

MEMORANDUM

Date: August 1, 2025
To: Planning and Zoning Members
From: Dinh V. Ho, P.E.
RE: Primrose School_ Variance for Building Line Setback
Staff's Summary and Recommendations
CC: Mayor Wil Kennedy, Natasha Brooks, Kayleen Rosser

Primrose Schools is proposing to develop a new Early Childhood Development center to be located 9828 Karsten Blvd. in Iowa Colony, TX.

CASCO Architects, on behalf of Primerose Schools, submitted a variance to the Unified Development Code (UDC) Section 3.5.3.1. Setback, Driveways, Sidewalks, and Parking for Commercial/Retail/Office/Industrial Use Buildings.

The variance request is to remove the requirements for front build to line as required by Section 3.5.3.1.(a)(3).

If both (i) property frontage is on a designated major arterial; and (ii) either (a) the tract size is two (2) acres or smaller or (b) the proposed building size is less than twenty-five thousand (25,000) square feet of Gross Leasable Area (GLA); then the front wall of the building shall be located on a build-to building setback line of fifty three(53) feet from the ultimate right-of-way line of the street along the front of the property.

The applicant reasoning is as follow:

A 53' front setback, combined with existing easements along the west and south lot lines, leaves the site largely unbuildable. Primrose building cannot fit in the remaining area.

City staff recommend approval of the variance based on the following:

- The shape of the tract and the presence of an existing 25' sanitary sewer easement creates an undue hardship for the application.
- The circumstances causing the hardship do not similarly affect all or most properties in the vicinity.
- Granting the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area
- Building lines shall be subject to the Subdivision Ordinance:
 - Required front yard: Twenty-five feet (25')
 - Required side yard: Ten feet (10') for side yards; provided, however, a side yard adjacent to a side street shall have a yard of not less than twenty feet (20'); and
 - Required rear yard: Twenty feet (20'); provided, however, a rear yard adjacent to a street shall have a yard of not less than thirty feet (30').