



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

29255 FM 1093 ROAD #12B/ PO Box 279 ~ FULSHEAR, TEXAS 77441

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

WWW.FULSHEARTEXAS.GOV

CHAIR- BRYAN THOMAS
MEMBER- GREG SHAW

ZONING BOARD OF ADJUSTMENT:

CO-CHAIR- GENE MORGAN
MEMBER- PAT MOLLERE

MEMBER- DAWN MCREA

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

ZONING BOARD OF ADJUSTMENT MEETING AGENDA February 17, 2022

NOTICE IS HEREBY GIVEN OF A MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF FULSHEAR ON THURSDAY, FEBRUARY 17, 2022 AT 10:00 A.M. IN THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.

"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, Charter Review Commission, 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 DECEMBER 16, 2021

5. VARIANCE REQUEST BY PHILLIP LILLQUIST/3520 FM 359 S SUITE 100

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on February 17, 2022; The public hearing will take place at 10 a.m. at the Irene Stern Community Center, 6920 Katy Fulshear Road, Fulshear, Texas 77441 to hear the application of Phillip Lillquist, requesting variances to Article III: Site Development, Division III-4: Signs, Table 28-3-33-2 of the Fulshear Coordinated Development Ordinance, regarding Wall Sign criteria. The business property known as “Marco’s Pizza”, is a leased space or suite located within the R1 Rogers Road, Unrestricted Reserve “A”, generally located Northwest of the intersection of FM 359 and Rogers Road, and more precisely located at 6520 FM 359 S, Suite 100, Fulshear, Texas, 77441. 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.

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 PHILLIP LILLQUIST/6520 FM 359 S SUITE 100

7. VARIANCE REQUEST BY AETHNA SIGN GROUP/4950 FM 1463 RD

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on February 17, 2022; The public hearing will take place at 10 a.m. at the Irene Stern Community Center, 6920 Katy Fulshear Road, Fulshear, Texas 77441 to hear the application of Aethna Sign Group, requesting variances to Article III: Site Development, Division III-4: Signs, Table 28-3-33-2 of the Fulshear Coordinated Development Ordinance, regarding Wall Sign criteria. The business property known as “HEB Grocery Co.”, is located within the Market at Cross Creek Ranch Partial Replat No. 1, Unrestricted Reserve “C-1”, generally located Northwest of the intersection of FM 1463 and Fulshear Bend Drive, and more precisely located at 4950 FM 1463 Road, Fulshear, Texas, 77441. 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

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

**8. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY
AETHNA SIGN GROUP/4950 FM 1463 RD**

9. 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 Thursday, February 10, 2022 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 – City Secretary



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CHAIR- BRYAN THOMAS
MEMBER- GREG SHAW

ZONING BOARD OF ADJUSTMENT:

CO-CHAIR- GENE MORGAN
MEMBER- PAT MOLLERE

MEMBER- DAWN MCREA

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

ZONING BOARD OF ADJUSTMENT MEETING AGENDA December 16, 2021

1. CALL TO ORDER

This meeting of the Zoning Board of Adjustment was called to order by Chairman Thomas at 10:00 a.m. on Thursday, December 16, 2021, at the Irene stern Community Center, 6920 Katy Fulshear Road, Fulshear, Texas 77441.

2. QUORUM

A quorum was present.

Members Present:

Bryan Thomas

Gene Morgan

Greg Shaw

Dawn Mcrea

Members Absent:

Pat Mollere

City Staff:

Kimberly Kopecky
Rodrigo Rodriguez
Byron Brown
Zach Goodlander

Others Present:

John Samuel
Kaye Kahlich
And approximately 4 others that did not sign in.

3. CITIZEN COMMENTS

There were no citizen comments.

4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETING HELD ON AUGUST 20, 2021

A motion was made by ZBA member Shaw to approve minutes from the meeting held on August 20, 2021. It was seconded by ZBA member McRea. The motion was carried by the following vote:

*Ayes: Bryan Thomas
Gene Morgan
Greg Shaw
Dawn Mcrea*

Nays: None

Absent: Pat Mollere

5. VARIANCE REQUEST BY MARTINEZ ARCHITECTS/8825 WEST CROSS CREEK BEND LANE

A. Call Hearing to Order

Chairman Thomas called the hearing to order at 10:04 a.m.

B. The City of Fulshear Zoning Board of Adjustment will hold one public hearings on December 16, 2021;

PUBLIC HEARING

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on December 16, 2021; The public hearing will take place at 10 a.m. at the Irene Stern Community Center, 6920 Katy Fulshear Road, Fulshear, Texas 77441 to hear the application of Martinez Architects, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2: Zoning Districts, Section 28-2-8 Semi-Urban Residential, Table 28-2-8-3 of the Fulshear Coordinated Development Ordinance. The 2.766 -acre property is located on Creek Trace at Cross Creek Ranch Sec 6, ACRES 2.766, Reserve "C", and more precisely located at 8825 West Cross Creek Bend Lane. 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.

C. Applicant Presentation

John Smead, representative of Martinez Architects spoke regarding the request. The required parking is 29 spaces. The applicant is requesting 14. He explained both construction and labor is at a scarcity now and asked the members to consider the variance.

D. Staff Report

Zach Goodlander gave the staff report and explained that City staff supports this variance request. Most of the building will be storage, not bodies taking up space.

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

No one from the public commented on the variance request.

F. Staff / Board / Applicant discussion

ZBA members asked questions regarding parking and the intent of the CDO. Zach Goodlander and Byron Brown answered questions. Byron reminded the members of the criteria to make an affirmative finding.

***For full discussion, request audio.*

G. Adjournment of Hearing

Chairman Thomas closed the hearing at 10:13 a.m.

6. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY MARTINEZ ARCHITECTS/8825 WEST CROSS CREEK BEND LANE

A motion was made by ZBA member Morgan to approve the request for a variance. It was seconded by ZBA member Shaw. The motion was carried by the following vote:

Ayes: Gene Morgan

*Greg Shaw
Dawn Mcree
Bryan Thomas*

Nays:

Absent: Pat Mollere

Motion passes.

7. VARIANCE REQUEST BY KEVIN NGUYEN/4830 FM 1463 ROAD

A. Call Hearing to Order

Chairman Thomas called the hearing to order at 10:16 a.m.

B. The City of Fulshear Zoning Board of Adjustment will hold one public hearings on December 16, 2021;

PUBLIC HEARING

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on December 16, 2021;The public hearing will take place at 10 a.m. at the Irene Stern Community Center, 6920 Katy Fulshear Road, Fulshear, Texas 77441 to hear the application of Kevin Nguyen, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2: Zoning Districts, Section 28-2-14 General Commercial District, Table 28-2-14-2 and Article III: Site Development, Division III-4: Signs, Table 28-3-33-2 of the Fulshear Coordinated Development Ordinance. The 1.393-acre property is located on the Tract of Land Situated in the J.W. Scott Survey, Abstract No 321, and more precisely located at 4830 FM 1463 Road. 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.

C. Applicant Presentation

Aldo Alvarez, Project Architect, spoke regarding this request. The applicant is requesting 31 spaces to accommodate the number of staff and customers.

The applicant's second request is regarding allowing for 3 wall signs instead of 1.

D. Staff Report

Per Zach Goodlander, staff has no objection to the parking request.

Staff does not support the request for additional wall signs and request denial of the sign variance request.

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

Kaye Kahlich agreed with Zach's recommendations and asked the members to deny the sign variance request.

F. Staff / Board / Applicant discussion

The ZBA members asked questions regarding signs and parking. They were answered by staff and Mr. Alvarez.

***For full discussion, please request audio.*

G. Adjournment of Hearing

Chairman Thomas closed the hearing at 10:31 a.m.

8. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY KEVIN NGUYEN/4830 FM 1463 ROAD

A motion was made by ZBA member Shaw to approve the parking request. It was seconded by ZBA member Morgan. The motion was carried by the following vote:

*Ayes: Bryan Thomas
Gene Morgan
Dawn McRea
Greg Shaw*

Nays:

Absent: Pat Mollere

Motion passed (parking variance).

A motion was made by ZBA member Morgan to decline the request for sign variance. It was seconded by ZBA member McRea. The motion was carried by the following vote:

*Ayes: Bryan Thomas
Gene Morgan
Dawn McRea*

Greg Shaw

Nays:

Absent: Pat Mollere

Motion passed to deny (sign variance).

Chairman Thomas adjourned the meeting at 10:38 a.m.

9. ADJOURNMENT

A motion was made by ZBA member McRea to adjourn. It was seconded by ZBA member Shaw. The motion was carried by the following vote:

*Ayes: Bryan Thomas
Gene Morgan
Dawn Mcrea
Greg Shaw*

Nays:

Absent: Pat Mollere

Chairman Thomas adjourned the meeting at 10:36 a.m.

AGENDA MEMO
BUSINESS OF THE PLANNING & ZONING
COMMISSION
CITY OF FULSHEAR, TEXAS

AGENDA OF:	February 17, 2022	DEPARTMENT:	Planning and Development
DATE SUBMITTED:	January 4, 2022		
PREPARED BY:	Rodrigo Rodriguez, Plans Examiner	PRESENTER:	Zach Goodlander, Director of Development Services
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY PHILLIP LILLQUIST/6520 FM 359 S		
ATTACHMENTS:	<ol style="list-style-type: none">1. Public Hearing Notice2. Zoning Variance Application3. Variance Presentation4. Sign Permit Application5. Sign Plans		

EXECUTIVE SUMMARY

Phillip Lillquist is seeking a variance to Article III: Site Development, Division III-4 Signs, Table 28-3-33-2 of the Fulshear Coordinated Development Ordinance. The purpose of the proposed variance is to increase the number of wall signs and increase the maximum sign area allowed by the CDO. The ordinance allows one wall sign per public street facing façade, which in this case would be the East elevation. The applicant is requesting this variance to have 2 total wall signs which would be located on the South and East elevations of the building to improve visibility. As for the sign area, the ordinance allows a max sign area of 10 percent of the front-facing building façade or width of the tenant space where the business is located. The applicant is requesting to increase the size of the East elevation sign to 12.5% and the South elevation sign to roughly 12%.

The two signs for which the variance is being requested have already been installed. City staff notified the applicant of the need to get permits and that the signs were not compliant. A work without permit fine has been assessed and collected.

STAFF RECOMMENDATION

Staff recommends that the east sign be granted the variance for size being only marginally more than the allowed size and already being in place.

Staff recommends that the south facing sign be denied the variance request. Visibility concerns going north along FM 359 may be solved by other allowed sign types such as a monument or directory sign. Prospective development on the immediately adjacent property will potentially block the south facing sign as well.

PUBLIC HEARING

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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

22-0040

APPLICATION FEE: \$75.00 NON-REFUNDABLE

APPLICATION DATE: 01/04/2022

ADDRESS OF PREMISES AFFECTED: 6520 FM 359 S, Suite 100 (77441) ^{Fulshear, TX}

LEGAL DESCRIPTION: R1 Partners Rogers Rd. (Marco's Pizza) LLC (end cap)

OWNERS INFORMATION:

NAME Phillip Lillquist Richmond 77407
ADDRESS 21650 FM 1093 Apt 2307 CITY, STATE, ZIP Fulshear TX 77441
EMAIL Phillip.Lillquist@gmail.com PHONE NUMBER 713 825 8458

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)

This premises is an end-cap that fronts two roads visibly,
Fronts → Rogers Road and FM 359 → This needs two signs please,
Two signs improve visibility which driving higher city revenue (tax)

Status of the Project: Existing Under Construction Proposed

Have there been previous variance requests for this property? N/A

Are there similar situations in the area? FM 1463 Businesses have both sides (A/H)
Addresses: (not sure if this is Fulshear though)

Have you informed your Home Owners Association? _____ or Neighbors? _____

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JAN 04 2022
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:

Existing

Side Sign = 21'-3" by 5'-6" Illuminated Channel Letter Sign
Horizontal Format, Logo, white Faces w/ Multipanel backplate

Photo presentation included in attached Exhibit A. (Red Folder)
PDF

Store Front Sign 15'-9" x 3'-5"

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: Philip Allen A Date: 01/04/2022

Marco's Pizza Sign Variance

- Phillip Lillquist
- Owner & Operator
- Marco's Pizza Store #5209
- 6520 FM 359 S. Suite 100, Fulshear, TX 77441

SITE PLAN

ZG Zach Goodlander
To: Phillip Cc: Total >

9:45 AM

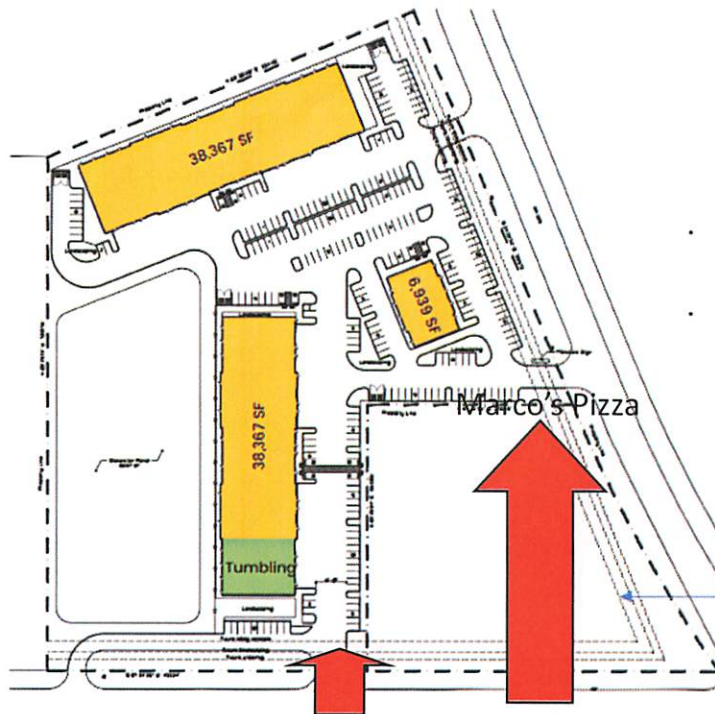
Phillip,

Yes, unfortunately per our sign ordinance you can only have additional wall signs if you directly front more than one street, or the main entry of the store does not face the street. The only other route would be to seek a variance through our Zoning Board of Adjustment.

[Final Adopted CDO Ordinance.pdf \(fulsheartexas.gov\)](#)

Zach Goodlander

[See More](#)



- Although not on Rogers Rd – due to separation by a grass field, Suite 100 does front Rogers Road per sign ordinance two signs are allowed.
- Two businesses face Rogers Rd from differing distances
- Side signage is highly supportive of the small business owner’s visibility from Rogers R. and FM359 northbound traffic.

 15010 Lakelair Drive
Richmond, Texas 77406
281.944.9660

JENNIFER RABON
713.927.8101
jennifer@rlpartners.com

DARYL DALLY
281.748.7892
daryl@realtypartners.com

KRIS BENDER
832.847.4011 | 256.698.8199
kbender@rlpartners.com

Marco's Fulshear Faces Two Public Streets

- Per page 135 in the City of Fulshear Final Adopted CDO Ordinance, a business is allowed 1 sign per public street-facing façade.
- As shown in all visual evidence, Marco's Fulshear faces FM 359 AND additionally Rogers Road with clear, unobstructed visibility. A side sign is necessary to help drive visibility and subsequent revenues for the City of Fulshear. It is seen by the customers and community and helpful to them.

Table 28-3-33-2 Permitted Attached Sign Types							
Sign Type and Limitations	Zoning District						
	ER, SR, SU	SC	GC	SO	IN	DD	ETJ
"-." = Prohibited ft. = feet sf. = Square Feet							
Wall Sign							
Number of Signs Permitted	1 per public street-facing facade or 1 per individual tenant						-
	10 percent of the front-facing building facade or width						

Community members cannot see the front Marco's sign from Rogers Road.
No other businesses actually front Rogers Road but the end cap Marco's Pizza



Grass Field

Suite 100 is the closest storefront to
Rogers Rd. FM 359 in the 6520 segment



Visibility from Rogers Road
Significantly Improved via Side Sign

Side Sign Improves Visibility on FM 359 Northbound. Visibility improves city revenues.

- The signage over the drive through supports the small business owner's visibility for community members to see when driving northbound on FM 359.
- No businesses to the left of Suite 100 are impeded upon by having a side sign in place.
- The sign is artistically pleasing and makes the building look more appealing and supports the marketing of this Fulshear small business.
- There are no known detrimental effects due to this side signage.





Signage on the side also supports business visibility through trees



As a first time small business owner, I graciously ask to receive support from the City of Fulshear, TX to improve my Marco's storefront visibility

Cost already incurred of \$3,000 for the side signage and it is non-refundable

Further costs to be incurred to remove the sign and repurpose another small sign

Thank you for your time and support of this business.



CITY OF FULSHEAR

DEVELOPMENT SERVICES

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Sign Permit Application

Date of Application: 7/1/2021 Permit #: 21-2988
Builder/Contractor: ~~TOTAL SIGNS~~ JAY UDDIN (TOTAL SIGNS)
Address: 11450 BISSONNET ST #323, HOUSTON, TX 77099
Phone Number: 832-613-8516 Email: INFO@TOTALSIGNSTX.COM
Business Name: MARCO'S PIZZA Owner: PHILLIP LILLQUIST
Address: 6640 FM 359, FULSHEAR, TX 77441 Phone Number: 713-825-8458
Location of Sign: 6640 FM 359, FULSHEAR, TX 77441
Type: Monument Building Temporary
Dimensions: Height: A 3' / B 5' Length: A 14' / B 18' Message Area: _____ Building Façade Area: A 21' / B 40'
Electrical: Yes: No: If electrical, Electrician Registration & Electrical Permit must be obtained

Fee: \$75.00

Requirements:

2 Sets (1 Hard Copy & 1 Digital Copy on a Thumb drive or emailed to plans@fulsheartexas.gov)

This application must be accompanied by detailed drawings of the sign to be installed illustrating _____

- Dimensions (Sign height and length; Message area; Building Façade area)
- Color Rendition
- Installation method (Depth of foundation; Bolting and Anchors)
- Location (Site map with exact location of sign noted)
- Electrical wiring methods and materials to be used

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JUL 20 2021

CITY OF FULSHEAR
FULSHEAR, TX 77441

Total height of monument sign shall be regulated by ordinance as to location on FM 1093. One façade or wall sign per street frontage not to exceed 10 percent of area on which it is mounted or painted.

Temporary sign shall be no larger than 8' by 8'.

ALL REQUIRED DOCUMENTS MUST BE TURNED IN WITH APPLICATION TO BE CONSIDERED.

I HEREBY CERTIFY THAT THERE ARE NO NON-CONFORMING EXISTING SIGNS LOCATED ON SAID PROPERTY.

I HEREBY ACCEPT ALL THE ABOVE CONDITIONS AND CERTIFY THAT ALL STATEMENTS HEREIN RECORDED BY ME ARE TRUE.

Jay Uddin Mohammad Jay Uddin 7/1/2021
Contractor/Builder's Signature Printed Name Date

Building Inspector Review:

____ Reviewed _____ Returned for Additional Data _____

Inspection requests must be turned in by 3PM the day before an inspection is needed.

Email inspections to inspections@fulsheartexas.gov.



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Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-8237
www.fulsheartexas.gov

Electrical Permit Application

Application Date: 7/1/2021 Building Permit #: -
Address of Job: 6640 FM 359, FULSHEAR, TX ~~77099~~ 77441
Company Name: Malan Electric Co. Phone Number: 832-443-3035
Address: 4149 Bluebonnet Dr, Stafford, TX 77477
Type of Occupancy: Residential: Commercial: ✓
Description of Work: New Installation: Alteration: Repair:
Addition: Sign: ✓ Pool: Patio/Pergola: Reroute:

Permit Fees:

New Residential/Commercial/Pool/Misc.& Sign Electrical Permits: \$0

Requirements:

- The permit is non-transferable, and work must be started within 180 days of permit issuance date or such permit will be null and void.
- This application must be accompanied by the required documents required by City Ordinance prior to starting construction.
- Work without a permit posted could result in additional fees, work performed without a permit contractor will be assessed a \$350.00 fine plus the cost of the permit.
- Re-inspection fees must be paid prior to re-inspection at a cost of \$60.00.

I HEREBY ACCEPT ALL THE ABOVE CONDITIONS AND CERTIFY THAT ALL STATEMENTS HEREIN RECORDED BY ME ARE TRUE.

Mario Lanoue

Electrician's Signature

Mario Lanoue

Printed Name

7/1/2021

Date

Permit applications may be emailed to permits@fulsheartexas.gov.
Permits **MUST** be picked up and signed for from the Development Services Office.

Inspection requests must be turned in by 3PM the day before an inspection is needed.
Call 281-346-8850 or email inspections to inspections@fulsheartexas.gov.

SITE PLAN

SITE PLAN

6640 Farm to Market
359, Fulshear, TX 77441

359



Fort Bend RV
and Mini Storage



Rogers Rd

Rogers Rd

Rogers Rd

PROOF NOTE WHEN THIS PROOF IS PRINTED IN COLOR, THE COLORS SHOWN ARE ONLY A REPRESENTATION OF THE ACTUAL COLORS USED FOR THE WORK. ELEVATION AS WELL, ARE REPRESENTATIONS OF THE SCALE AND SIZE.

INSTALLATION REQUIREMENTS THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND OTHER APPLICABLE LOCAL CODES. THIS SIGN INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

 Total Signs <small>WWW.TOTALSIGNSTX.COM</small>	<p>PLEASE PROOF-READ CAREFULLY. CHECK ALL SPELLING, PUNCTUATION, PHONE NUMBERS, TEXT, SIZES, DIMENSIONS, AND COLORS BEFORE APPROVING.</p> <p><i>This original drawing is provided as a part of a planned project and is not to be exhibited, copied, or reproduced without the written permission of Total Signs, LLC, or its authorized agent.</i></p> <p>E-MAIL JAY@TOTALSIGNSTX.COM CEL 832.613.8516 OFC 281.652.5553 FAX 281.652.5522 11450 BISSONNET ST #323, HOUSTON, TX 77099</p>	<p>CUSTOMER</p>		<p>6640 FM 359, Fulshear, TX 77441</p>
	<p>SIGN DESCRIPTION</p>	<p>Illuminated Channel Letter Sign</p>		

STORE FRONT





SIGN PRESENTATION

6640 FM 359
Fulshear, TX 77441

PROOF NOTE WHEN THIS PROOF IS PRINTED IN COLOR, THE COLORS SHOWN ARE ONLY A REPRESENTATION OF THE ACTUAL COLORS USED FOR THE WORK. ELEVATION AS WELL, ARE REPRESENTATIONS OF THE SCALE AND SIZE.

INSTALLATION REQUIREMENTS THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND OTHER APPLICABLE LOCAL CODES. THIS SIGN INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

 Total Signs <small>WWW.TOTALSIGNSTX.COM</small>	<p>PLEASE PROOF-READ CAREFULLY. CHECK ALL SPELLING, PUNCTUATION, PHONE NUMBERS, TEXT, SIZES, DIMENSIONS, AND COLORS BEFORE APPROVING.</p> <p><i>This original drawing is provided as a part of a planned project and is not to be exhibited, copied, or reproduced without the written permission of Total Signs, LLC. or its authorized agent.</i></p>	CUSTOMER		6640 FM 359, Fulshear, TX 77441
	<p>E-MAIL JAY@TOTALSIGNSTX.COM TEL 832.613.8516 OFC 281.652.5553 FAX 281.652.5522 11450 BISSONNET ST #323, HOUSTON, TX 77099</p>	SIGN DESCRIPTION		Illuminated Channel Letter Sign

MARCO'S PIZZA



SHOWN TO SCALE

Store Front Sign A



PROOF NOTE WHEN THIS PROOF IS PRINTED IN COLOR, THE COLORS SHOWN ARE ONLY A REPRESENTATION OF THE ACTUAL COLORS USED FOR THE WORK. ELEVATION AS WELL, ARE REPRESENTATIONS OF THE SCALE AND SIZE.

INSTALLATION REQUIREMENTS THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND OTHER APPLICABLE LOCAL CODES. THIS SIGN INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

	<p>PLEASE PROOF-READ CAREFULLY. CHECK ALL SPELLING, PUNCTUATION, PHONE NUMBERS, TEXT, SIZES, DIMENSIONS, AND COLORS BEFORE APPROVING.</p> <p><i>This original drawing is provided as a part of a planned project and is not to be exhibited, copied, or reproduced without the written permission of Total Signs, LLC, or its authorized agent.</i></p>	CUSTOMER		6640 FM 359, Fulshear, TX 77441
	<p>E-MAIL JAY@TOTALSIGNSTX.COM TEL 832.613.8516 OFC 281.652.5553 FAX 281.652.5522 11450 BISSONNET ST #323, HOUSTON, TX 77099</p>	SIGN DESCRIPTION		Illuminated Channel Letter Sign

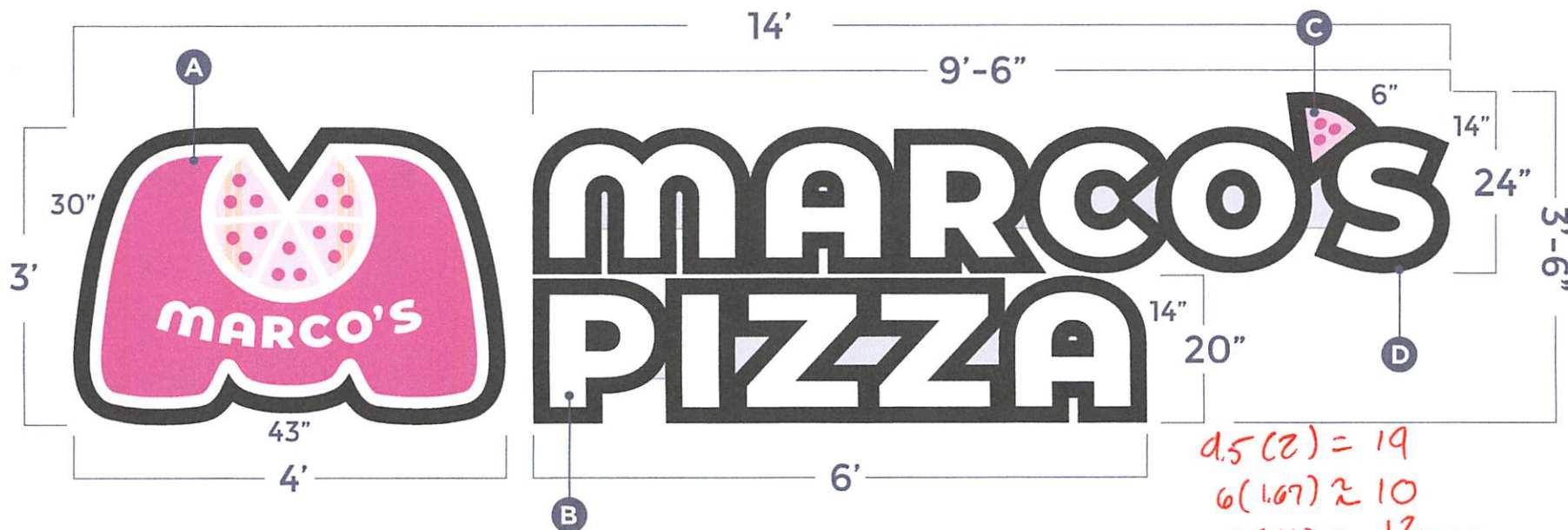
STORE FRONT SIGN DIMENSIONS

SIGN A · TYPE

QTY: 1

ILLUMINATED SIGN WIREWAY INSTALLATION

$3(14) = 42$



$4.5(2) = 19$
 $6(1.67) \approx 10$
 $3(4) = \frac{12}{41}$

Work Area

Store Front: 21 Ft
 Sign Width: 14 Ft
 Sign Height: 3 Ft 6 In
 Max Height: 16 Ft
 SQ Footage: 49 Sq Ft

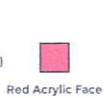
A. Illuminated Logo Sign

- 43"x30" Illuminated Cloud Sign
- 3/16" White Acrylic Face
- Backlit Digital Printed Graphics
- 5" Black aluminum returns. .040
- 1" Black Plastic Trim cap (Jewelrite)
- Aluminum Backs
- Double Row White LED modules
- Installed on Backplate
- Backplate installed on wireway



B. Illuminated Channel Letters

- 14" Illuminated Channel Letters
- 3/16" White Acrylic Faces
- 5" Black aluminum returns. .040
- 1" Black Plastic Trim cap (Jewelrite)
- Aluminum Backs
- Double Row White LED modules
- Installed on backplate
- Backplate installed on wireway



C. Illuminated Pizza Logo

- 6" Cloud Sign
- 3/16" White Acrylic Face w/ Backlit Digital Printed Graphics
- 5" Black aluminum returns. .040
- 1" Black Plastic Trim cap (Jewelrite)
- Aluminum Backs
- Double Row White LED modules
- Mounted on Backplate. Backplate on wireway.



D. Multi-Panel Backplate

- 3/18 Multi-Panel Aluminum Composite Backplate
- Contour Cut
- Matte Black Finish
- Wireway Installation



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Total Signs
 WWW.TOTALSIGNSTX.COM

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 11450 BISSONNET ST #323, HOUSTON, TX 77099

CUSTOMER

SIGN DESCRIPTION



6640 FM 359, Fulshear, TX 77441

Illuminated Channel Letter Sign

STORE SIDE





SIGN PRESENTATION

6640 FM 359
Fulshear, TX 77441

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 Total Signs <small>WWW.TOTALSIGNSTX.COM</small>	<p>PLEASE PROOF-READ CAREFULLY. CHECK ALL SPELLING, PUNCTUATION, PHONE NUMBERS, TEXT, SIZES, DIMENSIONS, AND COLORS BEFORE APPROVING.</p> <p><i>This original drawing is provided as a part of a planned project and is not to be exhibited, copied, or reproduced without the written permission of Total Signs, LLC, or its authorized agent.</i></p>	CUSTOMER		6640 FM 359, Fulshear, TX 77441
	<p>E-MAIL JAY@TOTALSIGNSTX.COM TEL 832.613.8516 OFC 281.652.5553 FAX 281.652.5522 11450 BISSONNET ST #323, HOUSTON, TX 77099</p>	SIGN DESCRIPTION		Illuminated Channel Letter Sign

MARCO'S PIZZA



SHOWN TO SCALE

Store Side Sign B



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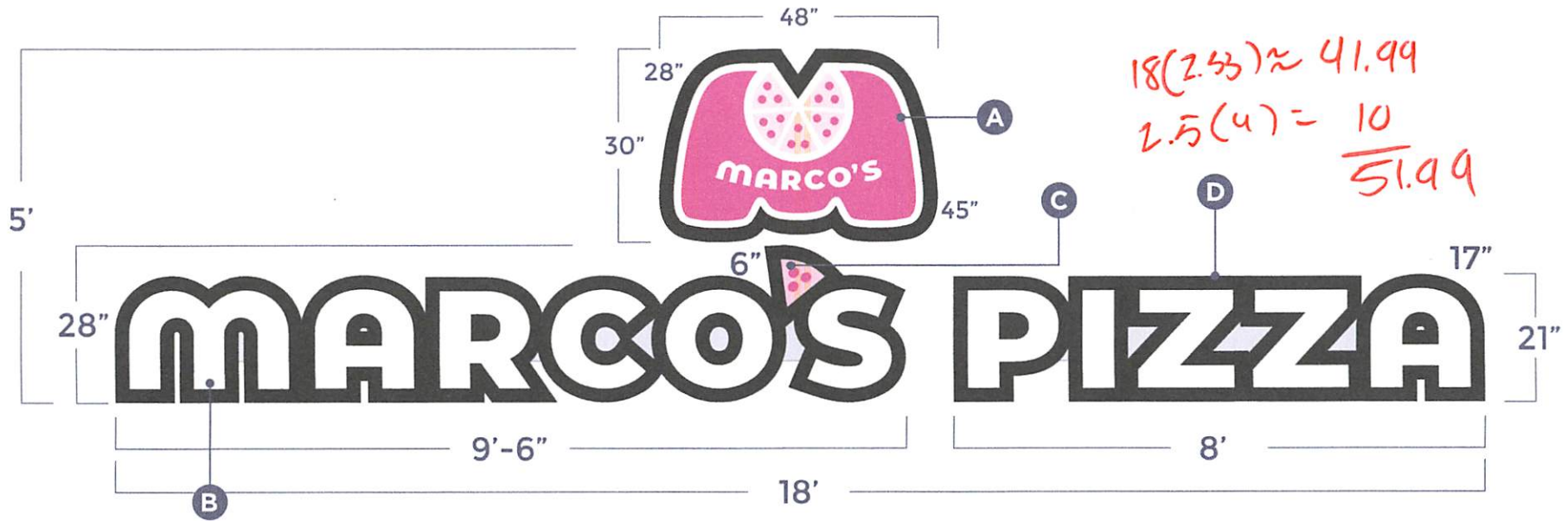
 Total Signs <small>WWW.TOTALSIGNSTX.COM</small>	<p>PLEASE PROOF-READ CAREFULLY. CHECK ALL SPELLING, PUNCTUATION, PHONE NUMBERS, TEXT, SIZES, DIMENSIONS, AND COLORS BEFORE APPROVING.</p> <p><i>This original drawing is provided as a part of a planned project and is not to be exhibited, copied, or reproduced without the written permission of Total Signs, LLC, or its authorized agent.</i></p>	CUSTOMER		6640 FM 359, Fulshear, TX 77441
	<p>E-MAIL JAY@TOTALSIGNSTX.COM CEL 832.613.8516 OFC 281.652.5553 FAX 281.652.5522 11450 BISSONNET ST #323, HOUSTON, TX 77099</p>	SIGN DESCRIPTION		Illuminated Channel Letter Sign

STORE SIDE SIGN DIMENSIONS

SIGN B - TYPE

QTY: 1

ILLUMINATED SIGN WIREWAY INSTALLATION



18(2.53) ≈ 41.99
 2.5(4) = 10
 51.99

Work Area

Store Side: 40 Ft
 Sign Width: 18 Ft
 Sign Height: 5 Ft
 Max Height: 16 Ft
 SQ Footage: 90 Sq Ft

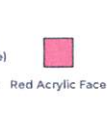
A. Illuminated Logo Sign

- 45"x28" Illuminated Cloud Sign
- 3/16" White Acrylic Face
- Backlit Digital Printed Graphics
- 5" Black aluminum returns. .040
- 1" Black Plastic Trim cap (Jewelrite)
- Aluminum Backs
- Double Row White LED modules
- Installed on Backplate
- Backplate installed on wireway



B. Illuminated Channel Letters

- 17" Illuminated Channel Letters
- 3/16" White Acrylic Faces
- 5" Black aluminum returns. .040
- 1" Black Plastic Trim cap (Jewelrite)
- Aluminum Backs
- Double Row White LED modules
- Installed on backplate
- Backplate installed on wireway



C. Illuminated Pizza Logo

- 6" Cloud Sign
- 3/16" White Acrylic Face w/ Backlit Digital Printed Graphics
- 5" Black aluminum returns. .040
- 1" Black Plastic Trim cap (Jewelrite)
- Aluminum Backs
- Double Row White LED modules
- Mounted on Backplate. Backplate on wireway.



D. Multi-Panel Backplate

- 3/18 Multi-Panel Aluminum Composite Backplate
- Contour Cut
- Matte Black Finish
- Wireway Installation



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 11450 BISSONNET ST #323, HOUSTON, TX 77099

CUSTOMER

SIGN DESCRIPTION



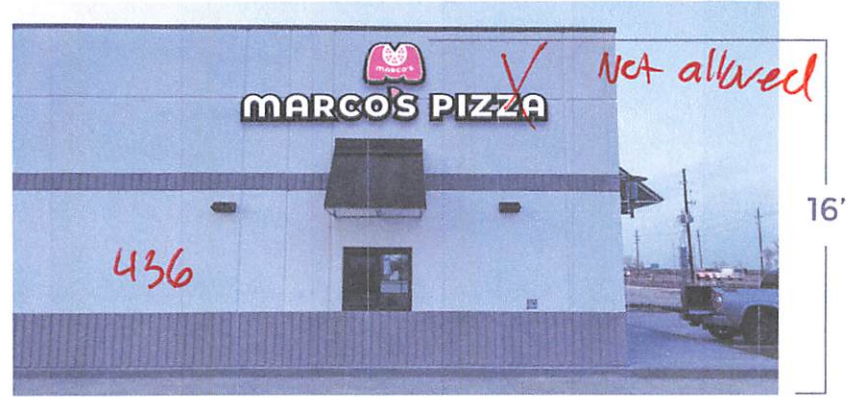
6640 FM 359, Fulshear, TX 77441

Illuminated Channel Letter Sign

ELEVATION

LAYOUT & ELEVATION

$$21(16) = 336 (.10) = 33.6$$



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11450 BISSONNET ST #323, HOUSTON, TX 77099

CUSTOMER

SIGN DESCRIPTION



6640 FM 359, Fulshear, TX 77441

Illuminated Channel Letter Sign

INSTALLATION METHOD & SPECS

INSTALLATION METHOD

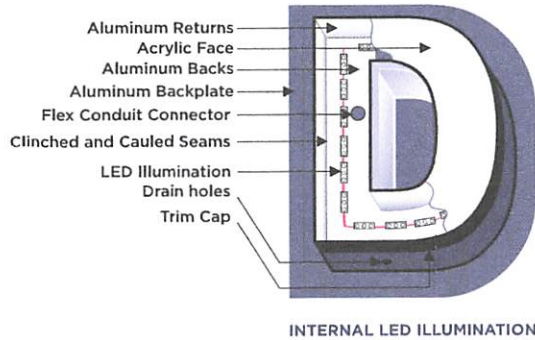
Wireway Installation

Installation: Comply all applicable city & national codes
Attachments: Installed with 3/8"x5" Concealed Type Bolt

ELECTRICAL LOAD (SIGN)

2.25 Amps @12V
 20 Amp Circuit @120V

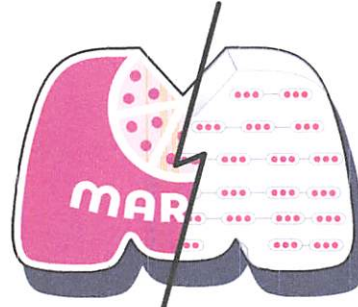
Front View Breakdown



Installation: Comply all applicable city & national codes
Attachments: Wireway Installation with 3/8"x5" Concealed Type Bolt

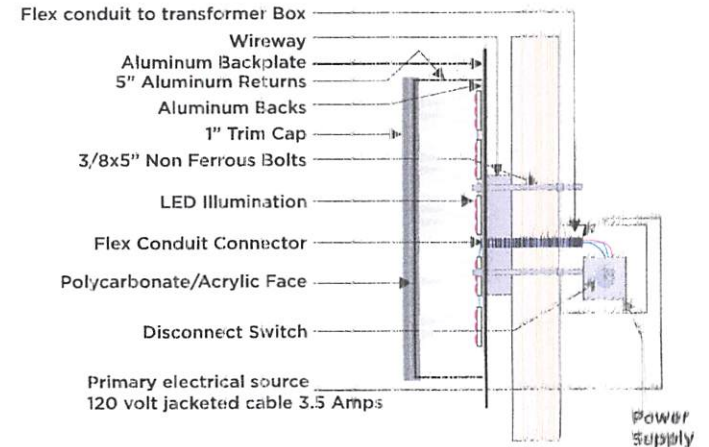


Pizza Logo with vinyl graphics



Marco's Logo w/ vinyl graphics

Side View



Blocking as needed

NOTE Unless specified, quote does not include removal of any existing signage & patching or painting of the existing facade

ELECTRICAL SOURCE Customer must furnish electrical service, and power of suitable capacity and approved type (std. 120 volt construction unless other type specified by purchaser) to within 6 feet of the Display(s) locations 2 days in advance of the date installation.

STRUCTURAL & PHYSICAL CONDITIONS Purchaser shall be responsible for all reinforcements to the building of which the Display(s) is installed, relocation of power or gas lines, or other obstacles, and for additional costs including labor and material, incurred by the Seller due to adverse soil conditions, underground or hidden wall obstructions.

Signature

Print Name/Company

Date

I agree to the terms and to pay the total amount due today for the services listed. Advance amount is non-refundable once project has begun. I agree to pay the remaining amounts on the specified due dates. Failure to make payments may result in late fees. For non payment, Total Signs, LLC. reserves the right to repossess the sign. Separate charges will apply for reinstallation. If Check bounces, Total Signs, LLC. reserves the right to charge the bank fee. All signage remains the property of Total Signs until paid in full.

NOTE: By signing and authorizing Total Signs, LLC. to begin work, the customer takes full responsibility that no errors exist and that she/he is completely satisfied with the design and proof.

THANK YOU FOR YOUR ORDER! This signed contract constitutes authorization to proceed. If this sketch is sent by e-mail, an e-mail response stating that you approve of the design or layout is considered an electronic signature.

! 50% deposit is required on all orders over \$300. ! Full payment is required on orders less than \$300.

CITY OF FULSHEAR, TEXAS

City of Fulshear, Texas
City of Fulshear, Texas
City of Fulshear, Texas

COME INTO

CITY OF FULSHEAR
BUILDING SERVICES DEPARTMENT

STOP WORK NOTICE
NOTICE OF VIOLATION

The address listed below is in violation of the following
City of Fulshear code and ordinance.
All work must be done with and shall not continue until approval
from the Building Inspector issuing this notice to the
Building Official.

Violation:

Work Without Permit

No Sign Permit
\$350.00 Fine

Only 1 sign allowed per lot.

Date: 6/25/21 Time: 8:00 AM

Address: 6520 FM 359 #100

Inspector: RR

I HEREBY ACCEPT ALL THE ABOVE CONDITIONS AND CERTIFY THAT ALL STATEMENTS HEREIN RECORDED
BY ME ARE TRUE.
Contractor/Builder's Signature
Building Inspector Review:
Required for Additional Data
Printed Name
Date
Reviewed

CITY OF FULSHEAR, TEXAS

City of Fulshear, Texas
City of Fulshear, Texas
City of Fulshear, Texas

OFFICE TO Resolve

AGENDA MEMO
BUSINESS OF THE PLANNING & ZONING
COMMISSION
CITY OF FULSHEAR, TEXAS

AGENDA OF:	February 17, 2022	DEPARTMENT:	Planning and Development
DATE SUBMITTED:	January 27, 2022		
PREPARED BY:	Rodrigo Rodriguez, Plans Examiner	PRESENTER:	Zach Goodlander, Director of Development Services
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY AETHNA SIGN GROUP/4950 FM 1463 ROAD		
ATTACHMENTS:	<ol style="list-style-type: none">1. Public Hearing Notice2. Zoning Variance Application3. Sign Permit Applications4. Sign Plans		

EXECUTIVE SUMMARY

Aethna Sign Group is seeking a variance to Article III: Site Development, Division III-4 Signs, Table 28-3-33-2 of the Fulshear Coordinated Development Ordinance. The purpose of the proposed variance is to increase the number of wall signs and increase the maximum sign area allowed by the CDO. The ordinance allows one wall sign per public street facing façade, which in this case would be the east elevation. The applicant is requesting this variance to have 2 total wall signs which would be located on the east and north elevations of the building to improve visibility. As for the sign area, the ordinance allows a max sign area of 10 percent of the front-facing building façade or width of the tenant space where the business is located. The applicant is requesting to increase the size of the east elevation sign to 10.5%

The proposed signage is for the HEB Curbside Addition that has been approved and permitted by the City.

STAFF RECOMMENDATION

Staff recommends approval of each of the requested variances. The east facing sign is a movement of a sign previously granted a variance, and at 10.5% of the facade is only marginally over the required size. The second sign is just a logo, with no wording, and will not be visible from the street. Furthermore, consideration is given to the fact that the store location is over 90,000 sq. ft. with enough changes in roofline, wall articulation, and use (main grocery, curbside, pharmacy) as to be functionally nearly separate buildings

PUBLIC HEARING

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on February 17, 2022;

The public hearing will take place at 10 a.m. at the Irene Stern Community Center, 6920 Katy Fulshear

Road, Fulshear, Texas 77441 to hear the application of Aethna Sign Group, requesting variances to

Article III: Site Development, Division III-4: Signs, Table 28-3-33-2 of the Fulshear Coordinated

Development Ordinance, regarding Wall Sign criteria. The business property known as "HEB Grocery

Co.", is located within the Market at Cross Creek Ranch Partial Replat No. 1, Unrestricted Reserve "C-1",

generally located Northwest of the intersection of FM 1463 and Fulshear Bend Drive, and more precisely

located at 4950 FM 1463 Road, Fulshear, Texas, 77441. 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.



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

APPLICATION FEE: \$75.00 NON-REFUNDABLE

APPLICATION DATE: 1/26/22

ADDRESS OF PREMISES AFFECTED: 4950 FM 1493 Rd. Fulshear, TX 77494

LEGAL DESCRIPTION: HEB Grocery Company LP

OWNERS INFORMATION:

NAME HEB Grocery Co. LP / Muctaru Mujtabah
ADDRESS 4950 FM 1493 CITY, STATE, ZIP Fulshear, TX 77494
EMAIL mujtabah.muctaru@heb.com PHONE NUMBER 713-261-5511

APPLICANTS NAME (if different than owner) Aetna Sign Group
ADDRESS 2438 Freedom Dr.
CITY San Antonio STATE TX
ZIP CODE 78217 EMAIL katie@aetnasign.com PHONE NUMBER 210-826-2800

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary)
Requesting installation of the proposed signage to advertise
the exact locations of the curbside grocery pickup.

Status of the Project: Existing Under Construction Proposed

Have there been previous variance requests for this property? YES

Are there similar situations in the area? _____

Addresses: _____

Have you informed your Home Owners Association? _____ or Neighbors? _____

RECEIVED
DEVELOPMENT SERVICES DEPT
JAN 27 2022

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:

(1) curbside Exterior Logo Set (6'6")

Aluminum construction with plexi faces with inkjet printed vinyl. Internally lit with white LEDs.

(1) curbside exterior wall & logo (6'6")

Aluminum construction with plexi faces with inkjet printed vinyl. Internally lit with white LEDs.

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: Kate Cuy Date: 1/26/22



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 Permit Application

Date of Application: January 4, 2022 Permit #: _____
Builder/Contractor: Aetna Sign Group
Address: 2438 Freedom Dr., San Antonio, TX 78217
Phone Number: 210-826-2800 Email: mike@aetnasign.com
Business Name: HEB Grocery Company, LP Owner: HEB Grocery Company, LP
Address: 4950 FM 1463, Katy, TX 77494 Phone Number: 713-261-5511
Location of Sign: Side of building above curbside service canopy
Type: _____ Monument Building _____ Temporary
Dimensions: Height: 6'8" Length: 23' 8 1/2" Message Area: 168 Building Façade Area: _____
Electrical: Yes: No: _____ If electrical, Electrician Registration & Electrical Permit must be obtained
Fee: \$75.00

Requirements:

2 Sets: 1 Hard Copy **AND** 1 Digital Copy (Thumb drive **OR** emailed to plans@fulsheartexas.gov)

This application must be accompanied by detailed drawings of the sign to be installed illustrating:

- Dimensions (Sign height and length; Message area; Building Façade area)
- Color Rendition
- Installation method (Depth of foundation; Bolting and Anchors)
- Location (Site map with exact location of sign noted)
- Electrical wiring methods and materials to be used

Total height of monument sign shall be regulated by ordinance as to location on FM 1093. One façade or wall sign per street frontage not to exceed 10 percent of area on which it is mounted or painted.

Temporary sign shall be no larger than 8' by 8'.

ALL REQUIRED DOCUMENTS MUST BE TURNED IN WITH APPLICATION TO BE CONSIDERED.

I HEREBY CERTIFY THAT THERE ARE NO NON-CONFORMING EXISTING SIGNS LOCATED ON SAID PROPERTY.

I HEREBY ACCEPT ALL THE ABOVE CONDITIONS AND CERTIFY THAT ALL STATEMENTS HEREIN RECORDED BY ME ARE TRUE.

<u>Michael Jasso</u>	Michael Jasso	01/04/2022
Contractor/Builder's Signature	Printed Name	Date

Building Inspector Review:

____ Reviewed _____ Returned for Additional Data _____

Inspection requests must be turned in by 3PM the day before an inspection is needed.

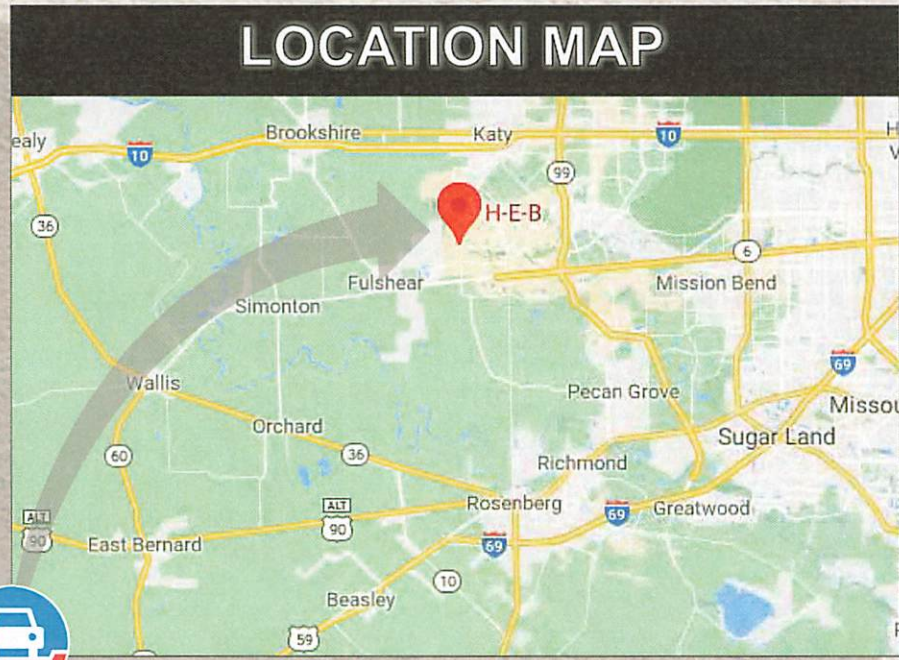
Email inspections to inspections@fulsheartexas.gov.



curbside™

HOUSTON 65 #736
4950 FM 1463 RD, CB
FULSHEAR, TX 77494

Upon arrival at the job site, if you find any differences between the drawings and the actual physical characteristics of the building which may require repositioning of the signs, or if someone on the job site tells you to install the signs in a different position than is called for on the drawings, stop immediately and call one of the following for authorization:
Aetna Signs -
Jeanette Mangus at 210.218.0993 or contact
Fernando Morales at 202.731.5872



DATE:	07/14/2021
DRWG #:	5157
CLIENT:	HEB CURBSIDE #736
ADDRESS:	4950 FM 1463 RD, CB
CITY, STATE:	FULSHEAR, TX 77494
SALES REP:	JEANETTE MANGUS
DESIGNER:	TARA MCNEAL
CLIENT APPROVAL:	

REVISION HISTORY




2139 FREEDOM DRIVE • SAN ANTONIO, TX 78217 • PH 210.866.8800
FAX 210.477.2025 • WWW.AETNASIGN.COM • FOLLOW US ON 

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National Building Codes now states all signs that utilize neon transformers, sized at 7,500 volts and up, must utilize UJ2161 (GFI) transformers. This type of transformer must have dedicated electrical (GFI) circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact your Aetna Sign Group representative if you need additional information.

All Signage Requires UL label. 

SITE PLAN



NOT TO SCALE



DATE:	07/14/2021
DRWG #:	5157.2
CLIENT:	HEB CURBSIDE #736
ADDRESS:	4950 FM 1463 RD, CB
CITY, STATE:	FULSHEAR, TX 77494
SALES REP:	JEANETTE MANGUS
DESIGNER:	TARA MCNEAL
CLIENT APPROVAL:	

REVISION HISTORY



2425 FULSHEAR DRIVE • SAN ANTONIO, TX 78217 • PH 210.282.0900
 FAX 210.477.2325 • WWW.AETNASIGN.COM • FOLLOW US ON

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C



SIDE ELEVATION - SCALE: 1/8"=1'-0"



DATE:	07/14/2021
DRWG #:	5157.6
CLIENT:	HEB CURBSIDE #736
ADDRESS:	4950 FM 1463 RD, CB
CITY, STATE:	FULSHEAR, TX 77494
SALES REP:	JEANETTE MANGUS
DESIGNER:	TARA MCNEAL
CLIENT APPROVAL:	

REVISION HISTORY

R1(10/18/21): UPDATED SIGN A TO ALL NEW CHANNEL LETTER SET.

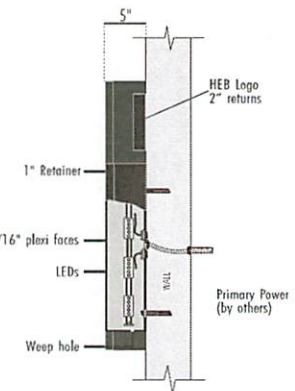
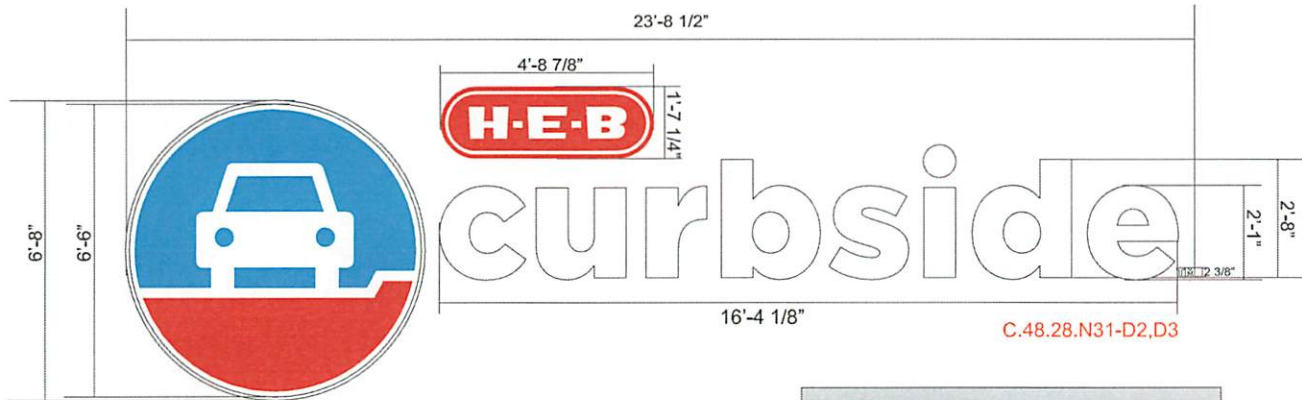


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National Building Codes now states all signs that utilize neon transformers, sized at 7,500 volts and up, must utilize UIZ161 (GFI) transformers. This type of transformer must have dedicated electrical (GFI) circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact you Aetna Sign Group representative if you need additional information.



SIDE VIEW - N.T.S.



DATE: 07/14/2021
 DRWG #: 5157.3
 CLIENT: HEB CURBSIDE #736
 ADDRESS: 4950 FM 1463 RD, CB
 CITY, STATE: FULSHEAR, TX 77494
 SALES REP: JEANETTE MANGUS
 DESIGNER: TARA MCNEAL
 CLIENT APPROVAL:

REVISION HISTORY

C.48.28.N31-D1

C.48.28.N31-D2,D3



EXISTING



NIGHT VIEW - N.T.S.

A CURBSIDE EXTERIOR LOGO 6'-6" SCALE: 3/8"=1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

REMOVE AND DISCARD EXISTING CURBSIDE EXTERIOR CHANNEL LETTER SET.

MANUFACTURE AND INSTALL ONE (1) SET OF CHANNEL LIT LETTERS AND LOGOS.

ALUM. CONSTRUCTION, 5" RETURNS PTD. BLACK, 1" RETAINER - FACE PTD. WHITE. WHITE PLEXI FACES WITH APPLIED INKJET PRINTED VINYL TO MATCH PMS 485 C RED AND PMS 3125 C BLUE INTERNALLY ILLUMINATED WITH WHITE LED'S

H-E-B NON - LIT LOGO: ALUM. CONSTRUCTION, FACE PTD PMS 485 C WITH APPLIED 3M WHITE VINYL, 2" RETURNS PTD. BLACK

"TRADEMARK": .125" FCO PTD. WHITE.

SEAL TOPS OF LETTERS TO PREVENT LEAKS.

FLUSH MOUNTED TO BUILDING FASCIA.

- PMS 485 C
- PMS 3125 C
- White

SPECIFICATIONS	SIDE SECTION VIEW	MOUNTING DETAIL	COLOR SCHEDULE
<ul style="list-style-type: none"> 1. CHANNEL LETTERS AND LOGOS TO BE MANUFACTURED BY AETNA SIGN GROUP, LTD. 2. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 3. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 4. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 5. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 6. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 7. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 8. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 9. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 10. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 			<ul style="list-style-type: none"> HEB: PMS 485 C, PMS 3125 C, WHITE
<p>MANUFACTURING NOTES:</p> <ul style="list-style-type: none"> 1. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 2. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 3. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 4. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 5. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 6. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 7. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 8. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 9. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 10. ALL LETTERS AND LOGOS TO BE MANUFACTURED WITH 1/2" CHANNELS. 			



SIDE ELEVATION - SCALE: 3/32"=1'-0"



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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 Permit Application

Date of Application: January 4, 2022 Permit #: _____
Builder/Contractor: Aetna Sign Group
Address: 2438 Freedom Dr., San Antonio, TX 78217
Phone Number: 210-826-2800 Email: mike@aetnasign.com
Business Name: HEB Grocery Company, LP Owner: HEB Grocery Company, LP
Address: 4950 FM 1463, Katy, TX 77494 Phone Number: 713-261-5511
Location of Sign: Side of building above curbside service entrance
Type: _____ Monument Building _____ Temporary _____
Dimensions: Height: 6'8" Length: 6'6" Message Area: 49' Building Façade Area: _____
Electrical: Yes: No: _____ If electrical, Electrician Registration & Electrical Permit must be obtained
Fee: \$75.00

Requirements:

2 Sets: 1 Hard Copy **AND** 1 Digital Copy (Thumb drive **OR** emailed to plans@fulsheartexas.gov)

This application must be accompanied by detailed drawings of the sign to be installed illustrating:

- Dimensions (Sign height and length; Message area; Building Façade area)
- Color Rendition
- Installation method (Depth of foundation; Bolting and Anchors)
- Location (Site map with exact location of sign noted)
- Electrical wiring methods and materials to be used

Total height of monument sign shall be regulated by ordinance as to location on FM 1093. One façade or wall sign per street frontage not to exceed 10 percent of area on which it is mounted or painted.

Temporary sign shall be no larger than 8' by 8'.

ALL REQUIRED DOCUMENTS MUST BE TURNED IN WITH APPLICATION TO BE CONSIDERED.

I HEREBY CERTIFY THAT THERE ARE NO NON-CONFORMING EXISTING SIGNS LOCATED ON SAID PROPERTY.

I HEREBY ACCEPT ALL THE ABOVE CONDITIONS AND CERTIFY THAT ALL STATEMENTS HEREIN RECORDED BY ME ARE TRUE.

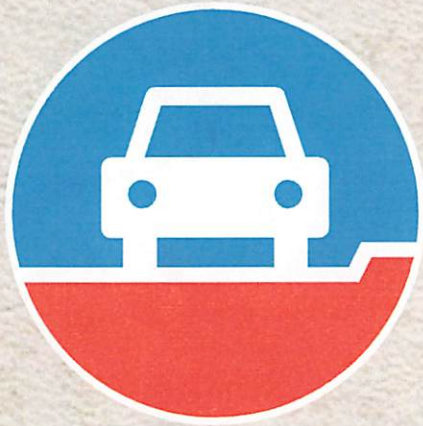
<u>Michael Jasso</u>	Michael Jasso	01/04/2022
Contractor/Builder's Signature	Printed Name	Date

Building Inspector Review:

Reviewed _____ Returned for Additional Data _____

Inspection requests must be turned in by 3PM the day before an inspection is needed.

Email inspections to inspections@fulsheartexas.gov.



curbside™

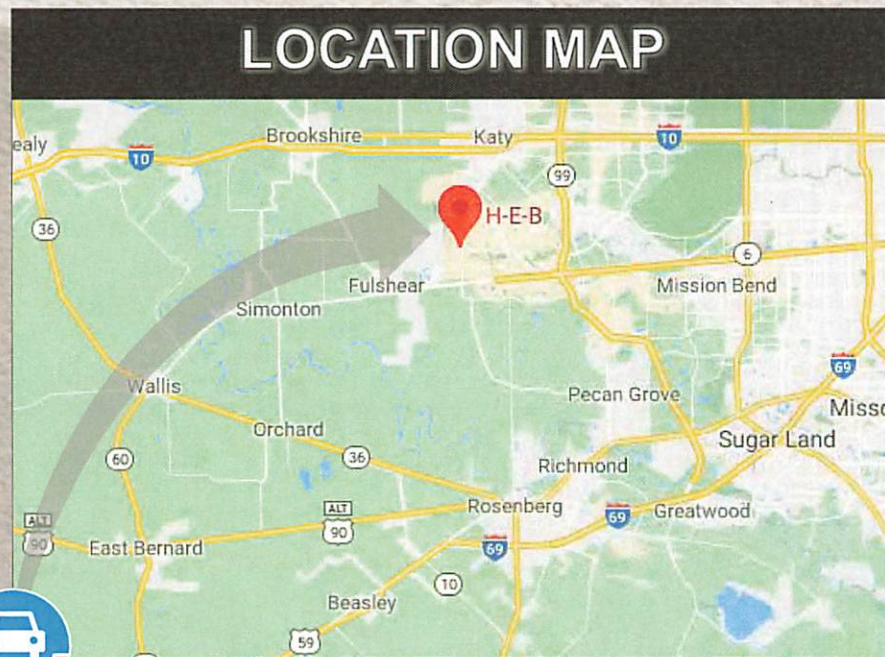
HOUSTON 65 #736

4950 FM 1463 RD, CB

FULSHEAR, TX 77494

Upon arrival at the job site, if you find any differences between the drawings and the actual physical characteristics of the building which may require repositioning of the signs, or if someone on the job site tells you to install the signs in a different position than is called for on the drawings, stop immediately and call one of the following for authorization:

Aetna Signs -
Jeanette Mangus at 210.218.0993 or contact
Fernando Morales at 202.731.5872



DATE: 07/14/2021
 DRWG #: 5157
 CLIENT: HEB CURBSIDE #736
 ADDRESS: 4950 FM 1463 RD, CB
 CITY, STATE: FULSHEAR, TX 77494
 SALES REP: JEANETTE MANGUS
 DESIGNER: TARA MCNEAL
 CLIENT APPROVAL:

REVISION HISTORY



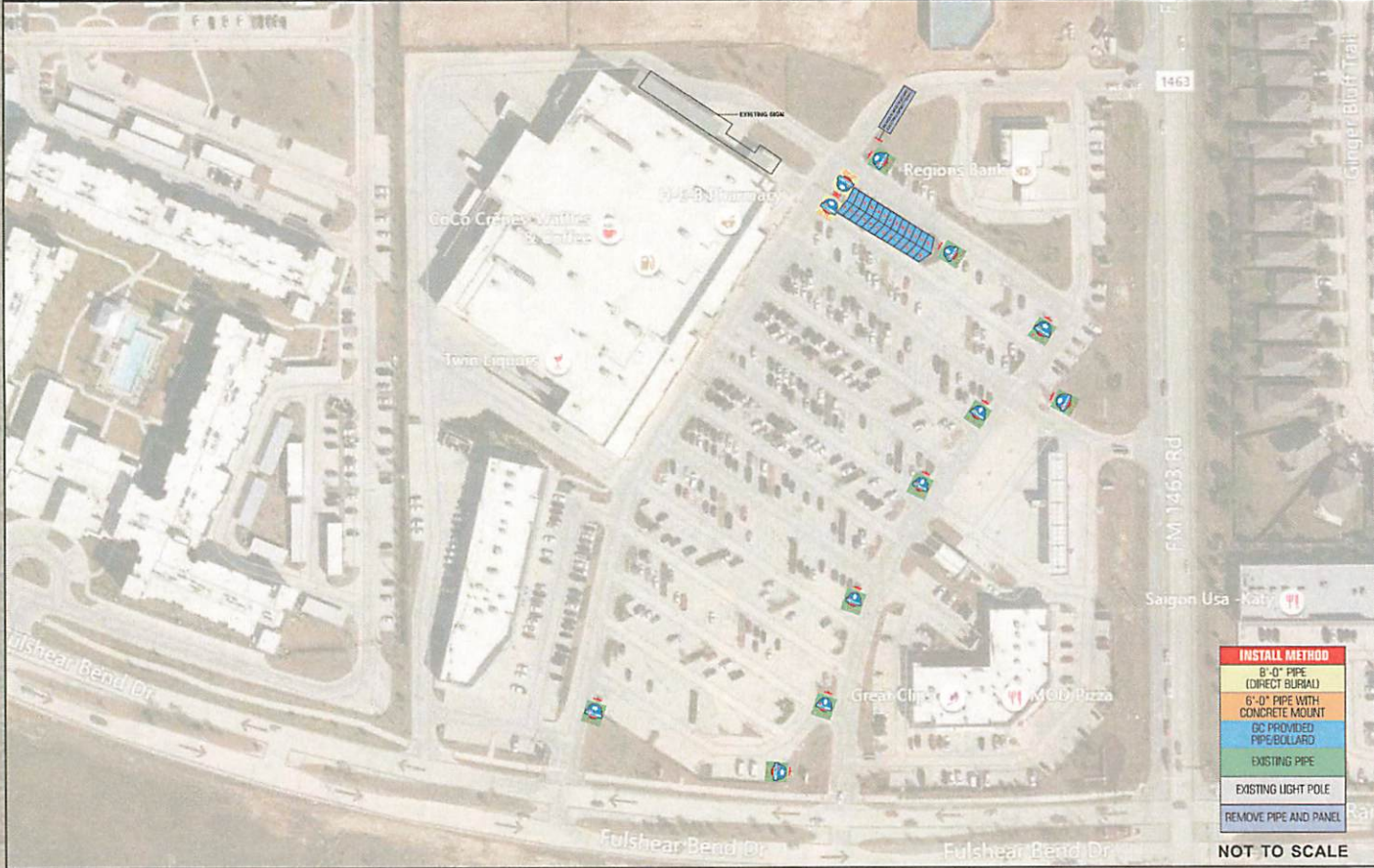
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National Building Codes now states all signs that utilize neon transformers, sized at 7,500 volts and up, must utilize U2161 (GF) transformers. This type of transformer must have dedicated electrical (GF) circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact you Aetna Sign Group representative if you need additional information.

SITE PLAN



DATE: 07/14/2021
 DRWG #: 5157.2
 CLIENT: HEB CURBSIDE #736
 ADDRESS: 4950 FM 1463 RD, CB
 CITY, STATE: FULSHEAR, TX 77494
 SALES REP: JEANETTE MANGUS
 DESIGNER: TARA MCNEAL
 CLIENT APPROVAL:

REVISION HISTORY

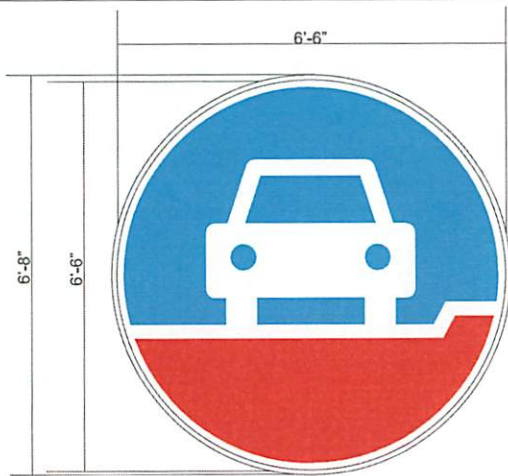


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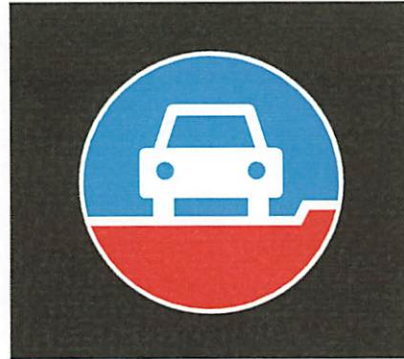
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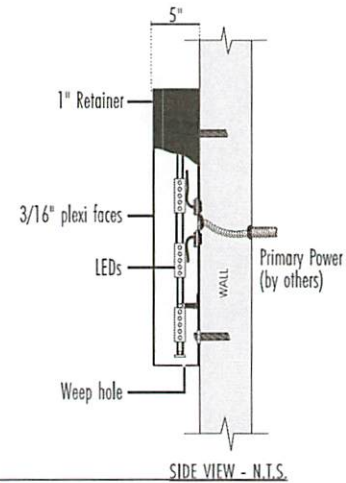
National Building Codes now states all signs that utilize neon transformers, sized at 7,500 volts and up, must utilize U12161 (GFI) transformers. This type of transformer must have dedicated electrical (GFI) circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact you Aetna Sign Group representative if you need additional information.



C.48.28.N31-D1



NIGHT VIEW - N.T.S.



SIDE VIEW - N.T.S.

B CURBSIDE EXTERIOR WALL LOGO 6'-6" SCALE: 1/2"=1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

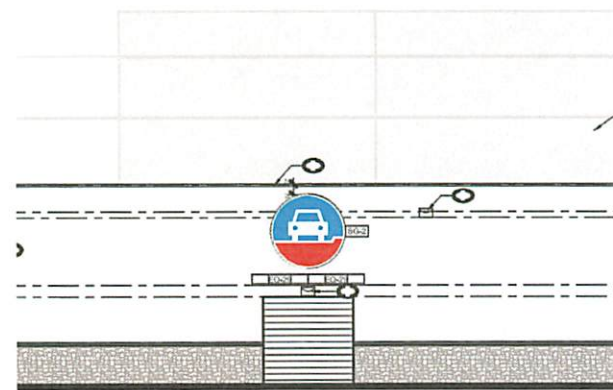
MANUFACTURE AND INSTALL ONE (1) CHANNEL LIT LOGO.

ALUM. CONSTRUCTION, 5" RETURNS PTD. BLACK, 1" RETAINER - FACE PTD. WHITE
 WHITE PLEXI FACES WITH APPLIED INKJET PRINTED VINYL TO MATCH PMS 485 C
 RED AND PMS 3125 C BLUE.
 INTERNALLY ILLUMINATED WITH WHITE LED'S.

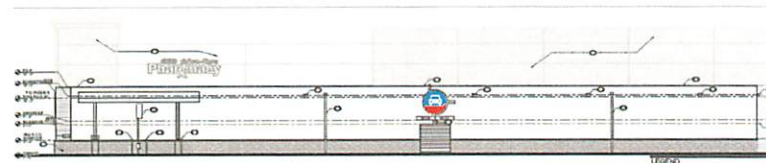
FLUSH MOUNTED TO BUILDING FASCIA.

- PMS 485 C
- PMS 3125 C
- White

SPECIFICATIONS	SIDE SECTION VIEW	MOUNTING DETAIL	COLOR SCHEDULE
<ol style="list-style-type: none"> 1" CHANNEL LIT LOGO FACE WITH 5" LED RETURN 1" CHANNEL LIT LOGO FACE WITH 5" LED RETURN 1" CHANNEL LIT LOGO FACE WITH 5" LED RETURN 1" CHANNEL LIT LOGO FACE WITH 5" LED RETURN 1" CHANNEL LIT LOGO FACE WITH 5" LED RETURN 1" CHANNEL LIT LOGO FACE WITH 5" LED RETURN 1" CHANNEL LIT LOGO FACE WITH 5" LED RETURN 1" CHANNEL LIT LOGO FACE WITH 5" LED RETURN 1" CHANNEL LIT LOGO FACE WITH 5" LED RETURN 1" CHANNEL LIT LOGO FACE WITH 5" LED RETURN 		<p>THIRD-BOLT MOUNTING</p> <p>HANGER BOLTS</p> <p>REVERSE TIGGLE BOLT MOUNTING</p> <p>MASSIVE LEG BOLT MOUNTING</p>	<ul style="list-style-type: none"> PMS 485 C PMS 3125 C WHITE
		<p>MANUFACTURING NOTES</p> <p>CHANNEL LETTERS TO BE MOUNTED ON BACK OF WALL OF LOGO STRUCTURE USING 1/4" ALUMINUM SCREWS & 3/16" CHANNEL BOLTS</p> <p>CHANNEL LETTERS TO BE MOUNTED ON BACK OF WALL OF LOGO STRUCTURE USING 1/4" ALUMINUM SCREWS & 3/16" CHANNEL BOLTS</p> <p>CHANNEL LETTERS TO BE MOUNTED ON BACK OF WALL OF LOGO STRUCTURE USING 1/4" ALUMINUM SCREWS & 3/16" CHANNEL BOLTS</p>	



ENLARGED ELEVATION - SCALE: 3/32"=1'-0"



FRONT ELEVATION - SCALE: 1/32"=1'-0"



DATE: 07/14/2021
 DRWG #: 5157.4
 CLIENT: HEB CURBSIDE #736
 ADDRESS: 4950 FM 1463 RD, CB
 CITY, STATE: FULSHEAR, TX 77494
 SALES REP: JEANETTE MANGUS
 DESIGNER: TARA MCNEAL
 CLIENT APPROVAL:

REVISION HISTORY



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