



# CITY COUNCIL

## AGENDA REQUEST

<b>AGENDA OF:</b>	<b>03-02-10</b>	<b>AGENDA REQUEST NO:</b>	<b>VI-A</b>
<b>INITIATED BY:</b>	<b>IDAHOSA IGBINOBA, R.S.</b>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>ENGINEERING</b>
<b>PRESENTED BY:</b>	<b>CHRISTOPHER L. STEUBING, P.E., CITY ENGINEER</b>	<b>DEPARTMENT HEAD:</b>	<b>CHRISTOPHER L. STEUBING, P.E., CFM, CITY ENGINEER</b> <i>CLS</i>
		<b>ADDITIONAL DEPARTMENT HEAD (S):</b>	<b>JUAN "J.J." ADAME</b> <i>JJ</i> <b>FIRE CHIEF</b>

**SUBJECT / PROCEEDING:** **FIRE STATION NO. 7  
VARIANCE FROM SUBDIVISION REGULATIONS FOR DRIVEWAY SEPARATION**

**EXHIBITS:** **DRIVEWAY VARIANCE APPLICATION; AERIAL PHOTO; VICINITY MAP; SITE PLAN**

CLEARANCES		APPROVAL	
------------	--	----------	--

<b>LEGAL:</b>	<b>N/A</b>	<b>EXECUTIVE DIRECTOR:</b>	<b>N/A</b>
<b>PURCHASING:</b>	<b>N/A</b>	<b>ASST. CITY MANAGER:</b>	<b>KAREN DALY</b> <i>kd</i>
<b>BUDGET:</b>	<b>N/A</b>	<b>CITY MANAGER:</b>	<b>ALLEN BOGARD</b> <i>Allen Bogard</i>

BUDGET	
--------	--

<b>EXPENDITURE REQUIRED: \$</b>	<b>N/A</b>
<b>AMOUNT BUDGETED/REALLOCATION: \$</b>	<b>N/A</b>
<b>ADDITIONAL APPROPRIATION: \$</b>	<b>N/A</b>

RECOMMENDED ACTION
--------------------

Approve variance to the City Development Code, Chapter 5, Article VIII, Section 5.51, for driveway separation requirements for the proposed City of Sugar Land Fire Station No. 7 located at the corner of New Territory Boulevard and Chatham Avenue.

## EXECUTIVE SUMMARY

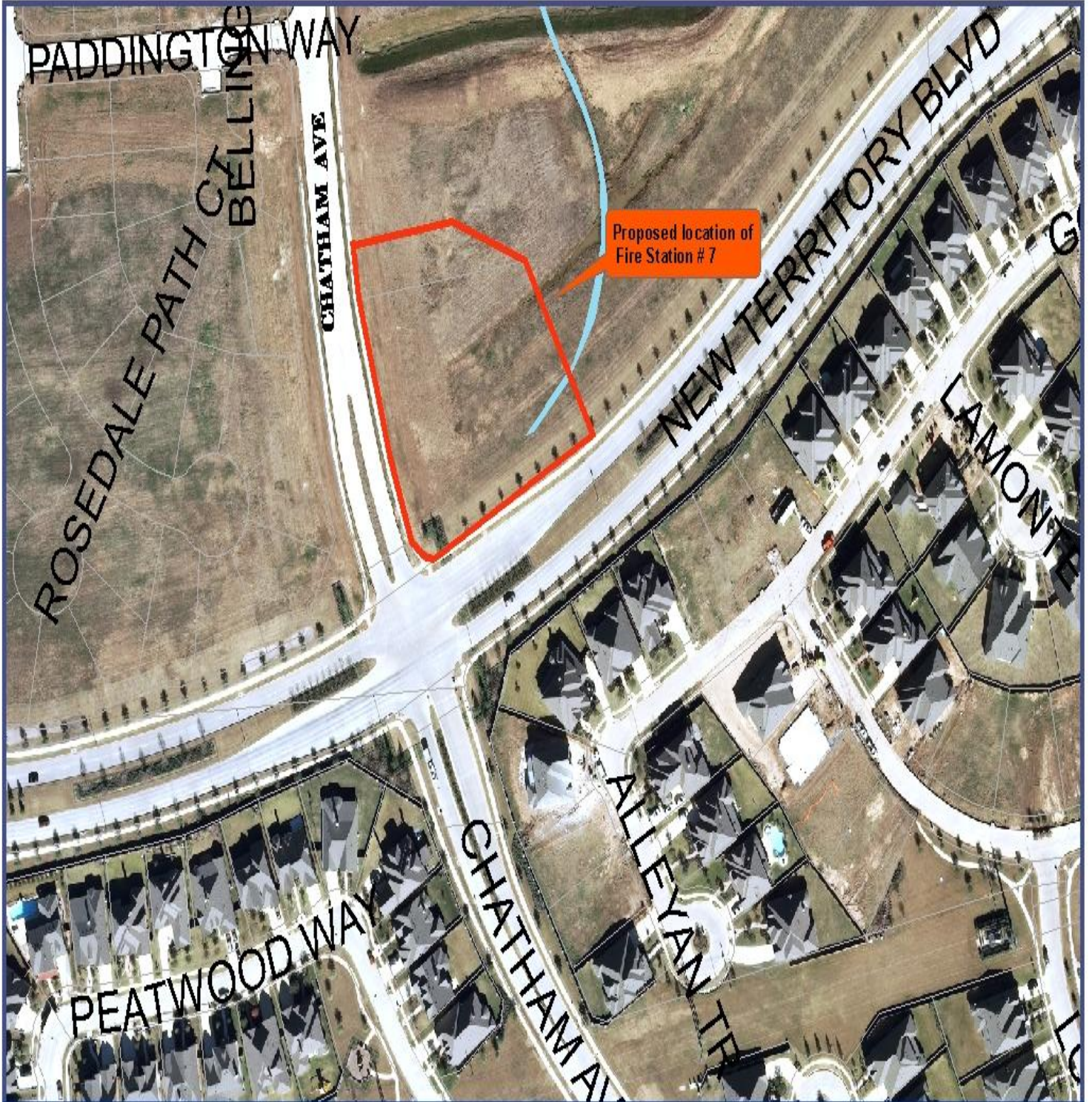
The City is requesting approval of a variance to Article VIII, Section 5.51 of the City Development Code as it relates to driveway separation. The variance is needed for a proposed driveway that will serve as public access to Fire Station #7 located at the corner of New Territory Boulevard and Chatham Avenue.

The City Development Code, Article VIII. Driveways, Section 5-51 states that driveways may be placed no closer than 165 feet on collector roadways in order to reduce conflict points and to facilitate traffic flows. This request for variance is for a driveway separation that will permit construction of an adjoining driveway 90 feet from the main fire apparatus access driveway on Chatham Avenue. The purpose of the secondary driveway is to provide access to a parking lot that is designated for public parking.

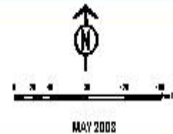
The justification for the variance request is based on the fact that the proposed secondary driveway will provide separate points of access for visitors and designated fire equipment to the fire station. The separate access points will eliminate potential conflict between visitor vehicles and fire equipment.

The Engineering Department recommends that the City Council approve this variance request for the driveway separation at Fire Station No. 7.

## EXHIBITS



Proposed location of  
Fire Station # 7 (CIP MU0703)





**CITY OF SUGAR LAND  
ENGINEERING DEPARTMENT  
DRIVEWAY STANDARDS VARIANCE REQUEST**

SUBMITTAL REQUIREMENTS:	_____	Completed Variance Request Form
	_____	\$500 Application Fee (Fee is non-refundable. Fee is waived if variance request is concurrent with plat process and associated platting fee.)
	_____	Three (3) copies of the Site Plan
	_____	A Vicinity Map
	_____	Variance Justification (attached sheet)

**Applicant's Name:** Janelle Franklin

**Company:** BRW Architects

**Address:** 2700 Earl Rudder Frwy So, Suite 4000; College Station, TX 77845

**Daytime Phone:** 979-694-1791 **Fax:** 979-694-8293

**Owner's Name:** City of Sugar Land

**Company:** Fire Department

**Address:** 10405 Corporate Drive

**Daytime Phone:** 281-491-0852 **Fax:** \_\_\_\_\_

**Property Location/Description:** Northeast corner of Chatham Avenue and New Territory

This is a (  ) new (  ) existing building.

**Variance Information:**

General Description of Variance Requested: 90' distance between drives

Section of Design Standards from which Variance is being sought: Article VIII, Section 5-51

Variance Justification: (Please attach a separate sheet)

1. Will granting of the variance improve the function and use of the land involved? (If yes, describe how it will improve it.)
2. Will granting of the variance be detrimental to the public health, safety or welfare or injurious to other property in the area?
3. Is granting of the variance necessary for the reasonable use of this property? (If yes, describe how it is necessary.)
4. Is this variance an appropriate design solution? (if yes, why is it appropriate.)

**Note:** This request will not be accepted by the City unless it is accompanied by the required data and the appropriate fee in the form of cash or check made payable to the City of Sugar Land.

Signature of Applicant: Janelle S Franklin Date: October 21, 2009

If you have any questions, please call the Engineering Department at (281) 275-2780.



VICINITY MAP  
(NOT TO SCALE)

