 2021; the first will be at 11:00 a.m. by video conference (<https://global.gotomeeting.com/join/573579909>). The second public hearing will take place at 12 p.m. at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441 to hear an application for variance pursuant to Section 1-280 of the Code of Ordinances, City of Fulshear.

Applicant: Cammile Adams

Substance of Application: Applicant is requesting a variance to the Code of Ordinances, City of Fulshear, Chapter 28 – Signs, Section 28-4 Design, construction and maintenance of signs by district, (b) Façade or Wall Signs or former sign ordinance in effect when the controlling development agreement was executed, Ordinance 06-939A. Applicant is seeking a variance from the size requirement that states the total sign area for a facade or wall sign shall be limited to ten percent of the facade or wall area.

Location & Address: The business property known as, “Safe Splash Swim School”, is a leased space or suite located in the Commercial Reserves at FM 1463, Unrestricted Reserve “C”, and the property is generally located Southwest of the intersection of FM 1463 and Corbitt Road, the street address is: 4030 FM 1463 Rd, Suite 107, Fulshear, Texas, 77494.

Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this application and variance request please contact Rodrigo Rodriguez, City of Fulshear, 281-346-8860. The application requesting a variance may be inspected at the Development Services Department located at 29255 FM 1093, #12C, Fulshear, Texas 77441 during regular business hours 7:00 a.m. to 4:00 p.m.

Potential cancellation disclaimer: At the time of publication of this notice, certain provisions of the Texas Open Meetings Act, Texas Government Code Chapter 551 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.



CITY OF FULSHEAR

DEVELOPMENT SERVICES

PO Box 279 / 29255 FM 1093 #12C
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-8237
www.fulsheartexas.gov

20-3118

SIGN VARIANCE APPLICATION

APPLICATION FEE: \$75.00 NON-REFUNDABLE *pd*

APPLICATION DATE: _____

ADDRESS OF PREMISES AFFECTED: 4030 FM 1463 #107 Katy, TX 77433

LEGAL DESCRIPTION: Channel Letter Variance Request

OWNERS INFORMATION:

NAME Cammile Adams

ADDRESS 10403 Crestwood Cove Ct. CITY, STATE, ZIP Cypress, TX 77433

EMAIL cadams@safesplash.com PHONE NUMBER 281-705-5439

APPLICANTS NAME (if different than owner) _____

ADDRESS _____

CITY _____ STATE _____

ZIP CODE _____ EMAIL _____ PHONE NUMBER _____

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary
Code states that a wall sign may not be more than 10 % of the facade area on which it is mounted. We
would like to install a sign that exceeds the 10% restriction, as the sign will look disproportionate to the
rotunda on which it is attached. We believe a larger sign will look more appropriate in terms of scale.
A larger sign will not adversely effect the other tenants or neighboring properties.

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? No

Addresses: _____

Have you informed your Home Owners Association? N/A or Neighbors? No

RECEIVED
DEVELOPMENT SERVICES DEPT

NOV 16 2020

CITY OF FULSHEAR
FULSHEAR, TX 77441

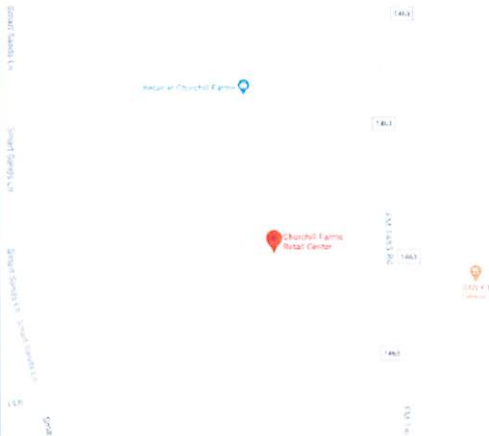
Request Proposal and Description: Provide a description of the existing and or proposed physical property improvements relative to this case (ie: materials, structure type and height, dimensions, etc.) Please also supply and identify photos where applicable, to support your case:

The property will receive an internally illuminated sign, which is fabricated from aluminum and acrylic.

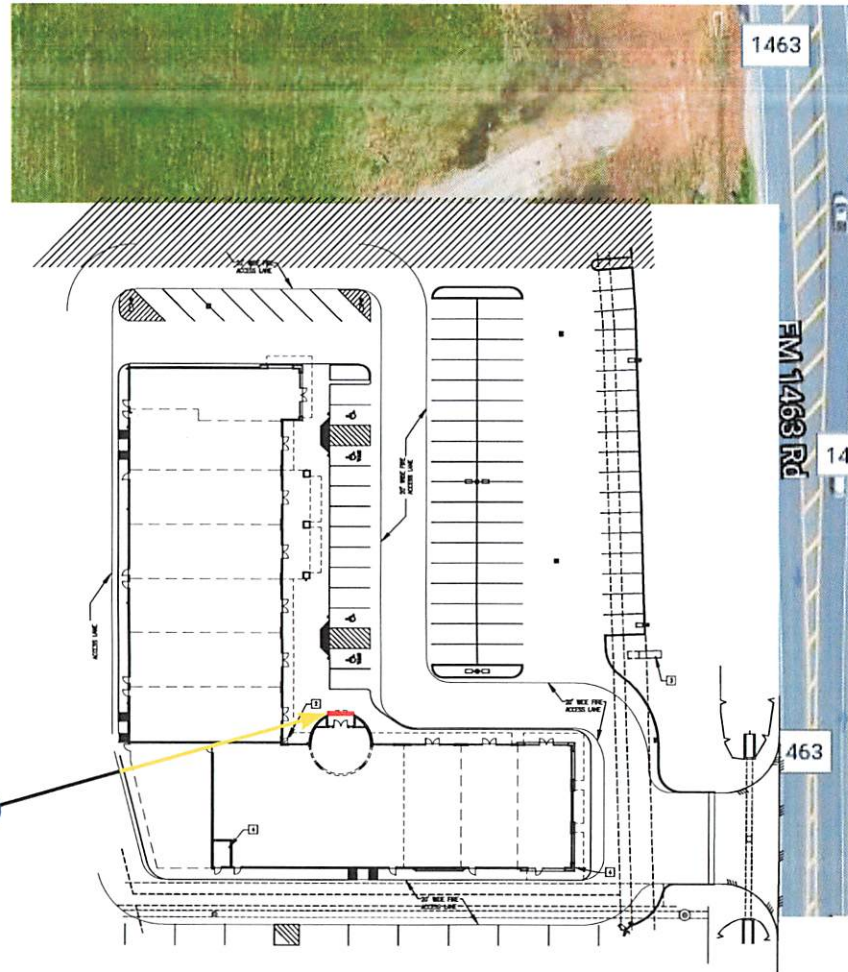
The overall dimensions of the proposed sign are 165" wide by 108.4" high. The individual letters range in height from 31" high to 7.8" high. The facade that the sign will be mounted on is constructed from stacked stone and cement. The structure is 319" high by 340" wide.

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: *N. Cunningham* Date: _____



VICINITY MAP:



SP

Katy - Site & Sign Location Plan

Scale: NTS

EGAN
SIGN

1100 Berkshire Blvd, Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour



Client:
Streamline Brands
9800 Pyramid Ct.
Suite 475
Englewood, CO 80112

Location Address:
SafeSplash Swim School
4030 FM 1463 #107
Katy, TX 77494

Description:
Site Plan

Color Key:
■ PMS 2955 C
■ PMS 637 C
□ White

Layout Date:
07/23/2020 - AR

Revision Date:
08/13/2020 - AR
08/18/2020 - AR
10/08/2020 - AR
10/21/2020 - AR
10/27/2020 - AR
10/30/2020 - AR

Sign Management Made Simple

File Name:
25521_Katy.pdf
Project Number: 25521

Monument signs.

Monument signs shall be constructed of masonry material or shall be constructed of a material complimentary of the structure to which the sign is attributed. The bottom portion of the sign shall rest flush against the ground, allowing no space between the ground and the bottom of the sign structure. The portion of the sign containing the message shall not exceed 72 total square feet of area. The total height of the sign, including the sign structure and the portion containing the message of the sign, shall not exceed ten feet. The total width of the sign, including the sign structure and the portion containing the message of the sign, shall not exceed 12 feet. If one commercial property contains more than ten different businesses and has more than 350 feet of road frontage, the property shall be allowed two monument signs at that location, both of which must comply in all respects with this chapter.

Facade or wall signs.

Facade or wall signs shall be allowed only on a wall or facade that is parallel to a public street, and only so long as the total sign area does not exceed ten percent of the area of the facade or wall on which it is mounted or painted, provided that for buildings with two or more tenants, the total sign area for a facade or wall sign shall be limited to ten percent of the facade or wall area on which it is mounted or painted that is attributable to the applicable tenant's lease. Facade or wall signs may be mounted or painted upon the wall, and must be maintained in good condition at all times. The sign shall contain only information identifying the business located on the site. A mounted wall sign shall not project more than 12 inches from the building wall to which it is attached.

Ancillary signs.

A business or other entity shall be allowed up to three ancillary signs placed on the door or exterior wall or window of the premises. No permit will be required under this chapter for such ancillary signs. All ancillary signs shall be no larger than four square feet in total sign area.



Client:
Streamline Brands
9800 Pyramid Ct.
Suite 475
Englewood, CO 80112

Location Address:
SafeSplash Swim School
4030 FM 1463 #107
Katy, TX 77494

Description:
Sign Code Information

Color Key:

Layout Date:
07/23/2020 - AR

Revision Date:
08/13/2020 - AR
08/18/2020 - AR
10/08/2020 - AR
10/21/2020 - AR
10/27/2020 - AR
10/30/2020 - AR

File Name:
25521_Katy.pdf
Project Number: 25521



Sign Code Information

Scale: NTS



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Sign Management Made Simple

Square Footage Calculation:

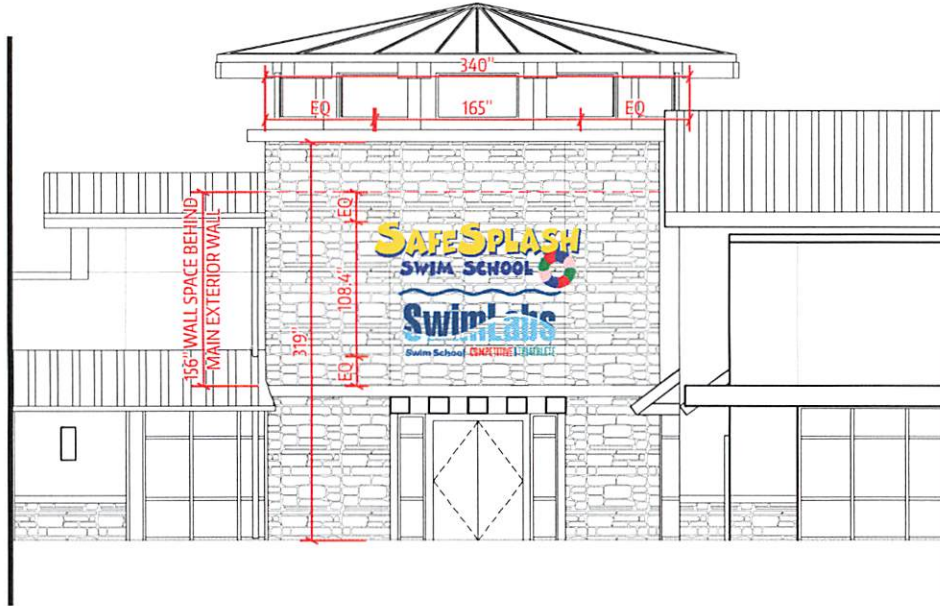
Code: Total sign area of 10% of the area of the facade or wall on which is attached.
Only on a wall parallel to a public street

Calculation: $319'' * 340'' / 144 = 753.2$

$753.2 * 10\% = 75.3$ sf

Allowed: 75.3 sf

Used: 124.2 sf



Note:
Facade is curved

EL.1

Exterior Elevation

Scale: 1/8"=1'-0"

**EGAN
SIGN**

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Streamline Brands
9800 Pyramid Ct.
Suite 475
Englewood, CO 80112

Location Address:
SafeSplash Swim School
4030 FM 1463 #107
Katy, TX 77494

Description:
Exterior Elevation

Color Key:

Layout Date:
07/23/2020 - AR

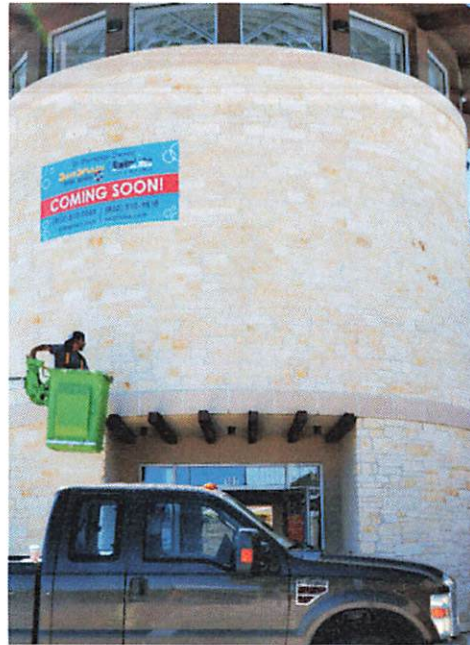
Revision Date:
08/13/2020 - AR
08/18/2020 - AR
10/08/2020 - AR
10/21/2020 - AR
10/27/2020 - AR
10/30/2020 - AR

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Proposed



Existing



Client:
Streamline Brands
9800 Pyramid Ct.
Suite 475
Englewood, CO 80112

Location Address:
SafeSplash Swim School
4030 FM 1463 #107
Katy, TX 77494

Description:
SSSL-FML-CUSTOM
Illuminated Channel Letters - Stud Mount
(124.2 sq ft)

Note:
Facade is curved, will require standoffs

Color Key:

■ 3M 3630-36	■ PMS 339 C
■ PMS 355 C	■ PMS 2955 C
■ PMS 185 C	
■ PMS 182 C	
■ 3M 3630-227	
■ PMS 485 C	
■ PMS Yellow 012 C	
■ PMS Reflex Blue C	

Layout Date:
07/23/2020 - AR

Revision Date:
08/13/2020 - AR
08/18/2020 - AR
10/08/2020 - AR
10/21/2020 - AR
10/27/2020 - AR
10/30/2020 - AR

A **Illuminated Channel Letters - Stud Mount**



1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

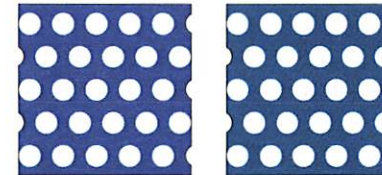
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NIGHT RENDERING



DAY/NIGHT VINYL:
Dual color perforated vinyl w/ digital print color to match existing



Client:
Streamline Brands
9800 Pyramid Ct.
Suite 475
Englewood, CO 80112

Location Address:
SafeSplash Swim School
4030 FM 1463 #107
Katy, TX 77494

Description:
SSSL-FML-CUSTOM
Illuminated Channel Letters - Stud Mount
(124.2 sq ft)

Qty: 1

Provide 5" deep, LED illuminated channel letters w/ digitally printed day/night vinyl to illuminate as shown; mounted flush to facade per layout.

Color Key:

■ 3M 3630-36	■ PMS 339 C
■ PMS 355 C	■ PMS 2955 C
■ PMS 185 C	
■ PMS 182 C	
■ 3M 3630-227	
■ PMS 485 C	
■ PMS Yellow 012 C	
■ PMS Reflex Blue C	

Layout Date:
07/23/2020 - AR

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08/13/2020 - AR
08/18/2020 - AR
10/08/2020 - AR
10/21/2020 - AR
10/27/2020 - AR
10/30/2020 - AR

A Illuminated Channel Letters - Stud Mount

Scale: 1/2"=1'-0"



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Client:
Streamline Brands
9800 Pyramid Ct.
Suite 475
Englewood, CO 80112

Location Address:
SafeSplash Swim School
4030 FM 1463 #107
Katy, TX 77494

Description:
SSSL-FML-CUSTOM
Illuminated Channel Letters - Flush Mount
(124.2 sq ft)

Channel letter section details

Color Key:

3M 3630-36	PMS 339 C
PMS 355 C	PMS 2955 C
PMS 185 C	
PMS 182 C	
3M 3630-227	
PMS 485 C	
PMS Yellow 012 C	
PMS Reflex Blue C	

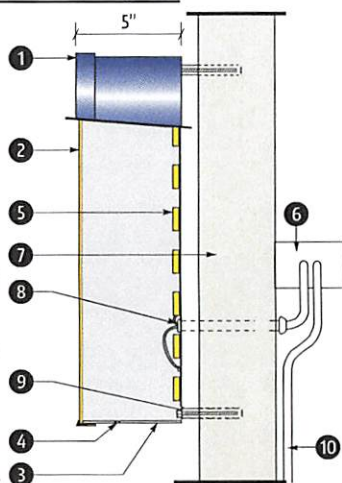
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"SAFESPLASH & PINWHEEL" Cross Section of UL Listed Channel Letters w/LEDs

- (1) 1" Plastic Trim Cap painted PMS Reflex Blue C
- (2) 3/16" Polycarbonate faces w/ digitally printed graphics on translucent vinyl
- (3) .040" Aluminum Returns painted PMS Reflex Blue C (.063" Back)
- (4) 1/4" Drain Holes (Min. 2 per letter)
- (5) LED Illumination
- (6) LED Power Supply & Toggle Disconnect Switch
- (7) Facade: *To Be Determined*
- (8) Low Voltage Class 2 Power Line
- (9) Mounting Hardware TBD W/ PVC SPACERS
- (10) Existing 120 Volt Service

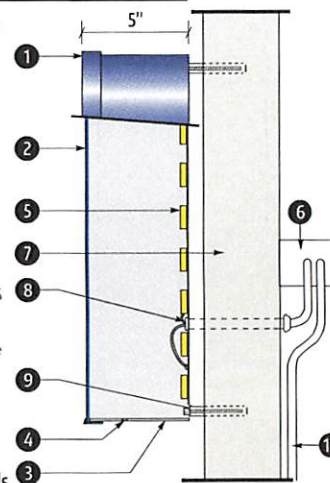


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

- *Caulk required
- * UL Listed Product, no visible labels

"SWIM SCHOOL, DIVIDER BAR, SWIMLABS" Cross Section of UL Listed Channel Letters w/LEDs

- (1) 1" Plastic Trim Cap painted PMS Reflex Blue C
- (2) 3/16" Polycarbonate faces w/ digitally printed graphics on translucent vinyl & day/night vinyl
- (3) .040" Aluminum Returns painted PMS Reflex Blue C (.063" Back)
- (4) 1/4" Drain Holes (Min. 2 per letter)
- (5) LED Illumination
- (6) LED Power Supply & Toggle Disconnect Switch
- (7) Facade: *To Be Determined*
- (8) Low Voltage Class 2 Power Line
- (9) Mounting Hardware TBD W/ PVC SPACERS
- (10) Existing 120 Volt Service



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

- *Caulk required
- * UL Listed Product, no visible labels

A Illuminated Channel Letters - Details



1100 Berkshire Blvd. Suite 200, Wyomissing, PA | (Toll Free): 844.460.6631 | (Fax): 610.478.1332 | www.egansign.com

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour

Sign Management Made Simple

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

AGENDA OF:	January 8, 2021		
DATE SUBMITTED:	December 18, 2020	DEPARTMENT:	Planning and Development
PREPARED BY:	Rodrigo Rodriguez, Plans Examiner & Zach Goodlander, Director of Development Services	PRESENTER:	Zach Goodlander, Director of Development Services
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY AMIR HAGHIGHI/JEREMIAH'S ITALIAN ICE		
ATTACHMENTS:	<ol style="list-style-type: none">1. Zoning Variance Application2. Public Hearing Notice3. Site plan of the subject property4. Plans of the proposed signs		

EXECUTIVE SUMMARY

Amir Haghighi of Jeremiah's Italian Ice is seeking a variance to the Code of Ordinances, City of Fulshear, Chapter 28 – Signs, Section 28-4 Design, construction and maintenance of signs by district, (b) Façade or Wall Signs. This proposed variance is for the purposes of having a second wall sign (referred to as a “blade” sign) and for a free-standing menu sign in front of the building. This is in the Churchill Farms Commercial Center and therefore vested by development agreement in the former code of ordinances. The ordinance applicable in Churchill Farms does not specifically speak to "menu signs". It does however allow for ancillary signs that are exempt from permit and must be placed on the business's window or wall and be no larger than 4 sq. ft. in total area. The proposed menu board (24sqft in size) for Jeremiah's though is not on a window or wall, and exceeds 4 sq. ft. The blade sign, referred to in the former code as a "projecting sign" is allowed in the Downtown District, but not spoken to in other districts, including the ETJ.

RECOMMENDATION

Staff has no objection to the blade sign as the new CDO allows for such signage. Staff recommends approval with conditions of the menu board, specifically that the sign must be placed on the side wall or shrunk in size so as not to appear gaudy and be more in line with the aesthetic goals of the City.

The City of Fulshear Zoning Board of Adjustment will hold two public hearings on January 8, 2021; the first will be at 11:00 a.m. by video conference (<https://global.gotomeeting.com/join/573579909>). The second public hearing will take place at 12:00 p.m. at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441 to hear an application for variance pursuant to Section 1-280 of the Code of Ordinances, City of Fulshear.

Applicant: Amir Haghghi

Substance of Application: Applicant is requesting a variance to the Code of Ordinances, City of Fulshear, Chapter 28 – Signs, Section 28-4 Design, construction, and maintenance of signs by district, (b) Façade or Wall Signs or former sign ordinance in effect when the controlling development agreement was executed, Ordinance # 6-939A. Applicant is seeking a variance for a free-standing sign that holds the menu installed in the ground in front of the business and is also seeking a variance for a second wall sign (referred to as a “blade” sign) that projects from the end of the building.

Location & Address: The business property known as, “Jeremiah’s Italian Ice”, is a leased space or suite located in the Commercial Reserves at FM 1463, Unrestricted Reserve “C”, and the property is generally located Southwest of the intersection of FM 1463 and Corbitt Road, the street address is: 4030 FM 1463 Rd, Suite 101, Fulshear, Texas, 77494.

Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this application and variance request please contact Rodrigo Rodriguez, City of Fulshear, 281-346-8860. The application requesting a variance may be inspected at the Development Services Department located at 29255 FM 1093, #12C, Fulshear, Texas 77441 during regular business hours 7:00 a.m. to 4:00 p.m.

Potential cancellation disclaimer: At the time of publication of this notice, certain provisions of the Texas Open Meetings Act, Texas Government Code Chapter 551 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.



CITY OF FULSHEAR

DEVELOPMENT SERVICES

PO Box 279 / 29255 FM 1093 #12C
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-8237
www.fulsheartexas.gov

SIGN VARIANCE APPLICATION

20-35605

APPLICATION FEE: \$75.00 NON-REFUNDABLE

APPLICATION DATE: 12/10/2020

ADDRESS OF PREMISES AFFECTED: 4030 FM 1463 Suite 101, Katy TX 77494

LEGAL DESCRIPTION: 0300 A Phillips, Block 1, acres 2.0497,
Comercial reserves at FM 1463 ,unrestricted reserve "c"

OWNERS INFORMATION:

NAME Amir Haghghi
ADDRESS 190 Independence LN CITY,STATE,ZIP Maitland, FL, 32751
EMAIL Jeremiahkaty2021@gmail.com PHONE NUMBER _____

APPLICANTS NAME (if different than owner) Luis Esqueda
ADDRESS 8110 Bob White dr
CITY Houston STATE To
ZIP CODE 77074 EMAIL Jeremiahkaty2021@gmail.com PHONE NUMBER 713-865-6011

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary

1- The application of the old ordinance would result in practical difficulties or unnecessary hardship inconsistent with the new ordinance as well as represent a hardship and difficulties to the functionality of the Drive-through.
2-We are requesting a variance for the installation of the Blade Sign and the Menu sign because the inability of effecting the installation would create a hardship to our ability to safely care for the customer and the community we are serving. The blade sign serves as a directional sign of the drive trough and the product offered. The menus and the location of the drive through menu will allow us to maintain the flow of traffic in order to timely and safely serve the customers. Both signs are an essential part of the functionality of the drive through. In the current climate during the ongoing pandemic the drive through is a main asset for safe food distribution. The lack of this two signs would cause confusion on the traffic flow of the drive-through while increasing dissatisfaction and risk of accident due to a confusing flow of traffic.
3-The granting of the Variance sought will not be a substantial detriment to the public interest.

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? No

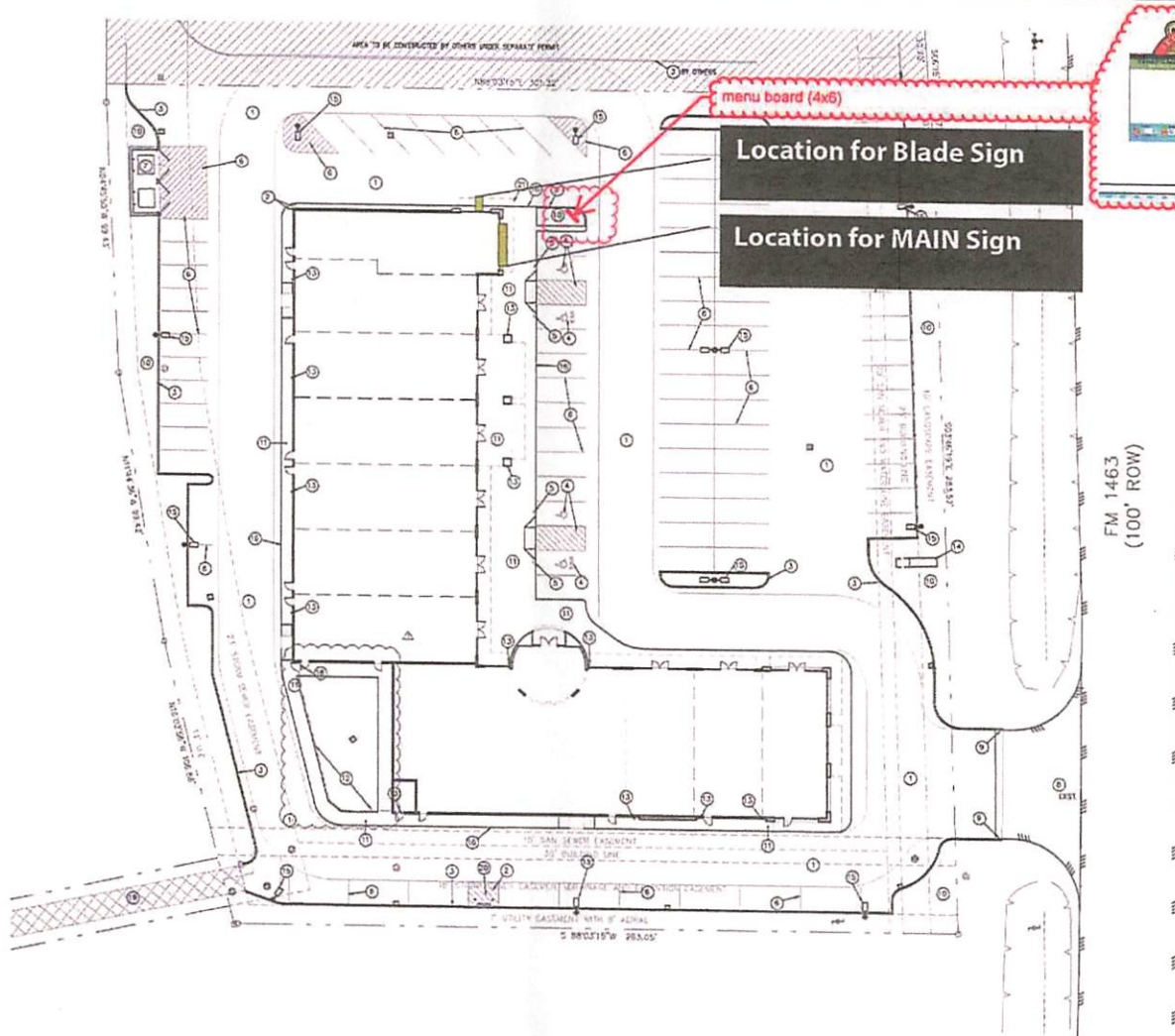
Addresses: _____

Have you informed your Home Owners Association? N/A or Neighbors? _____

RECEIVED
DEVELOPMENT SERVICES DEPT

DEC 18 2020

CITY OF FULSHEAR
FULSHEAR, TX 77441



Location for Blade Sign

Location for MAIN Sign

GENERAL INFO

1. THE EXISTING SITE LAYOUT AS SHOWN ON THESE DRAWINGS HAS BEEN DEVELOPED FROM EXISTING DRAWINGS WHICH MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITH ACTUAL SITE CONDITIONS AND NOTIFY THE ARCHITECT IF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES APPLICABLE TO THIS PROJECT.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND ANY NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. NOTIFY ALL NECESSARY AGENCIES PRIOR TO INSTALLATION OF NEW PAVEMENT.
4. ALL NEW CONCRETE WALKS AND PADS SHALL HAVE A SLOPE FROM ALL CONCRETE SHALL BE A MINIMUM 2:100 UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE. EXCESSIVE MATERIAL SHALL BE STORED BY OFF OF THE OWNER'S PROPERTY AT NO ADDITIONAL COST.
6. PARKING STRIPS SHALL BE 4' FROM WHITE PAVEMENT PAINT UNLESS NOTED OTHERWISE.

KEY SCHEDULE: ①

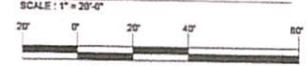
1. 4" REINFORCED CONCRETE PAVEMENT, REF. DET. 10/27/0
2. 4" REINFORCED CONCRETE, REF. DET. 6/1/02
3. 4" CONCRETE CURB, REF. DET. 7/27/0
4. HANDICAP PAVEMENT STRIPING PER ADA, REF. DET. 1/1/21
5. ADA ACCESSIBLE PARKING SIGN PER ADA, REF. DET. 2/24/02
6. 4" WIDE WHITE PAVEMENT STRIPING
7. DAMPEN ENCLAVING, REF. A-104
8. CIVIL ENGINEER APPROVAL
9. TAPERED CONCRETE CURB, REF. DET. 1/1/21
10. LANDSCAPING - CONTRACTOR TO PROVIDE LANDSCAPING AND IRRIGATION SYSTEM TO MEET REQUIREMENTS OF AUTHORIZED WRITING AGENCIES
11. SIDEWALK, REF. DET. 6/1/02
12. 7' TALL WROUGHT IRON FENCE - PAINTED BLACK
13. CONCRETE
14. MONUMENT SIGN
15. AREA LIGHT, REF. SPECIFICATION FOR FIXTURES
16. 4" WOODLUMBER CURB, REF. DET. 1/1/21
17. 4" SQUARE POLYMER B-S-S-P, COLOR - ANODIZED SILVER, REF. DET. 10/1/21
18. 7' TALL WROUGHT IRON FENCE GATE
19. PERFORM GRADE PAPER EXTERIOR FURNITURE OVERFLOW SHALL BE CSD FOR ADDITIONAL INFORMATION
20. ELECTRICAL SERVICE Riser AND FITS TO BUILDING, SEE ELECTRICAL PLANS
21. 4'-0" CLEARANCE SIGN PROVIDED AT DRIVE BRNG LANE

SYMBOLS LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	EXIST CONC CURB
---	NEW CONCRETE CURB
○	MANHOLE
○	EXIST MH
+	TRIC W/POINT
+	POWER POLE
+	SLY W/ITE
---	ASPHALT ROADWAY
---	DITCH

PARKING CALCULATION:	
PERF MINIMUM STALLS	10
ADA STALLS	1
TOTAL ACCESSIBLE	11
TOTAL PARKING	11

SITE PLAN



DATE: _____

ATTACHED: _____



M

14120 NORTHWESTERN ROAD
CYPRESS, TX 77429
(281) 800-1413
(281) 858-4354 FAX
M.A. SHERMAN, P.E.
Professional Engineer, No. 55242018

**CHURCHILL FARMS
RETAIL CENTER**
4320 FM 1463
FELLSMAN, TX 77441

DATE	DESCRIPTION

Drawn: _____
Checked: _____
Project No.: 4183

CONST. ISSUE
05/24/2018

SITE PLAN

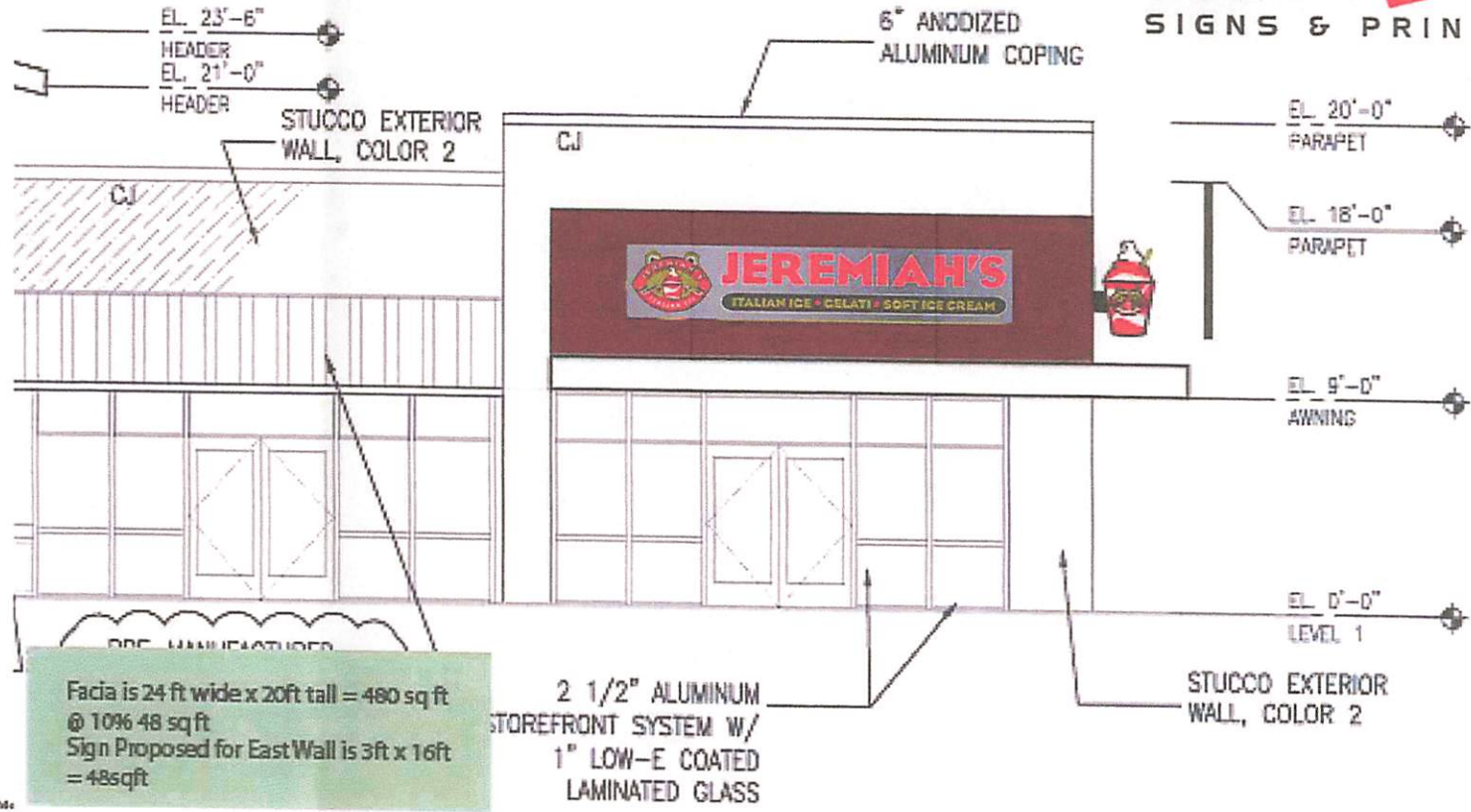
Sheet No. **C1.0**

Sign Code:

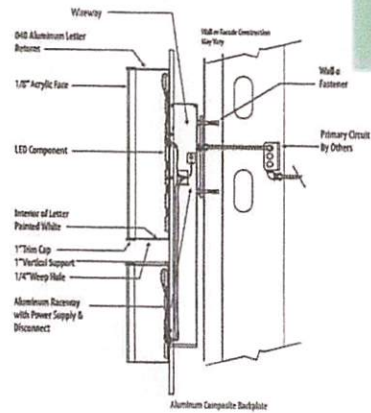
Facia is 24 ft wide x 20ft tall = 480 sq ft

@ 10% 48 sq ft

Sign Proposed for East Wall is 3ft x 16ft = 48sqft



Facia is 24 ft wide x 20ft tall = 480 sq ft
 @ 10% 48 sq ft
 Sign Proposed for East Wall is 3ft x 16ft = 48sqft



Main Sign

Specifications:

Internally illuminated channel letters and licht cabineton a backplate with wireway

Illumination:

LED

Installation:

Install to EAST elevation.

Blade Sign

Specifications:

Internally illuminated blade Sign

Illumination:

LED

Installation:

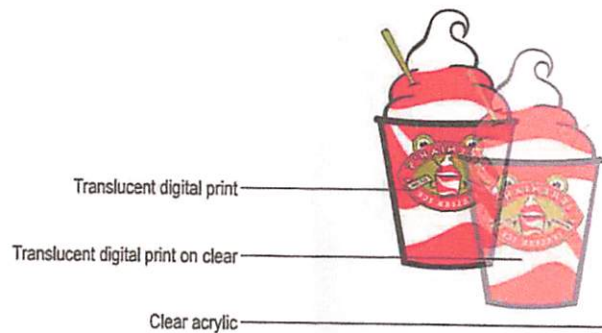
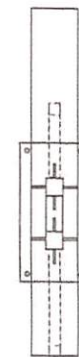
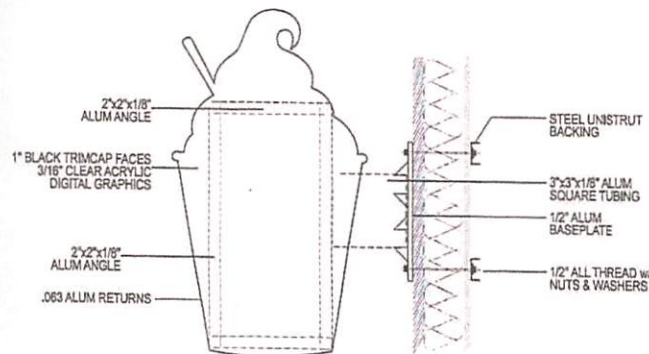
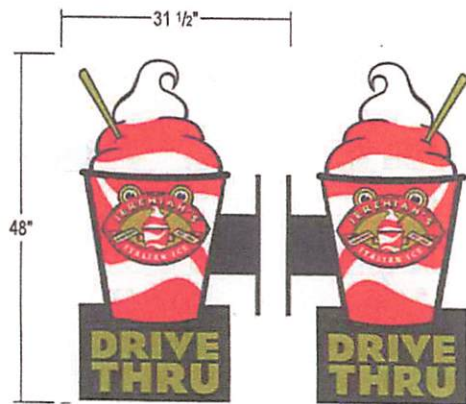
Install to NORTH elevation.

Projecting Wall Mount

Specifications:
Internally illuminated double sided projecting wall mounted sign.

Illumination:
LED

Installation:
Install onto front building elevations.



PMS COLORS

- PMS 460
- PMS 382
- PMS 7417
- PMS 7406
- BLACK





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

AGENDA OF:	January 8, 2021		
DATE SUBMITTED:	December 17, 2020	DEPARTMENT:	Planning and Development
PREPARED BY:	Rodrigo Rodriguez, Plans Examiner & Zach Goodlander, Director of Development Services	PRESENTER:	Zach Goodlander, Director of Development Services
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY SEREEN KHALIFEH/COUNTRY MART		
ATTACHMENTS:	<ol style="list-style-type: none">1. Zoning Variance Application2. Public Hearing Notice3. Survey of the subject property4. Proposed site plan of the subject property		

EXECUTIVE SUMMARY

Screen Khalifeh of Country Mart is seeking a variance to the Coordinated Development Ordinance, City of Fulshear, Section/Table 28-2-13-1 Building Standards, and Section 28-3-8 Downtown District and 28-3-8 (E)(2) Downtown, Parking, Off-Street, Section 28-3-33 and Table 28-3-33-1 Signs Requiring a Permit.

Table 28-2-13-1 of the CDO states that the minimum front setback for a Mixed-Use/Retail building in the Downtown District must be 0-5' or up to 10' if parking is in the rear of the building. Section 28-3-8 states that the ZBA may allow the setback to increase up to 15' if the site is designed for outdoor dining or a recessed plaza. The applicant is proposing an 18' front setback, with the stated goal of allowing more room for angled on-street parking.

Section 28-3-8 (E)(2) of the CDO states that off-street parking in the Downtown District may not front on any arterial street or highway. The applicant has proposed having parking along FM 1093.

The applicant is also requesting a variance to the CDO provision which states that monument signs are prohibited in Downtown (Table 28-3-33-1). The applicant has stated a desire to rebuild a new monument sign in the same location and of the same size as the current sign.

RECOMMENDATION

Staff has no objection to the parking along the an arterial street or highway given that the requested use is as a gas station, and that the Livable Center's Study contemplated the tracts along FM 1093 as more of a highway-oriented use, or buffer, relative to the rest of Downtown. Staff no objection also to the increased setback along FM 359 so long as the applicant continues the same sidewalk and outdoor dining as is in the front of the adjacent building housing Essence House Café, and others. Staff has no objection to the monument sign given the signs use (gas prices), location (along FM 1093), and the prohibition of electronic message signage (which precludes them from putting princes on the canopy).

The City of Fulshear Zoning Board of Adjustment will hold two public hearings on January 8, 2021; the first will be at 11:00 a.m. by video conference (<https://global.gotomeeting.com/join/573579909>).

The second public hearing will take place at 12:00 p.m. at Fulshear City Hall, 30603 FM 1093, Fulshear, Texas 77441 to hear an application for variance pursuant to the City of Fulshear Coordinated Development Ordinance Section 28-7-33.

Applicant: Sereen Khalifeh

Substance of Application: Applicant is requesting a variance to the Coordinated Development Ordinance, City of Fulshear, Section/Table 28-2-13-1 Building Standards, and Section 28-3-8 Downtown District and 28-3-8 (E)(2) Downtown, Parking, Off-Street, Section 28-3-33 and Table 28-3-33-1 Signs Requiring a Permit. Applicant is seeking a variance regarding new parking and constructing a monument sign.

Location & Address: The property is a gas station known as “Country Mart”, located at Fulshear Block 3, Lot 1, 2 & 3 is generally located northwest of the intersection of FM 359 and FM 1093, the street address is: 8526 FM 359, Fulshear Texas 77441.

Interested parties may appear at the public hearing and be heard with respect to the application. For more information regarding this application and variance request please contact Rodrigo Rodriguez, City of Fulshear, 281-346-8860. The application requesting a variance may be inspected at the Development Services Department located at 29255 FM 1093, #12C, Fulshear, Texas 77441 during regular business hours 7:00 a.m. to 4:00 p.m.

Potential cancellation disclaimer: At the time of publication of this notice, certain provisions of the Texas Open Meetings Act, Texas Government Code Chapter 551 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.



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

20-3551

APPLICATION DATE: 12-17-2020

ADDRESS OF PREMISES AFFECTED: 8526 FARM TO MARKET 359 FULSHEAR, TEXAS 77441

LEGAL DESCRIPTION: 0.5694 ACRES (24,804 SQUARE FEET) OF LAND, BEING ALL OF LOTS 1, 2, 3, IN BLOCK 3 OUT OF THE TOWN OF FULSHEAR, RECORDED UNDER THE MAP OR PLAT RECORDS OF FORT BEND COUNTY (F.B.C.M.R.), TEXAS, VOLUME U, PAGE 180, IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 25 (SEE ATTACHED SURVEY)

OWNERS INFORMATION: NAME ZULFIQAR ALI, PRESIDENT AT ZMKR, INC.
ADDRESS P.O. BOX 1046 CITY FULSHEAR STATE TX
ZIP CODE 77066 EMAIL RAZEEB@MOMIN-MOMIN.COM PHONE NUMBER 832-768-8521

APPLICANTS NAME (if different than owner) Sreen Khalifeh
ADDRESS 12812 Willow Centre Dr CITY Houston STATE TX
ZIP CODE 77066 EMAIL rskengineering@gmail.com PHONE NUMBER 281-580-4585

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary) _____
Site partially developed we propose to develop entire site by removing existion building and replace with new store with future lease space
Requesting building to be 18'-0" from P.L along FM 359 to accomodate new 8'-0" side walk and provide additional parking at side of
building to minimize vehicles parking along the road. Also, will replace existing monument sign without changing size or location

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? NO or Neighbors? NO

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:

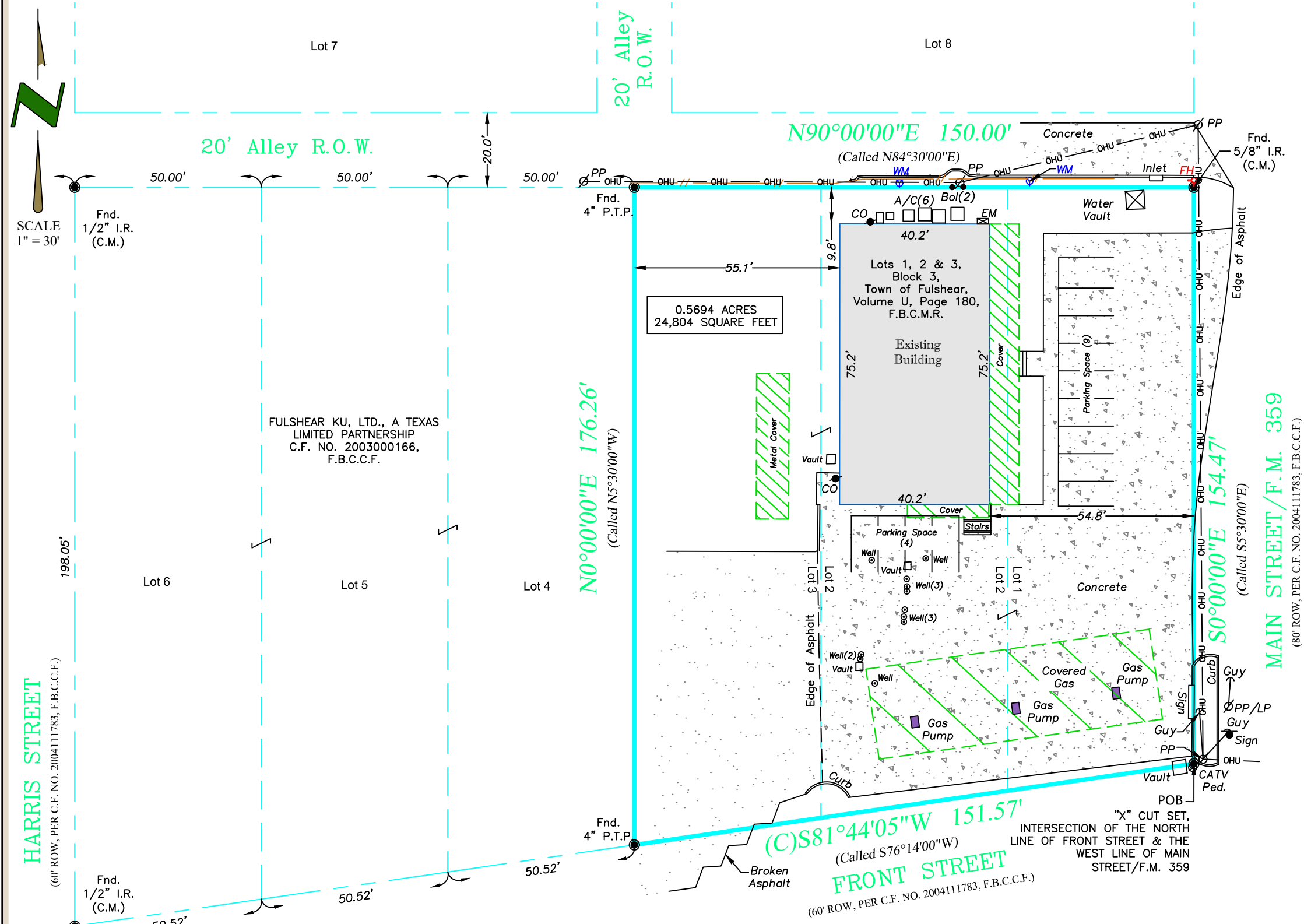
Exisiting 3023 SF retail to be demolished and replaced with 7533 SF building which includes 4897 SF retail store and 2636 SF future lease space. Also replace existing 3 fuel pumps and canopy with 4 new pumps and new fuel canopy.
Also, will replace existing monument sign without changing size or location.

(Continued... Request Proposal)

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: Sereenhalifah Date: 12-17-2020

8526 FARM TO MARKET 359



SCALE
1" = 30'

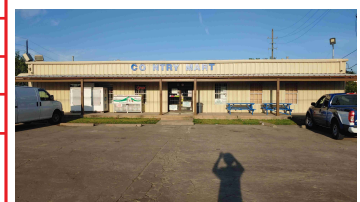
FULSHEAR KU, LTD., A TEXAS LIMITED PARTNERSHIP
C.F. NO. 2003000166,
F.B.C.C.F.

0.5694 ACRES
24,804 SQUARE FEET

Lots 1, 2 & 3,
Block 3,
Town of Fulshear,
Volume U, Page 180,
F.B.C.M.R.

PROPERTY DESCRIPTION:
A TRACT OF LAND CONTAINING 0.5694 ACRES (24,804 SQUARE FEET) OF LAND, BEING ALL OF LOTS 1, 2, 3, IN BLOCK 3 OUT OF THE TOWN OF FULSHEAR, RECORDED UNDER THE MAP OR PLAT RECORDS OF FORT BEND COUNTY (F.B.C.M.R.), TEXAS, VOLUME U, PAGE 180, IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29, BEING THE SAME TRACT OF LAND DEEDED TO ROBERT T.J. ADAMS, RECORDED UNDER THE FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2004111783, SAID 0.5694 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; SEE EXHIBIT "A"

Drafter/Field Crew:	A.G. / T.C.
Date :	09/09/19
ASC No.	6037BI
Buyer:	
Client	COUNTRY MART
G.F. No.	



COUNTRY MART
P.O. BOX 1046
FULSHEAR, TEXAS 77441

8526 FARM TO MARKET 359
FULSHEAR, TEXAS 77441

LEGEND - C.M. = Controlling Monument; Fnd. = Found; I.R. = Iron Rod; I.P. = Iron Pipe
OHE = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped
"Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted.
(fence/post) x centerline (overhead electric)

FLOOD NOTE:
IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREIN DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 481488 0085 L PRESENT EFFECTIVE DATE OF MAP APRIL 2, 2014. HEREIN PROPERTY IS SITUATED WITHIN ZONE 'X'

The undersigned have/has received and reviewed a copy of this survey.

X _____
X _____

DATE: _____

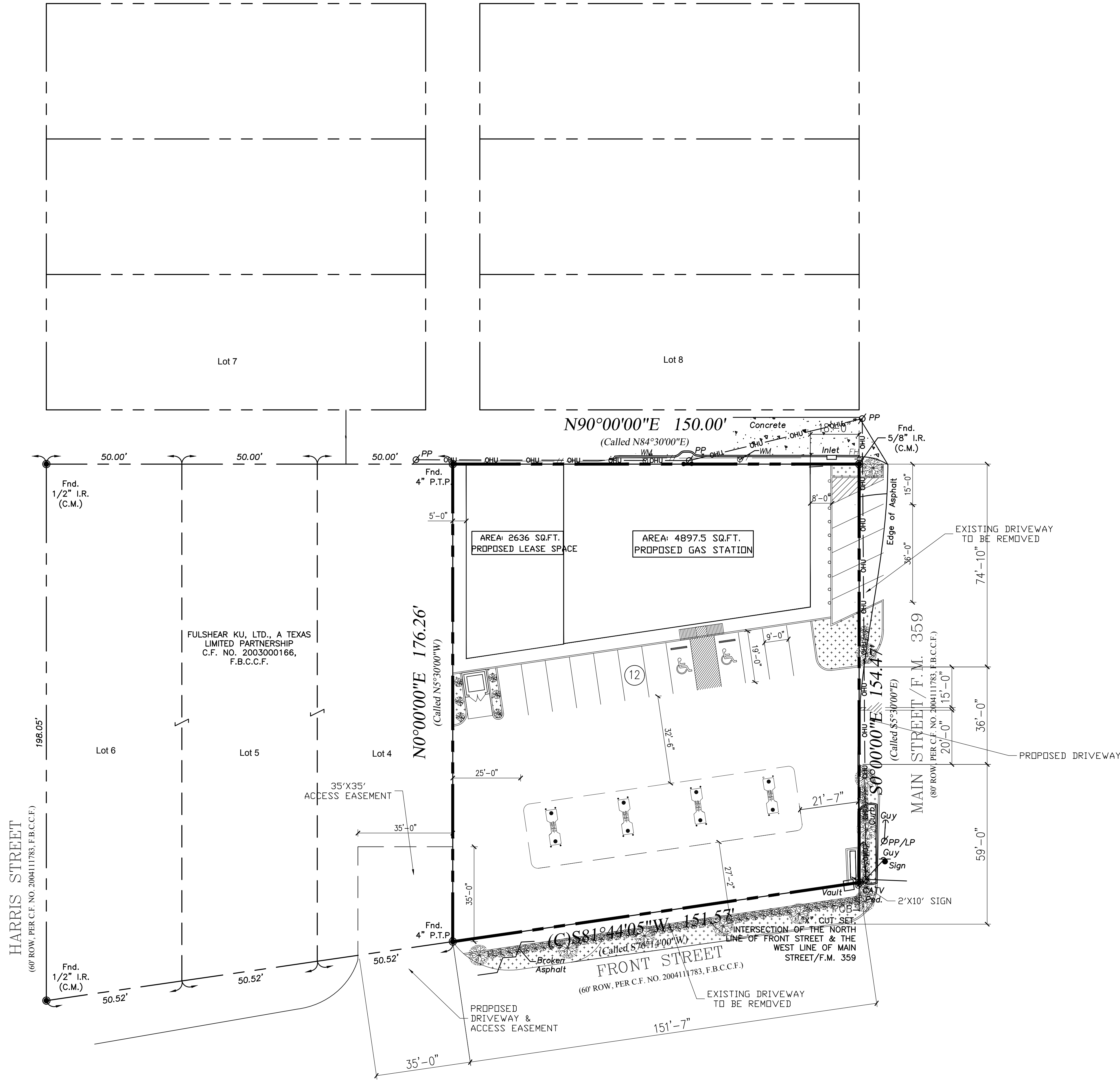
SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

09/09/19



ARTHUR LAND SURVEYING
11111 Richmond Ave, Suite 150 | Houston, TX 77082
281-937-2731 Branch no. 10194357
arthursurveying.com

- Notes:
- This survey was prepared without the benefit of a title report.
 - Plat is illegible. Survey was prepared using physical and recorded information available at time of survey.
 - (C) Calculated Bearing



HARRIS STREET
(60' ROW, PER C.F. NO. 200411783, F.B.C.C.F.)

FULSHEAR KU, LTD., A TEXAS LIMITED PARTNERSHIP
C.F. NO. 2003000166, F.B.C.C.F.

AREA: 2636 SQ.FT. PROPOSED LEASE SPACE

AREA: 4897.5 SQ.FT. PROPOSED GAS STATION

FRONT STREET
(60' ROW, PER C.F. NO. 200411783, F.B.C.C.F.)

MAIN STREET / F.M. 359
(80' ROW PER C.F. NO. 200411783, F.B.C.C.F.)

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

RSK ENGINEERING
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS
12812 WILLOW CENTRE, UNIT A HOUSTON, TEXAS 77066
TEL. (281) 580-4585 FAX (281) 580-4399
FIRM # F-11211

COUNTRY MART GAS STATION
8526 FARM TO MARKET 359
FULSHEAR, TEXAS 77441

DRAWN BY:	DATE: 12-11-2020	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR-2020-63	OF:

GRAPHIC SCALE

