



"FIND YOUR FUTURE IN FULSHEAR"

6611 W. CROSS CREEK BEND LANE ~ FULSHEAR, TEXAS 77441

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

WWW.FULSHEARTEXAS.GOV

MEMBER- BRYAN THOMAS
MEMBER-KAYE KAHLILCH

ZONING BOARD OF ADJUSTMENT:
MEMBER- CHRISTOPHER LUBEROFF
MEMBER- PAT MOLLERE

MEMBER- ANGELA PETERS

CITY MANAGER: Jack Harper

STAFF:
CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

ZONING BOARD OF ADJUSTMENT MEETING AGENDA FEBRUARY 15, 2024

NOTICE IS HEREBY GIVEN OF A MEETING OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF FULSHEAR ON THURSDAY, FEBRUARY 15, 2024, AT 10:00 A.M. AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 WEST CROSS CREEK BEND LANE, 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 SEPTEMBER 21, 2023.

5. VARIANCE REQUEST BY 4D SIGNWORX/3210 FM 1463 RD STE 100

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on February 15, 2024; The public hearing will take place at 10 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of 4D Signworx, requesting a variance to Article III: Site Development, Division III-4: Signs, Sec 28-3-33 Signs Requiring a Permit, Table 28-3-33-2 of the Fulshear Coordinated Development Ordinance. The subject 3.087-acre tract is located within the Tamarron FM 1463 Commercial Reserve Sec 1, Restricted Reserve "A" and more precisely located at 3210 FM 1463 Road Ste 100, Katy, Texas 77494. The application may be inspected at the Planning 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 4D SIGNWORX/3210 FM 1463 RD STE 100

7. VARIANCE REQUEST BY FLITE SIGNS/28830 FM 1093 ROAD

A. Call Hearing to Order

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on February 15, 2024; The public hearing will take place at 10 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Flite Signs, requesting a variance to Article III: Site Development, Division III-4: Signs, Sec 28-3-33 Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The subject 1.6-acre tract is located within the 1.6 Acre/69.696 SQ. FT. Tract of Land Enoch Latham Jr. Survey, A-50 City of Fulshear Fort Bend County, Texas and more precisely located at 28830 FM 1093 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 FLITE SIGNS/28830 FM 1093 ROAD

9. VARIANCE REQUEST BY FLITE SIGNS/28840 FM 1093 ROAD

- A. Call Hearing to Order
- B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on February 15, 2024; The public hearing will take place at 10 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Flite Signs, requesting a variance to Article III: Site Development, Division III-4: Signs, Sec 28-3-33 Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The subject 1.880-acre tract is located within the Enoch Latham Jr. Survey, A-50 City of Fulshear Fort Bend County, Texas and more precisely located at 28840 FM 1093 Road, Fulshear, Texas 77441. The application may be inspected at the Planning 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

10. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY FLITE SIGNS/28840 FM 1093 ROAD

11. 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, Katie Lewis, Assistant 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 Friday, February 9, 2024, 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.

Katie Lewis – Assistant City Secretary



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ZONING BOARD OF ADJUSTMENT MEETING MINUTES SEPTEMBER 21, 2023

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, September 21, 2023, at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441.

2. QUORUM

A quorum was present.

Members Present:

Bryan Thomas

Pat Mollere

Kaye Kahlich

Angela Peters

Christopher Luberoff

City Staff:

Katie Lewis

Mariela Rodriguez

Rodrigo Rodriguez

Byron Brown

Zach Goodlander @ 10:20 A.M.
Carlos Barcenas
Josh Brothers
Mariah Gallegos
Cliff Brouhard
Sharon Valiante @ 10:27A.M.

Others Present:

12 people who did not sign in.

3. CITIZEN COMMENTS

There were no citizen comments.

4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MINUTES FROM MEETING HELD ON JUNE 1, 2023.

A motion was made by ZBA member Peters to approve minutes from the meeting held on June 1, 2023. It was seconded by ZBA member Kahlich. The motion was carried by the following vote:

Ayes: Peters, Kahlich, Mollere, Luberoff, Thomas

Nays:

Abstain:

Absent:

Motion Passed

5. VARIANCE REQUEST BY CHRISTOPHER LUBEROFF/6102 PEPPER TRAIL LANE

A. Call Hearing to Order

Chairman Thomas opened the hearing at 10:02 A.M.

Zoning Board of Adjustment Member Christopher Luberoff stepped down at 10:02 A.M.

Byron Brown clarified to the board that four (4) board members are needed to pass the variance request.

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on September 21, 2023, at 10 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Christopher Luberoff, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2 Zoning Districts, Sec 28-2-8 Semi-Urban Residential, Table 28-2-8-1 of the Fulshear Coordinated Development Ordinance. The subject

property is located within Creekside at Cross Creek Ranch Sec 10, Block 2, Lot 5 Fort Bend County, Texas and more precisely located at 6102 Pepper Trail Lane, Fulshear, Texas 77441. The application may be inspected at the Planning 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

Ryan Ford spoke on behalf of homeowner Christopher Luberoff.

He stated they are asking for a variance for the 5 ft. encroachment on Mr. Luberoff's property. They didn't realize the fireplace was built on the 5ft. encroachment until after the city inspector inspected the fireplace. They were told by the Building Official at the time to reach out to the Fort Bend County Fire Marshal. The fire marshal requested a spark protector be added at the top of the fireplace.

D. Staff Report

Josh Brothers stated the Fort Bend County Fire Marshal approved the plans once the revision was made to the design. City staff recommends this variance for approval.

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

Joel Patterson, Fulshear resident on Silver Thistle Lane stated the city needs to be consistent with permitting and residents need to know what they're doing before they do it.

Abhi Utturkar, Fulshear resident on Wimberly Briar Lane mentioned how we can stop this from becoming a precedent and being consistent in the future.

F. Staff / Board / Applicant discussion

The board asked the applicant if they received approval from the HOA. They did not speak to the HOA but did state the neighbor verbally told them they were ok with the construction.

Joel Patterson spoke of his personal experiences with his neighbors and the HOA.

Byron Brown answered questions from the board.

Rodrigo Rodriguez stated the city staff was only concerned with the fireplace being built over the build line, was fire safety. If the Fire Marshal had no issues, then it is ok with staff.

Josh Brothers spoke of the fees related to doing work without a permit.

City Staff answered questions from the board.

G. Adjournment of Hearing

Chairman Thomas closed the hearing at 10:28 A.M.

**6. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST
BY CHRISTOPHER LUBEROFF/6102 PEPPER TRAIL LANE**

A motion was made by ZBA member Kahlich to deny the variance request.

Motion failed due to lack of second.

A motion was made by ZBA member Mollere to approve the variance request with the condition to have HOA approval, if applicable. It was seconded by ZBA member Kahlich.

The board asked questions to city staff.

The motion was carried by the following vote:

Ayes: Mollere, Peters, Thomas

Nays: Kahlich

Abstain: Luberoff

Absent:

Motion Failed

A motion was made by ZBA Member Kahlich to amend ZBA member Mollere's motion to grant approval, pending approval of the HOA and the board recommends the language be given to city council to look at amending the CDO so this doesn't happen again in the future.

Byron Brown stated this is not a correct amendment to the motion.

ZBA Member Kahlich withdrew her motion.

There was no more decision and the board returned to the original motion to vote.

A motion was made by ZBA member Kahlich to deny the variance request.

Motion failed due to lack of second.

Byron stated there is no action to be taken on this variance request.

ZBA Member Christopher Luberoff took his seat at the dais at 10:38 A.M.

7. VARIANCE REQUEST BY GINEVRA FONT/28840 FM 1093 ROAD

A. Call Hearing to Order

Chairman Thomas opened the hearing at 10:38 A.M.

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on September 21, 2023, at 10 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Ginevra Font, requesting a variance to Article III: Site Development, Division III-3: Buffering, Landscaping, and Screening, Sec 28-3-25(C)(3) Parking Lot Screening of the Fulshear Coordinated Development Ordinance. The subject 1.880-acre tract is located within the Enoch Latham Jr. Survey, A-50 City of Fulshear Fort Bend County, Texas and more precisely located at 28840 FM 1093 Road, Fulshear, Texas 77441. The application may be inspected at the Planning 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

Ginevra Font of Font Design stated they are currently in phase II of their project. This is the same issue she had before with phase I.

She is asking for a variance to waive the requirement for street trees along FM 1093 due to an existing utility easement.

D. Staff Report

Josh Brothers stated this request is recommended for approval.

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

There were no comments.

F. Staff / Board / Applicant discussion

There were no comments.

G. Adjournment of Hearing

Chairman Thomas closed the hearing at 10:42 A.M.

8. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY GINEVRA FONT/28840 FM 1093 ROAD

A motion was made by ZBA member Kahlich to approve the variance request. It was seconded by ZBA member Mollere. The motion was carried by the following vote:

Ayes: Kahlich, Mollere, Peters, Thomas, Luberoff

Nays:

Abstain:

Absent:

9. VARIANCE REQUEST BY PATRICK SOWINSKI/THRIVE CHURCH

A. Call Hearing to Order

Chairman Thomas opened the hearing at 10:43 A.M.

B. The City of Fulshear Zoning Board of Adjustment will hold a public hearing on September 21, 2023, at 10 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Patrick Sowinski, requesting a variance to Article II: Zoning Districts and Land Uses, Division II-2 Zoning Districts, Sec 28-2-14 General Commercial, Table 28-2-14-1 and Table 28-2-14-2 of the Fulshear Coordinated Development Ordinance. The approximately 6-acre tract of land is generally located along Wallis Street and within the Thrive Church Fulshear Subdivision, just south of the Texana Café located at 7440 FM 359 Road, Fulshear, Texas 77441. The application may be inspected at the Planning 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

Patrick Sowinski with Kimley-Horn spoke on behalf of Thrive Church.

He stated they are requesting two (2) parking variances consisting of:

- 1. Proposed parking within the 15-foot landscape set back along Wallis St.*
- 2. Proposed parking to exceed the number of spaces allowed by the general commercial zoning.*

The current proposed landscape plan includes a combination of shrubs, trees, and masonry walls in between parking stalls along Walls St. to provide headlight screening.

He gave examples of other businesses along FM 359 that show similar parking stalls encroaching 15 feet of the street right of way.

He stated if these requests are not approved, there will not be enough parking for the church congregation and events.

Thrive Church has received no objection letters from the Thrive Church cemetery to the North of the property as well as to the West of property that is zoned for Downtown District use.

D. Staff Report

Josh Brothers mentioned Thrive Church dedicated extra right of way to the City for the expansion of Wallis St.

Per Josh Brothers, staff recommends approval with a condition shared parking be allowed for neighboring properties for outside of the church's normal operating hours. This would encourage development in that area.

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

Josh Cullen, Pastor of Thrive Church stated they want to continue to host community wide events, for example the Scarecrow Festival

Joel Patterson, Mayor Pro-Tem is excited for the opportunity for Thrive Church to build their new location and is in favor of this request.

F. Staff / Board / Applicant discussion

City staff answered questions from the board.

Patrick Sowinski showed the board the landscaping plan.

Josh Cullen mentioned every parking space is critically important.

G. Adjournment of Hearing

Chairman Thomas closed the hearing at 10:59 A.M.

10. CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY PATRICK SOWINSKI/THRIVE CHURCH

Byron Brown clarified there doesn't need to be two (2) motions if they are mentioned together or separately.

A motion was made by ZBA member Kahlich to approve both variance requests by Thrive Church for the larger number of spaces and the spaces that encroach on the 15-foot set back. It was seconded by ZBA member Luberoff.

ZBA members asked questions to city staff.

A motion to amend was made by ZBA member Kahlich to add the approval be conditioned upon the landscape plan that complies with the city code. It was seconded by ZBA member Mollere. The motion to amend was carried by the following vote:

Ayes: Kahlich, Mollere, Peters, Thomas, Luberoff

Nays:

Abstain:

Absent:

Motion Passed

City staff answered questions from the board.

A motion to amend was made by ZBA member Mollere to add that the approval be conditional upon the parking spaces within the site be made available to the general public when not needed by the church. It was seconded by ZBA member Kahlich. The motion to amend was carried by the following vote:

Ayes: Kahlich, Mollere, Peters, Thomas, Luberoff

Nays:

Abstain:

Absent:

Motion Passed

11. ADJOURNMENT

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

Ayes: Kahlich, Mollere, Peters, Thomas, Luberoff

Nays:

Abstain:

Absent:

Motion Passed

Chairman Thomas adjourned the meeting at 11:05 A.M.

PUBLIC HEARING

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

AGENDA OF:	February 15, 2024		
DATE SUBMITTED:	December 6, 2023	DEPARTMENT:	Planning and Development
PREPARED BY:	Rodrigo Rodriguez, Development Coordinator	PRESENTER:	Joshua Brothers, Planning Director
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY 4D SIGNWORX/3210 FM 1463 RD STE 100		
ATTACHMENTS:	<ol style="list-style-type: none">1. Public Hearing Notice2. Zoning Variance Application3. Examples of Similar Signs in the Area4. Plan with Proposed Sign Location		

EXECUTIVE SUMMARY

4D Signworx is requesting a variance to Article III: Site Development, Division III-4: Signs, Sec 28-3-33 Signs Requiring a Permit, Table 28-3-33-2 of the Fulshear Coordinated Development Ordinance. The proposed variance would allow for a second wall sign on the south side of the building. The ordinance does allow for two wall signs to be installed under certain conditions. Unfortunately, this project does need meet any of these conditions.

STAFF RECOMMENDATION

Staff recommends approval.



CITY OF FULSHEAR

PO Box 279 / 6611 W. Cross Creek Bend Ln
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-2556
www.fulsheartexas.gov

RECEIVED
DEVELOPMENT SERVICES DEPT
NOV 07 2023
CITY OF FULSHEAR
FULSHEAR, TX 77441

check received
12/6/23

VARIANCE/APPEAL APPLICATION

APPLICATION DATE: 8-17-23

ADDRESS OF PREMISES AFFECTED: 3210 FM 1463 Ste 100, Katy, Tx 77494

LEGAL DESCRIPTION: Bruster's Ice Cream

OWNERS INFORMATION: NAME Jennifer Golden
ADDRESS 3210 FM 1463 Ste 100 CITY Katy STATE Tx
ZIP CODE 77494 EMAIL Jennifer.Golden@ATT.net PHONE NUMBER 281.635.2646

APPLICANTS NAME (if different than owner) 4D Signworx
ADDRESS 2022 Pech Rd CITY Houston STATE Tx
ZIP CODE 77055 EMAIL Permits@4Dsignworx.com PHONE NUMBER 713 984 2010

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary)
we would like to have the logo present on both
the FM 1463 face and the road leading to the apartment
complex

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? yes
Addresses: 4010 FM 1463, Katy, Tx 77494 (Walgreens)

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:

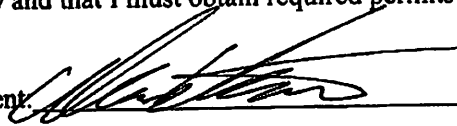
we would like to install both sets of logos just
like the Walgreens just down the block. when we
called a few weeks back 4D signworx was informed

(Continued... Request Proposal)

we were in the clear for the scope of our signage
protect.

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

Signed by the Applicant/Owner Agent.



Date: 8-17-23



CVS

2720 FM 1463,
Katy, TX 77494



WALGREENS

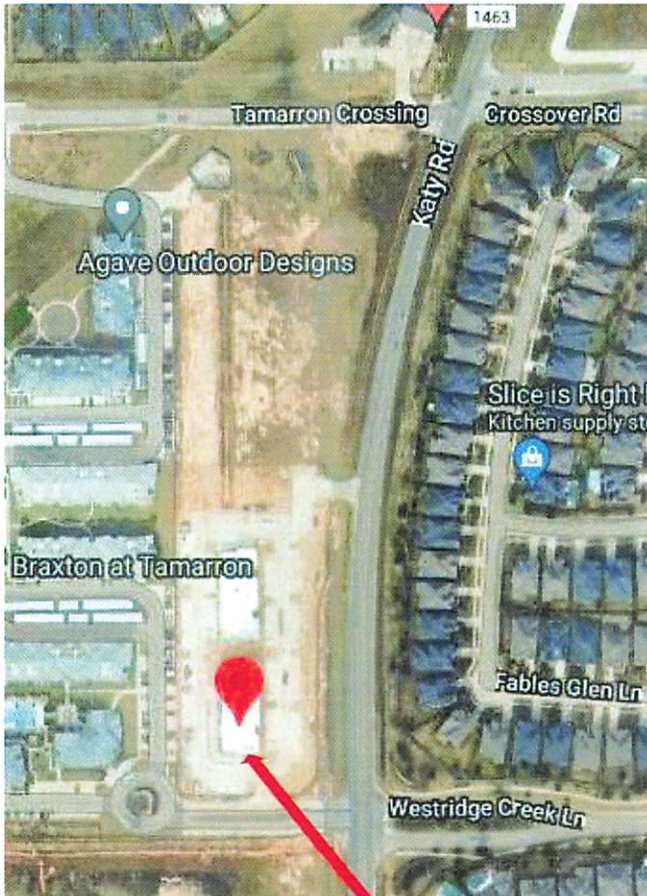
4010 FM 1463,
Katy, TX 77494





CANYON LAKE DENTISTRY

4031 FM 1463 Suite 99,
Katy, TX 77494

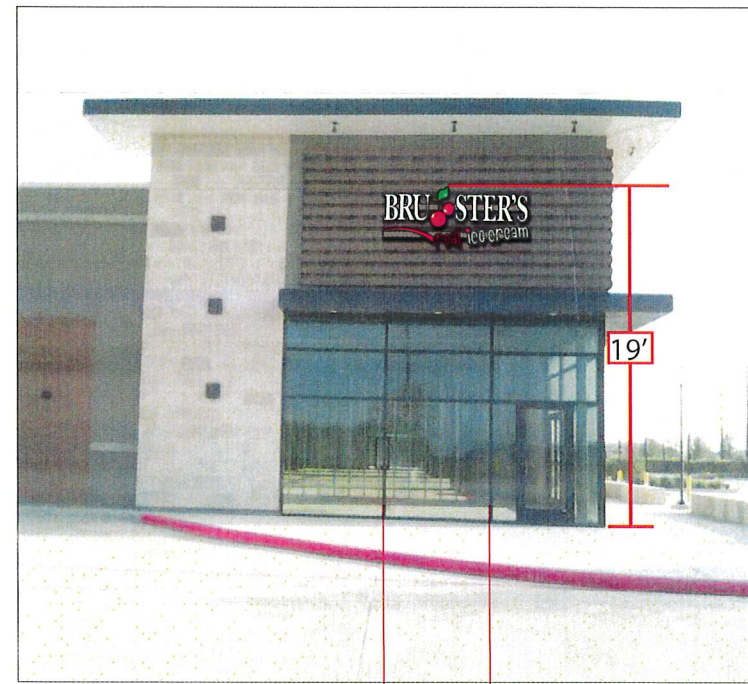


209940 – BRUSTER'S ICE CREAM –
3210 FM 1463 | SUITE 100 – KATY,
TX 77494

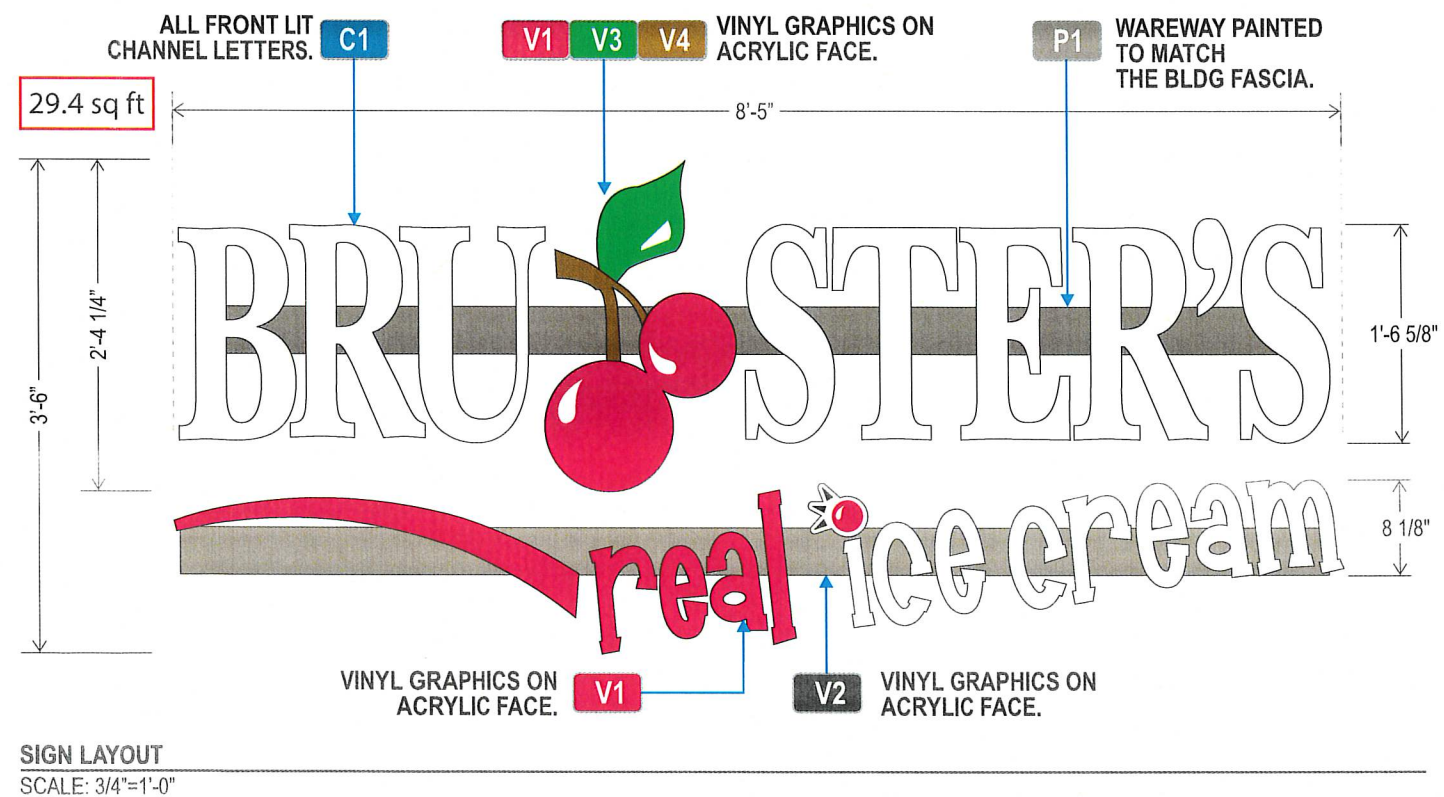
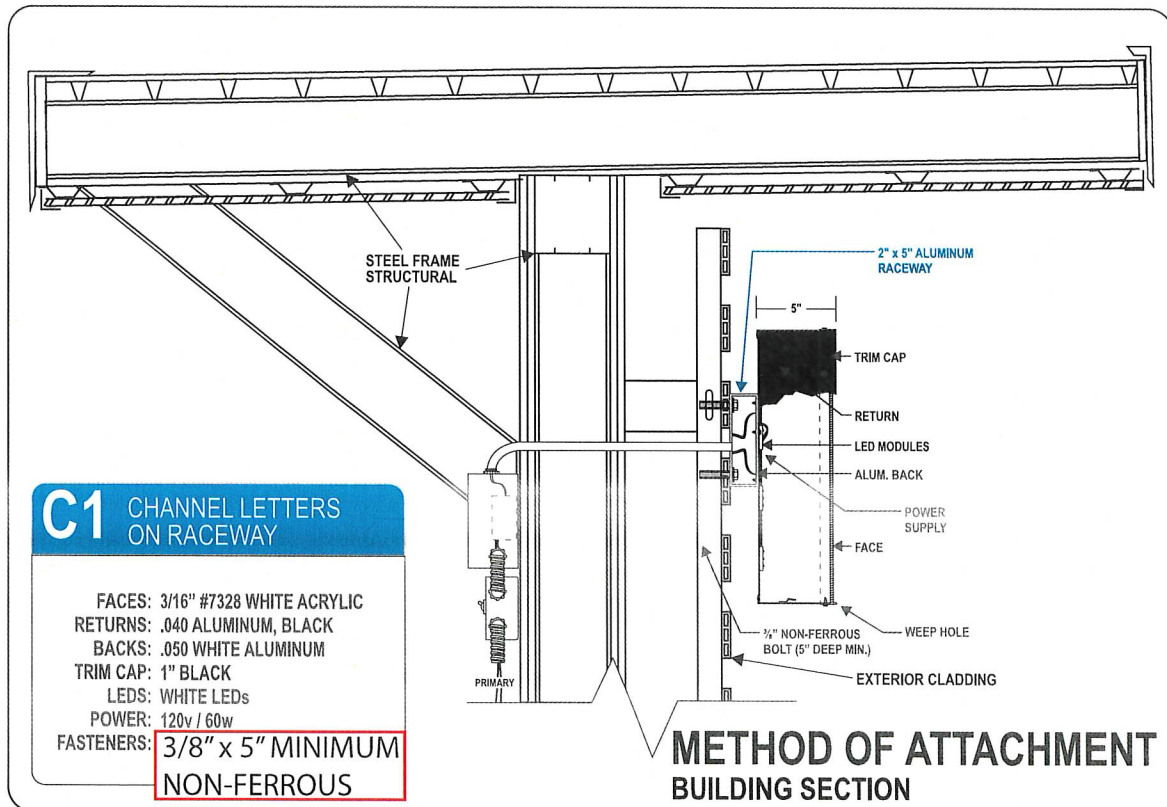


**SIDE ELEVATION WALL
MOUNTED FRONT LIT
RACEWAY CHANNELS HERE**

SIGN TYPE	PAINT SPEC - SATIN FINISH	VINYL SPEC
MFG. & INSTALL (2) SET OF FRONT LIT CHANNEL LETTERS	P1: SW-6095 TOASTY	V1: 3M RED - 3630-33 V2: 3M BLACK V3: 3M VIVID GREEN - 3630-156 V4: 3M DARK BROWN - 3630-59



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



THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

WORK ORDER



PROJECT INFO	
CLIENT:	BRUSTER'S ICE CREAM
ADDRESS:	3210 FM 1463 ROAD, SUITE 100
CITY, STATE:	KATY, TX 77494
DATE:	12.21.22
SALES REP:	JG
DRAWN BY:	KW

DRAWING NUMBER	
209940	
W.O. (E2) NUMBER	
209940-02	

#	DATE	REVISIONS
1	12/22/22	REVISIONS - ADD COLOR TO LOGO
2	12/28/22	METHOD OF ATTACHMENT UPDATED
3	1/3/22	METHOD OF ATTACHMENT CONFIRM
4		
5		
6		

SIGNATURES	
CLIENT APPROVAL	SIGNED: DATE:
LANDLORD APPROVAL	SIGNED: DATE:
SALES	SIGNED: DATE:

ESTIMATION	
APPROVAL	_____
APPROVAL	_____
APPROVAL	_____
APPROVAL	_____

FOR ACTUAL COLORS OF ITEMS DEPICTED IN THIS DESIGN REFER TO SAMPLES, AS MONITORS & PRINTERS VARY.

CLIENT IS RESPONSIBLE FOR SUPPLYING VECTOR AND/OR HIGH-RES TYPICAL BRANDING FILES PRIOR TO PRODUCTION TO AVOID A SET-UP FEE.

SPECIFICATION	
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.	ILLUMINATED 120 or 277 VOLT ELECTRICAL SERVICE ELECTRICAL LOAD: 20 AMP CIRCUIT(S) CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED

PUBLIC HEARING

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on February 15, 2024; The public hearing will take place at 10 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Flite Signs, requesting a variance to Article III: Site Development, Division III-4: Signs, Sec 28-3-33 Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The subject 1.6-acre tract is located within the 1.6 Acre/69.696 SQ. FT. Tract of Land Enoch Latham Jr. Survey, A-50 City of Fulshear Fort Bend County, Texas and more precisely located at 28830 FM 1093 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.

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

AGENDA OF:	February 15, 2024		
DATE SUBMITTED:	January 26, 2024	DEPARTMENT:	Planning and Development
PREPARED BY:	Rodrigo Rodriguez, Development Coordinator	PRESENTER:	Joshua Brothers, Planning Director
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY FLITE SIGNS/28830 FM 1093 RD		
ATTACHMENTS:	<ol style="list-style-type: none">1. Public Hearing Notice2. Zoning Variance Application3. Example of Similar Sign Location4. Site Plan with Proposed Sign Location		

EXECUTIVE SUMMARY

Flite Signs is requesting a variance to Article III: Site Development, Division III-4: Signs, Sec 28-3-33 Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The proposed variance would allow for a larger setback than what is required by the ordinance. The sign ordinance requires a minimum and a maximum setback of 10ft. The variance would allow the setback to be roughly 58ft from the property line. This project has received a variance approval in the past for the removal of street trees due to a pipeline easement along the front of the property.

STAFF RECOMMENDATION

Staff recommends approval due to previous variance approvals because of the pipeline easement. However, the applicant must understand that the proposed sign location is within a City easement. If the City ever needs to do work in the area, the signs could be damaged or removed and the City will not take responsibility for any damages.



CITY OF FULSHEAR

24-0283

PO Box 279 / 6611 W. Cross Creek Bend Ln
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-2556
www.fulsheartexas.gov

RECEIVED
DEVELOPMENT SERVICES DEPT
JAN 26 2024
CITY OF FULSHEAR
FULSHEAR, TX 77441

VARIANCE/APPEAL APPLICATION

APPLICATION DATE: 1/15/24

ADDRESS OF PREMISES AFFECTED: 28830 FM 1093, FULSHEAR 77441

LEGAL DESCRIPTION: MEWS @ CROSS CREEK RANCH RESERVE B

OWNERS INFORMATION: NAME Vibhor MEHROTRA
ADDRESS 505 RIVERWAY #150 CITY HOUSTON STATE TX
ZIP CODE 77056 EMAIL VMEHROTR@GMAIL.COM PHONE NUMBER 832-726-3220

APPLICANTS NAME (if different than owner) John Shepherd - FLITE Signs
ADDRESS 6015 SKYLINE CITY HOUSTON STATE TX
ZIP CODE 77057 EMAIL JSHEPHERD@FLITE SIGNS CO.COM PHONE NUMBER 832-518-7750

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary)
REQUEST THE 10' SETBACK BE WAIVED DUE TO A GAS PIPELINE EASEMENT + SANITARY SEWER EASEMENT AT THE FRONT OF THE PROPERTY.

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? Y
Addresses: 6627 W CROSS CREEK BEND, FULSHEAR
6646 Argonne Dr, FULSHEAR

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

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

OWNER WOULD LIKE TO PLACE MONUMENT NEXT TO THEIR PARKING LOT TO AVOID EASEMENTS.
SIMILAR TO BRAZOS VALLEY SCHOOLS CREDIT UNION

(Continued... Request Proposal)

AND RETAIL Center with JOES ITALIAN RESTAURANT

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: John Shepherd Date: 1/15/24



6646 Argonne Dr

ARGONNE
UNRESTRICTED RESERVE "A"
PLAT NO. 20200212 F.B.C.P.R.

ENOCH LATHAM JR. SURVEY
ABSTRACT 50

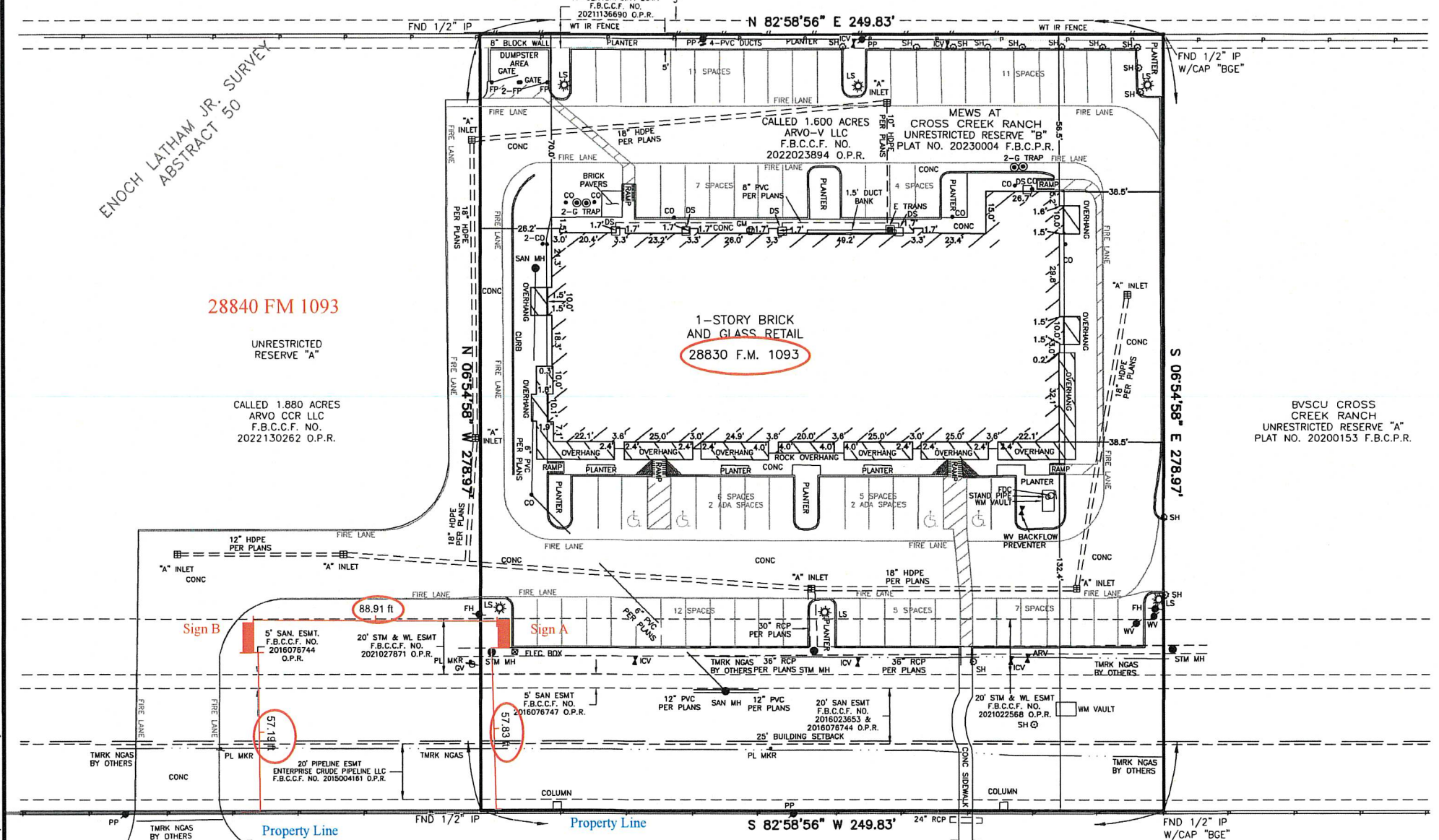
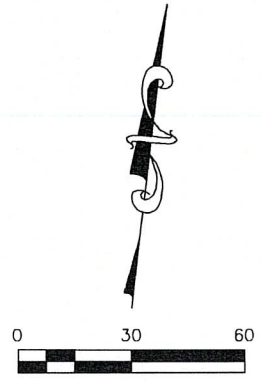
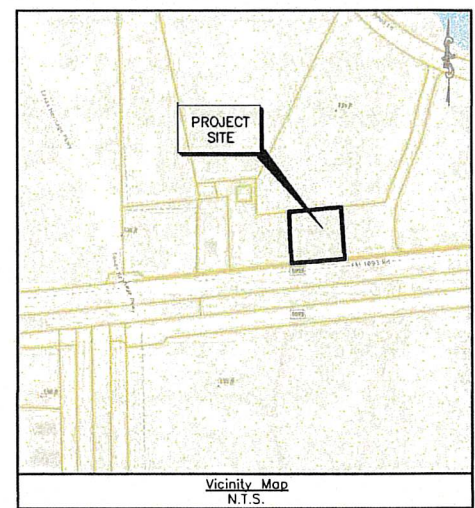
28840 FM 1093

UNRESTRICTED
RESERVE "A"

CALLED 1.880 ACRES
ARVO CCR LLC
F.B.C.C.F. NO.
2022130262 O.P.R.

1-STORY BRICK
AND GLASS RETAIL
28830 F.M. 1093

BVSCU CROSS
CREEK RANCH
UNRESTRICTED RESERVE "A"
PLAT NO. 20200153 F.B.C.P.R.



GENERAL NOTES:

- Bearings shown hereon are based on the topographic survey signed by Chris Jordan, R.P.L.S. No. 6750 of BGE, Inc., dated February 10, 2022 as part of the plan set of the Commons at Cross Creek Ranch produced by Font Design Studio, LLC., signed by Charles D. Wilson, and issued for construction on November 15, 2022.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 48201C0105L dated April 2, 2014 the subject tract appears to be within Unshaded Zone "X", defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. KM Surveying, LLC assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of KM Surveying, LLC.
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- Research for adjoining tracts was performed by KM Surveying, LLC.
- There are 6B regular parking spaces and 4 ADA compliant parking spaces on the subject tract.
- All references to plans, as shown hereon, refer to the plan set named Commons at Cross Creek Ranch Retail Building prepared by RSG Engineering, Texas Firm Number 15498, signed by Saim Nozhi Obeid, P.E. and issued for construction on November 15, 2022.

F.M. 359 & F.M. 1093
120' ROW
VOL. 243, PG 169, F.B.C.D.R.

100' R.O.W.
METROPOLITAN TRANSIT AUTHORITY OF
HARRIS COUNTY, TEXAS
VOL. 2478, PG. 1664, F.B.C.D.R.

LEGEND

CO	•	ADA PARKING
CONC	•	CLEAN OUT
DS	□	CONCRETE
E. TRANS	□	DOWN SPOUT
ELEC	■	E. TRANSFORMER
ESMT	■	ELECTRIC
FDC	—	EASEMENT
FND	—	FIRE DEPARTMENT CONNECTION
FH	•	FOUND
FM	•	FIRE HYDRANT
FP	•	FARM TO MARKET ROAD
G TRAP	•	FENCE POST
GM	•	GREASE TRAP
GV	•	GAS METER
ICV	•	GAS VALVE
IR/IP	•	IRRIGATION CONTROL VALVE
LS	•	IRON ROD/IRON PIPE
MH	•	LIGHT STANDARD
PL MKR	•	MANHOLE
PP	•	PIPE LINE MARKER
RCP	•	POWER POLE
SAN	•	REINFORCED CONCRETE PIPE
SH	•	SANITARY
STM	•	SPRINKLER HEAD
WL	•	STORM
WM	•	WATER LINE
WT IR	•	WATER METER
WV	•	WROUGHT IRON
	•	WATER VALVE
F.B.C.C.F. NO.		FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.D.R.		FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.		FORT BEND COUNTY PLAT RECORDS
O.P.R.		OFFICIAL PUBLIC RECORDS



KM Surveying, LLC

3902 REESE ROAD - SUITE C-100
ROSENBERG, TEXAS 77471
713-234-6627 www.kmsurveying.com

AS BUILT SURVEY
UNRESTRICTED RESERVE "B"
MEWS AT CROSS CREEK RANCH
PLAT NO. 20230004 F.B.C.P.R.
ENOCH LATHAM JR. SURVEY
ABSTRACT 50
FORT BEND COUNTY, TEXAS

DATE: DEC 6, 2023 SCALE: 1" = 30' JOB NO.: 1627-2301

DWG. NAME: 1627-2301 ab ob01.dwg

C:\STUDENTS\KM SURVEYING\1600-P - DOCUMENTS\1627 PONDITZ CONSTRUCTION\1627-2301 CROSS CREEK RANCH DRAWINGS\1627-2301 AB AB01 BY:SDM

COPYRIGHT 2023
THIS SURVEY IS VALID WITH ORIGINAL KM SURVEYING, LLC SEAL
& SIGNATURE IN BLUE INK AND IS FOR THIS TRANSACTION ONLY.
ANY HARD OR ELECTRONIC COPY OR FACSIMILE ARE NOT
CONSIDERED ORIGINAL AND ARE NULL AND VOID.

PUBLIC HEARING

The City of Fulshear Zoning Board of Adjustment will hold a public hearing on February 15, 2024; The public hearing will take place at 10 a.m. at the City of Fulshear Municipal Complex, 6611 W. Cross Creek Bend Lane, Fulshear, Texas 77441 to hear the application of Flite Signs, requesting a variance to Article III: Site Development, Division III-4: Signs, Sec 28-3-33 Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The subject 1.880-acre tract is located within the Enoch Latham Jr. Survey, A-50 City of Fulshear Fort Bend County, Texas and more precisely located at 28840 FM 1093 Road, Fulshear, Texas 77441. The application may be inspected at the Planning 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.

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

AGENDA OF:	February 15, 2024		
DATE SUBMITTED:	January 26, 2024	DEPARTMENT:	Planning and Development
PREPARED BY:	Rodrigo Rodriguez, Development Coordinator	PRESENTER:	Joshua Brothers, Planning Director
SUBJECT:	CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST BY FLITE SIGNS/28840 FM 1093 RD		
ATTACHMENTS:	<ol style="list-style-type: none"> 1. Public Hearing Notice 2. Zoning Variance Application 3. Example of Similar Sign Location 4. Site Plan with Proposed Sign Location 		

EXECUTIVE SUMMARY

Flite Signs is requesting a variance to Article III: Site Development, Division III-4: Signs, Sec 28-3-33 Signs Requiring a Permit, Table 28-3-33-1 of the Fulshear Coordinated Development Ordinance. The proposed variance would allow for a larger setback than what is required by the ordinance. The sign ordinance requires a minimum and a maximum setback of 10ft. The variance would allow the setback to be roughly 58ft from the property line. This project has received a variance approval in the past for the removal of street trees due to a pipeline easement along the front of the property.

STAFF RECOMMENDATION

Staff recommends approval due to previous variance approvals because of the pipeline easement. However, the applicant must understand that the proposed sign location is within a City easement. If the City ever needs to do work in the area, the signs could be damaged or removed and the City will not take responsibility for any damages.



CITY OF FULSHEAR

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24-0286

RECEIVED
DEVELOPMENT SERVICES DEPT
JAN 26 2024
CITY OF FULSHEAR
FULSHEAR, TX 77441

VARIANCE/APPEAL APPLICATION

APPLICATION DATE: 1/15/24

ADDRESS OF PREMISES AFFECTED: 28840 FM 1093, FULSHEAR

LEGAL DESCRIPTION: ENOCH LATHAM ABSTRACT 50, TRACT 3

OWNERS INFORMATION: NAME VISHDR MEHROTRA
ADDRESS 505 RIVERWAY #150 CITY HOUSTON STATE TX
ZIP CODE 77056 EMAIL VMEHROTR@GMAIL.COM PHONE NUMBER 832-726-3220

APPLICANTS NAME (if different than owner) John SHEPHERD - FLITE SIGNS
ADDRESS 6015 SKYLINE DR CITY HOUSTON STATE TX
ZIP CODE 77057 EMAIL JSHEPHERD@FLITESIGNED.COM PHONE NUMBER 832-518-7750

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary)
REQUEST THE 10' SETBACKS BE WAIVED DUE TO A GAS PIPELINE EASEMENT + SANITARY SEWER EASEMENT AT THE FRONT OF THE PROPERTY

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? Y
Addresses: 6646 ARGONNE DR, FULSHEAR
6627 W CROSS CREEK BEND, FULSHEAR

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

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

DWNER WOULD LIKE TO PLACE THE MONUMENT SIGN NEXT TO THEIR PARKING LOT TO AVOID EASEMENTS, SIMILAR TO BRAZOS VALLEY SCHOOLS CREDIT UNION

(Continued... Request Proposal)

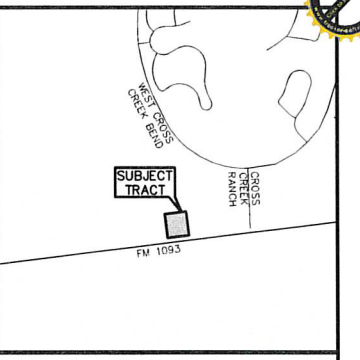
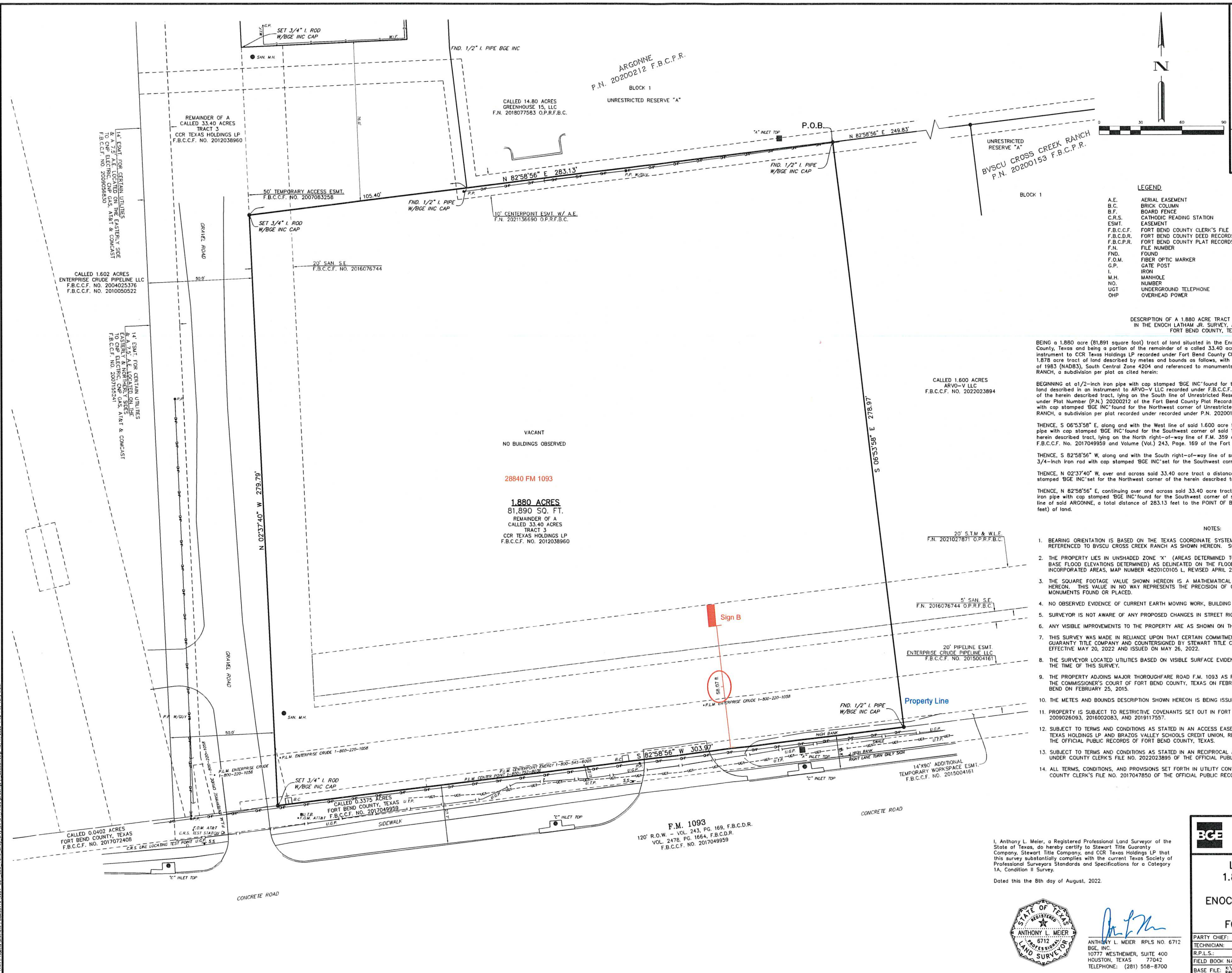
AND RETAIL CENTER WITH JOES ITALIAN RESTAURANT
AND 28830 FM 1093.

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: John Shepherd Date: 1/15/24



6646 Argonne Dr



LEGEND

A.E.	AERIAL EASEMENT	O.P.R.F.B.C.	OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
B.C.	BRICK COLUMN	P.C.	PAGE
B.F.	BOARD FENCE	P.L.M.	PIPELINE MARKER
C.R.S.	CATHODIC READING STATION	P.O.B.	POINT OF BEGINNING
ESMT.	EASEMENT	P.P.	POWER POLE
F.B.C.C.F.	FORT BEND COUNTY CLERK'S FILE	R.O.W.	RIGHT-OF-WAY
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS	SAN.	SANITARY
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS	S.E.	SEWER EASEMENT
F.N.	FILE NUMBER	SQ. FT.	SQUARE FEET
FND.	FOUND	S.T.	STOP SIGN
F.O.M.	FIBER OPTIC MARKER	U.G.P.	UNDERGROUND GAS PAINT
G.P.	GATE POST	U.T.B.	UNDERGROUND TELEPHONE BOX
I.	IRON	U.T.P.	UNDERGROUND TELEPHONE PAINT
M.H.	MANHOLE	VOL.	VOLUME
NO.	NUMBER	W.I.F.	WROUGHT IRON FENCE
UGT	UNDERGROUND TELEPHONE	W.L.E.	WATER LINE EASEMENT
OHF	OVERHEAD POWER		

DESCRIPTION OF A 1.880 ACRE TRACT OF LAND SITUATED IN THE ENOCH LATHAM JR. SURVEY, ABSTRACT NO. 50 FORT BEND COUNTY, TEXAS

BEING a 1.880 acre (81,891 square foot) tract of land situated in the Enoch Latham Jr. Survey, Abstract No. 50 of Harris County, Texas and being a portion of the remainder of a called 33.40 acre tract of land described as Tract 3 in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038960, said 1.878 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North line of BVSCU CROSS CREEK RANCH, a subdivision per plot as cited herein:

BEGINNING at a 1/2-inch iron pipe with cap stamped 'BGE INC' found for the Northwest corner of a called 1.600 acre tract of land described in an instrument to ARVO-V LLC recorded under F.B.C.C.F. No. 2022023894, same being the Northeast corner of the herein described tract, lying on the South line of Unrestricted Reserve 'A' of ARGONNE, a subdivision per plot recorded under Plot Number (P.N.) 20200212 of the Fort Bend County Plat Records (F.B.C.P.R.) and from which a 1/2-inch iron pipe with cap stamped 'BGE INC' found for the Northwest corner of Unrestricted Reserve 'A', Block 1 of BVSCU CROSS CREEK RANCH, a subdivision per plot recorded under recorded under P.N. 20200153 of the F.B.C.P.R. bears N 82°58'56" E, 249.83 feet;

THENCE, S 06°53'56" E, along and with the West line of said 1.600 acre tract a distance of 278.97 feet to a 1/2-inch iron pipe with cap stamped 'BGE INC' found for the Southwest corner of said 1.600 acre tract and the Southwest corner of the herein described tract, lying on the North right-of-way line of F.M. 359 and F.M. 1093 (120 feet wide) recorded under F.B.C.C.F. No. 2017049959 and Volume (Vol.) 243, Page 169 of the Fort Bend County Deed Records (F.B.C.D.R.);

THENCE, S 82°58'56" W, along and with the South right-of-way line of said F.M. 1093, a distance of 303.97 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the Southwest corner of the herein described tract;

THENCE, N 02°37'40" W, over and across said 33.40 acre tract a distance of 279.79 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the Northwest corner of the herein described tract;

THENCE, N 82°58'56" E, continuing over and across said 33.40 acre tract at a distance of 105.40 feet passing a 1/2-inch iron pipe with cap stamped 'BGE INC' found for the Southwest corner of said ARGONNE, continuing along and with the South line of said ARGONNE, a total distance of 283.13 feet to the POINT OF BEGINNING and containing 1.880 acres (81,891 square feet) of land.

NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE 4204 AND IS REFERENCED TO BVSCU CROSS CREEK RANCH AS SHOWN HEREON. SCALE FACTOR = 1.00011497
- THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) - BASE FLOOD ELEVATIONS (DETERMINED) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48201C0105 L, REVISED APRIL 2, 2014.
- THE SQUARE FOOTAGE VALUE SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON. THIS VALUE IN NO WAY REPRESENTS THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- ANY VISIBLE IMPROVEMENTS TO THE PROPERTY ARE AS SHOWN ON THIS SURVEY.
- THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY TITLE COMPANY AND COUNTERSIGNED BY STEWART TITLE COMPANY UNDER G.F. NUMBER 22157039566, DATED EFFECTIVE MAY 20, 2022 AND ISSUED ON MAY 26, 2022.
- THE SURVEYOR LOCATED UTILITIES BASED ON VISIBLE SURFACE EVIDENCE, THE CLIENT HAS NOT PROVIDED UTILITY PLANS AT THE TIME OF THIS SURVEY.
- THE PROPERTY ADJOINS MAJOR THOROUGHFARE ROAD F.M. 1093 AS PER THE 2015 MAJOR THOROUGHFARE PLAN APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS ON FEBRUARY 24TH, 2015 AND ADOPTED BY THE COUNTY OF FORT BEND ON FEBRUARY 25, 2015.
- THE METES AND BOUNDS DESCRIPTION SHOWN HEREON IS BEING ISSUED UNDER SEPARATE COVER OF EVEN DATE.
- PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS SET OUT IN FORT BEND COUNTY CLERK'S FILE NUMBER 2005003096, 2009026093, 2016002083, AND 2019117557.
- SUBJECT TO TERMS AND CONDITIONS AS STATED IN AN ACCESS EASEMENT AGREEMENT DATED JULY 24, 2019, BETWEEN CCR TEXAS HOLDINGS LP AND BRAZOS VALLEY SCHOOLS CREDIT UNION, RECORDED UNDER COUNTY CLERK'S FILE NO. 2019081138 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- SUBJECT TO TERMS AND CONDITIONS AS STATED IN AN RECIPROCAL ACCESS EASEMENT DATED FEBRUARY 17, 2022, RECORDED UNDER COUNTY CLERK'S FILE NO. 2022023895 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- ALL TERMS, CONDITIONS, AND PROVISIONS SET FORTH IN UTILITY CONVEYANCE AND SECURITY AGREEMENT, RECORDED UNDER COUNTY CLERK'S FILE NO. 2017047850 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

F.M. 1093
120' R.O.W. - VOL. 243, PG. 169, F.B.C.D.R.
VOL. 247B, PG. 1664, F.B.C.D.R.
F.B.C.C.F. NO. 2017049959

I, Anthony L. Meier, a Registered Professional Land Surveyor of the State of Texas, do hereby certify to Stewart Title Guaranty Company, Stewart Title Company, and CCR Texas Holdings LP that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Dated this 8th day of August, 2022.



ANTHONY L. MEIER RPLS NO. 6712
BGE, INC.
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042
TELEPHONE: (281) 558-8700

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 1010500

LAND TITLE SURVEY OF A 1.880 ACRE TRACT OF LAND SITUATED IN THE ENOCH LATHAM JR. SURVEY, A-50 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

PARTY CHIEF:	L.R.	ISSUE DATE:	08/8/2022
TECHNICIAN:	C.D.G.	SCALE:	1"=20'
R.P.L.S.:	C.J.	JOB NUMBER:	9985-00
FIELD BOOK NAME:			653
BASE FILE:	K:\CCR_Texas_Holdings_OverlaidSurvey\01_Calica\CROSS_CREEK_RANCH_BAS24.dwg		

SHEET 1 OF 1

ARGONNE
UNRESTRICTED RESERVE "A"
PLAT NO. 20200212 F.B.C.P.R.

ENOCH LATHAM JR. SURVEY
ABSTRACT 50

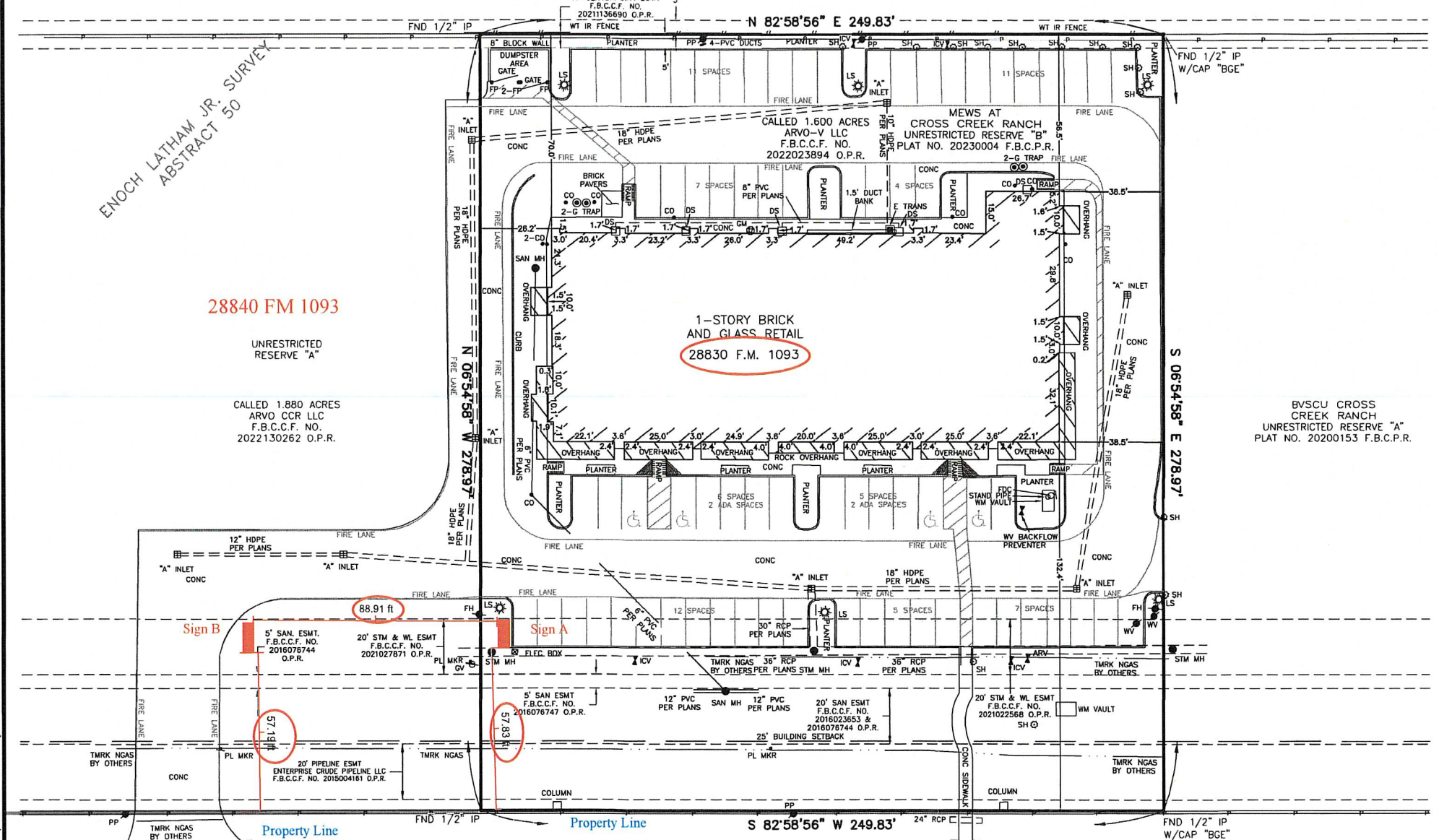
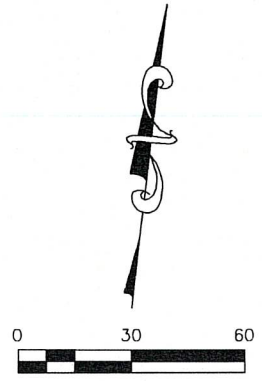
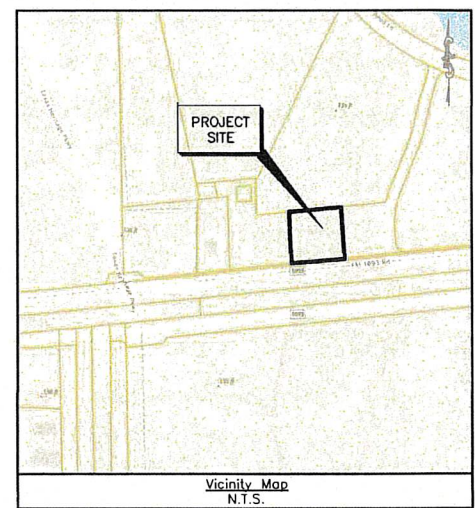
28840 FM 1093

UNRESTRICTED
RESERVE "A"

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100' R.O.W.
METROPOLITAN TRANSIT AUTHORITY OF
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VOL. 2478, PG. 1664, F.B.C.D.R.

LEGEND

CO	ADA PARKING
CONC	CLEAN OUT
DS	CONCRETE
E. TRANS	DOWN SPOUT
ELEC	E. TRANSFORMER
ESMT	ELECTRIC
FDC	EASEMENT
FND	FIRE DEPARTMENT CONNECTION
FH	FOUND
FM	FIRE HYDRANT
FP	FARM TO MARKET ROAD
G TRAP	FENCE POST
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GV	GAS METER
ICV	GAS VALVE
IR/IP	IRRIGATION CONTROL VALVE
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WM	WATER LINE
WT IR	WATER METER
WV	WROUGHT IRON
	WATER VALVE
F.B.C.C.F. NO.	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS



KM Surveying, LLC

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AS BUILT SURVEY
UNRESTRICTED RESERVE "B"
MEWS AT CROSS CREEK RANCH
PLAT NO. 20230004 F.B.C.P.R.
ENOCH LATHAM JR. SURVEY
ABSTRACT 50
FORT BEND COUNTY, TEXAS

DATE: DEC 6, 2023 SCALE: 1"= 30' JOB NO.: 1627-2301

DWG. NAME: 1627-2301 ab ab01.dwg

C:\STUDENTS\KM SURVEYING\1600-F - DOCUMENTS\1627 PONDITZ CONSTRUCTION\1627-2301 CROSS CREEK RANCH DRAWINGS\1627-2301 AB AB01 BY:SDM

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