



3144 Meridiana Parkway
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May 24, 2024

Star Stop
2320 Meridiana Parkway
Iowa Colony, TX 77583

Re.: Letter of Recommendation
Sign Variance
Attn.: Planning and Zoning Commission
&
City Council

On April 24, 2024, Texas Republic Signs/Michael Everett applied for a variance in reference to the sign ordinance. City Staff are recommending against the variance for the following reasons listed below.

The signs exceed the maximum effective area and height.

Sign B- Star Stop Wall Sign

Not Approved- Building less than 10,000 sf the height of the wall sign is only allowed 1- ½" inches for every foot in height.

The building wall height is approximately 26' ft 11" inches.

Maximum allowed wall sign height is not to exceed **40.375" inches** per ordinance.

Wall height submitted is **62" inches**- Exceeds maximum height.

Sign C- Cantina De Romero Wall Sign

Approved

Sign D- Carwash Sign on C-Store Facade

Approved

Signs E & F- Carwash Sign

Not Approved- The entire sign is considered a Wall Sign on an Accessory Building in a Non-Residential Area where wall signs can only take up to 5% of the wall space total area. Sign height on buildings less than 10,000 sf can only be 1- ½" inches for every foot of wall height.

The building wall height is approximately 20 ft 2" inches.

Maximum allowed wall sign height is not to exceed **30.25" inches** per ordinance.

Wall height submitted is **44" inches**- Exceeds minimum height.

Maximum wall sign area not to exceed **28.92 sf**.

Wall sign area submitted is **83.12 sf**, exceeds maximum wall sign area.

Sign G- Carwash Sign

Approved

Thanks,

Albert Cantu

Albert Cantu,
Building Official/Fire Marshal