



# APPLICATION FOR VARIANCE REQUEST or APPEAL

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | [WWW.IOWACOLONYTX.GOV](http://WWW.IOWACOLONYTX.GOV)

Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal shall be considered by Planning Commission and Planning Commission shall make a recommendation to City Council, who has the authority to grant or deny variance requests. Considerations are made at the monthly Planning Commission and City Council meetings. Refer to the [www.iowacolonytx.gov](http://www.iowacolonytx.gov) for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or flash drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is \$1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

TYPE OF VARIANCE REQUEST (SELECT ONE): ☐ ZONING ☐ UDC ☐ ZONING ORDINANCE ☒ SIGN ORDINANCE ☐ APPEAL

## APPLICANT INFORMATION:

Name of Applicant: **Ezzi Signs / Hussain Contractor**  
Address of Applicant: **16611 West Little York Rd,** Phone: **713-232-0771**  
**Houston, TX 77084** Email: **flor@ezzisigns.com**  
Name of Owner: **Samina Sadruddin**  
Address of Owner: **2942 Meridiana Pkwy** Phone: **1 (281) 250-0340**  
**Rosharon, TX 77583** Email: **forefundersllc@gmail.com**

## PROPERTY INFORMATION:

Address of Subject Property: **2942 Meridiana Pkwy, Rosharon, TX 77583**  
Legal Description of Subject Property: \_\_\_\_\_  
Brazoria County Tax No(s): \_\_\_\_\_  
Current Zoning: \_\_\_\_\_ Water and Sanitary Serviced by: \_\_\_\_\_  
Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: \_\_\_\_\_

**VARIANCE REQUEST/APPEAL INFORMATION:** Requestor must identify specific Chapter and Section of the Subdivision Ordinance, Zoning Ordinance, Unified Development Code or Sign Ordinance that the Variance Request applies to. If additional space is needed, please attach to this application.

List Ordinance or Code: **ordinance\_number\_-\_2016-19\_-\_sign\_ordinance\_4\_3.pdf (iowacolonytx.gov)**  
Request and reason: **Specific use of this property is a multi-tenant building.**  
**To insure the success of the tenants occupying space here we would like to request a taller sign with a larger sq ft.**

List Ordinance or Code: \_\_\_\_\_  
Request and reason: \_\_\_\_\_

List of supplemental documentation provided: **design package**

Planning Commission Date Requested: \_\_\_\_\_ City Council Date Requested: \_\_\_\_\_

Requestor Signature or Owner and Date:  **04-30-24**

**FOR CITY USE ONLY:** Application Received By: **Rachel Patterson**

Date Received: **05/01/24**

Planning Commission Date: \_\_\_\_\_

Fee Received: **Check # 10444**

City Council Date: \_\_\_\_\_

Notifications Required: ☐ Published Notice ☐ Public Hearing

Date Approved or Denied: \_\_\_\_\_

☐ Posting on Property (applicant responsibility) ☐ Personal Notice

Project No.: **4001**

☐ Written Notice of Decision



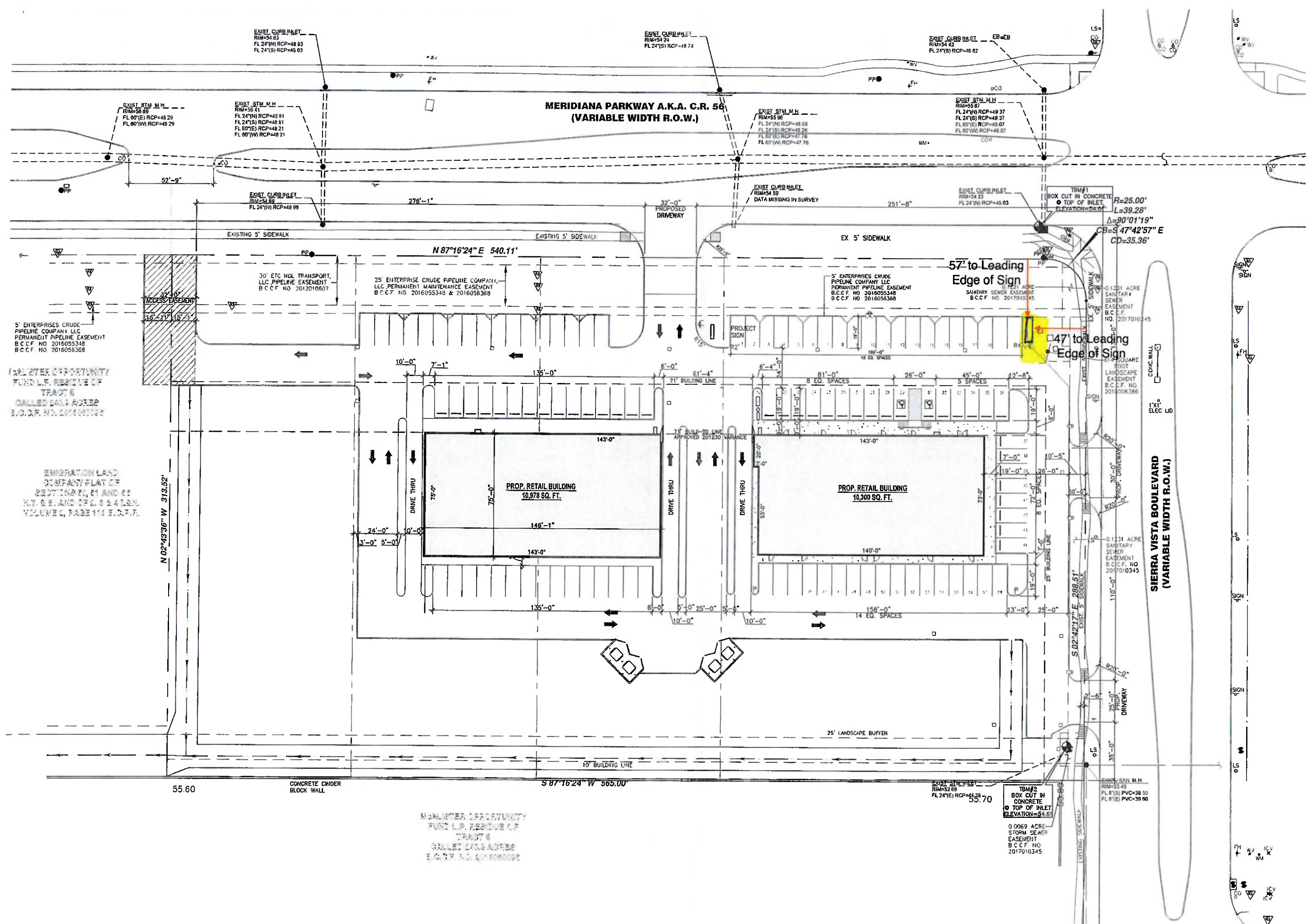
# SIERRA VISTA PLAZA

SIERRA VISTA PLAZA  
ES 6151 - SIGN PRESENTATION

2942 MERIDIANA PRKY  
ROASHARON, TX



MERIDIANA PARKWAY A.K.A. C.R. 56  
(VARIABLE WIDTH R.O.W.)



5' ENTERPRISES CRUDE PIPELINE COMPANY LLC PERMANENT PIPELINE EASEMENT B.C.C.F. NO. 2016055348 B.C.C.F. NO. 2016055368

1/4 SECTION 34, T4N, R10E, S44E, CALLER 240.0 ACRES

EMERSON LAND COMPANY, LLC 3/4 SECTION 34, T4N, R10E, S44E, CALLER 240.0 ACRES

1/4 SECTION 34, T4N, R10E, S44E, CALLER 240.0 ACRES

EXIST. STATION RIM=52.69 FL 24"(E) RCP=44.39 55.70

TBM#2 BOX CUT IN CONCRETE TOP OF INLET ELEVATION=54.61

0.0069 ACRE STORM SEWER EASEMENT B.C.C.F. NO. 2017010345

EXIST. SAN. M.H. RIM=53.40 FL 8"(S) PVC=39.50 FL 8"(E) PVC=39.60

OPTION 2

A  
QTY: 1



**EZZI SIGNS**  
EST. 2005

16611 West Little York Rd  
Houston, Texas 77084  
[EZZISIGNS.COM](http://EZZISIGNS.COM)  
713-232-0771

**PROJECT:**  
Sierra Vista Plaza

**ADDRESS:**  
2942 Meridiana Prky  
Rosharon, TX

**DATE:** 08/05/22

**PROJECT NUMBER:**  
ES6151

**DESIGNER:**  
MAURICIO

**REVISIONS**  
R1: 00/00/2021  
DESIGN UPDATE  
R2: 00/00/2021  
DESIGN UPDATE  
R3: 00/00/2021  
DESIGN UPDATE

**APPROVALS / DATE**

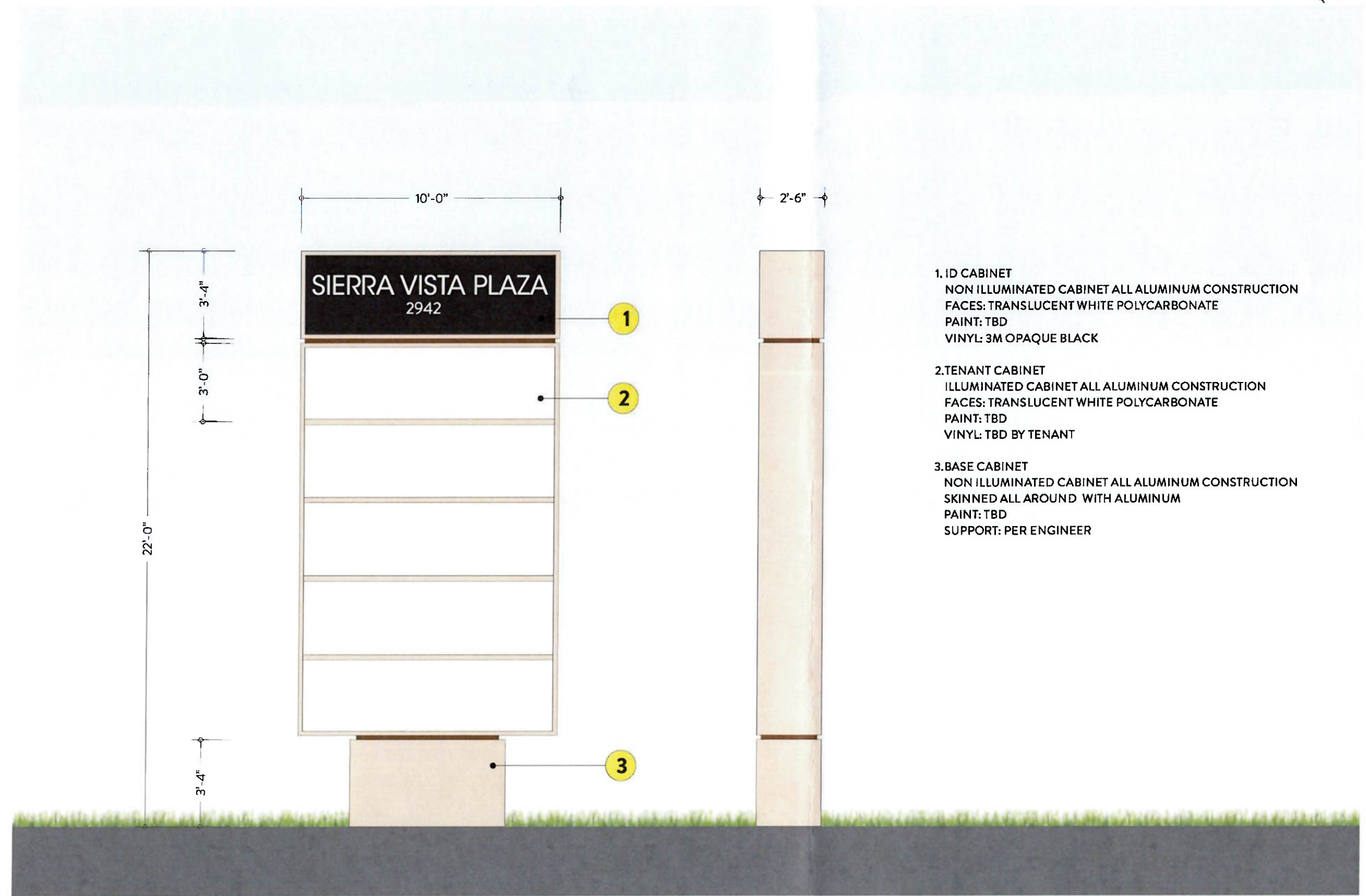
**CLIENT:**

**LANDLORD:**



Ⓢ 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 includes proper grounding and bonding of the sign.

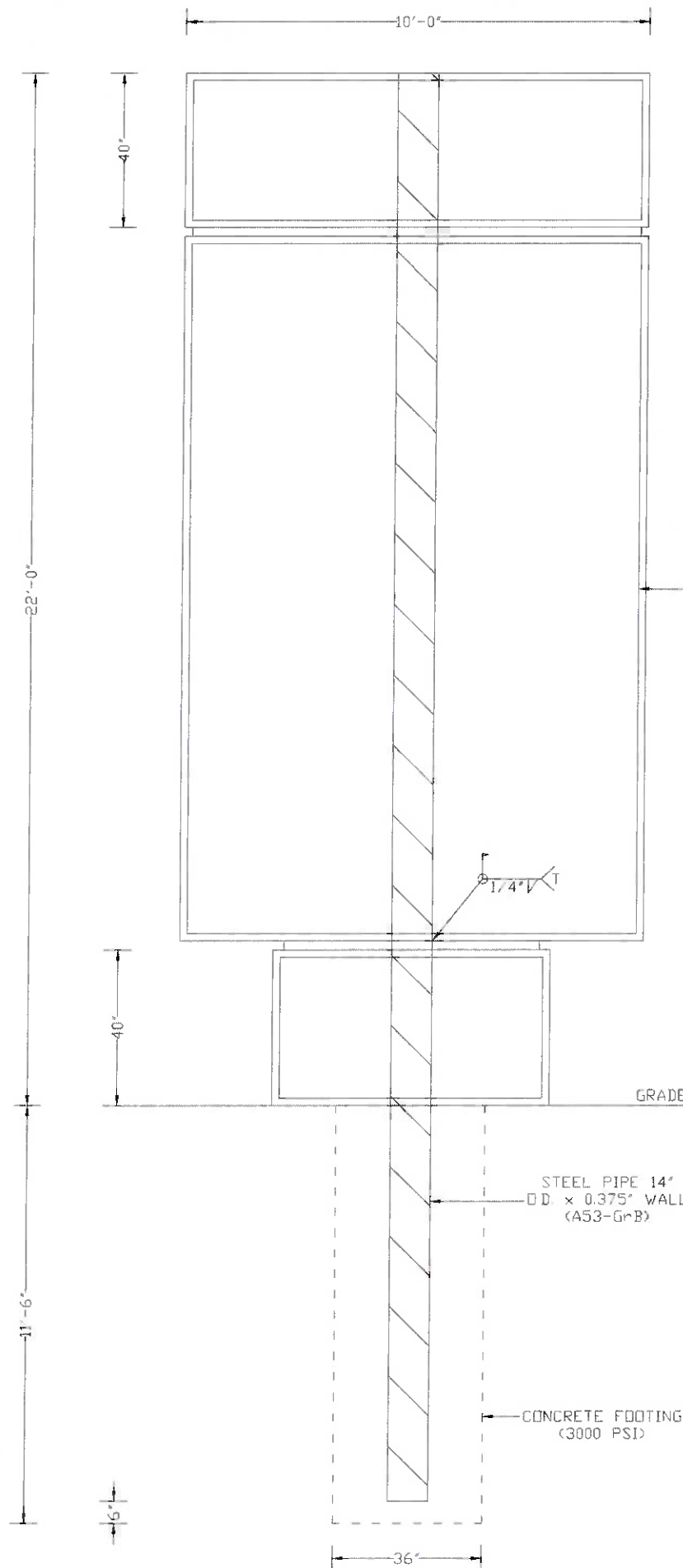
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- 1. ID CABINET  
NON ILLUMINATED CABINET ALL ALUMINUM CONSTRUCTION  
FACES: TRANSLUCENT WHITE POLYCARBONATE  
PAINT: TBD  
VINYL: 3M OPAQUE BLACK
- 2. TENANT CABINET  
ILLUMINATED CABINET ALL ALUMINUM CONSTRUCTION  
FACES: TRANSLUCENT WHITE POLYCARBONATE  
PAINT: TBD  
VINYL: TBD BY TENANT
- 3. BASE CABINET  
NON ILLUMINATED CABINET ALL ALUMINUM CONSTRUCTION  
SKINNED ALL AROUND WITH ALUMINUM  
PAINT: TBD  
SUPPORT: PER ENGINEER

DESIGN  
SCALE: 3/16"=1'-0"





#### Design Support Steel

Section	Area (sq ft)	Shape Factor	Wind (psf)	Force	Moment
Area	220.00	1	37	8140	89540
				8140	89540

$$S > M / F_b = 89540 \times 12 \times 1.5 \text{ (SF)} / 1 \times 35000 = 47 \text{ in}^3 < 53 \text{ in}^3$$

Use Circular Steel Pipe 14 in O.D. x 0.375 in Wall (A53-GrB)

#### Foundation Design

$$P = 8140 / 1 = 8140$$

$$b = 36 \text{ in}$$

$$S_1 = 2 \times 150 \times 11.5 / 3 = 1150$$

$$h = 89540 / 8140 = 11.0$$

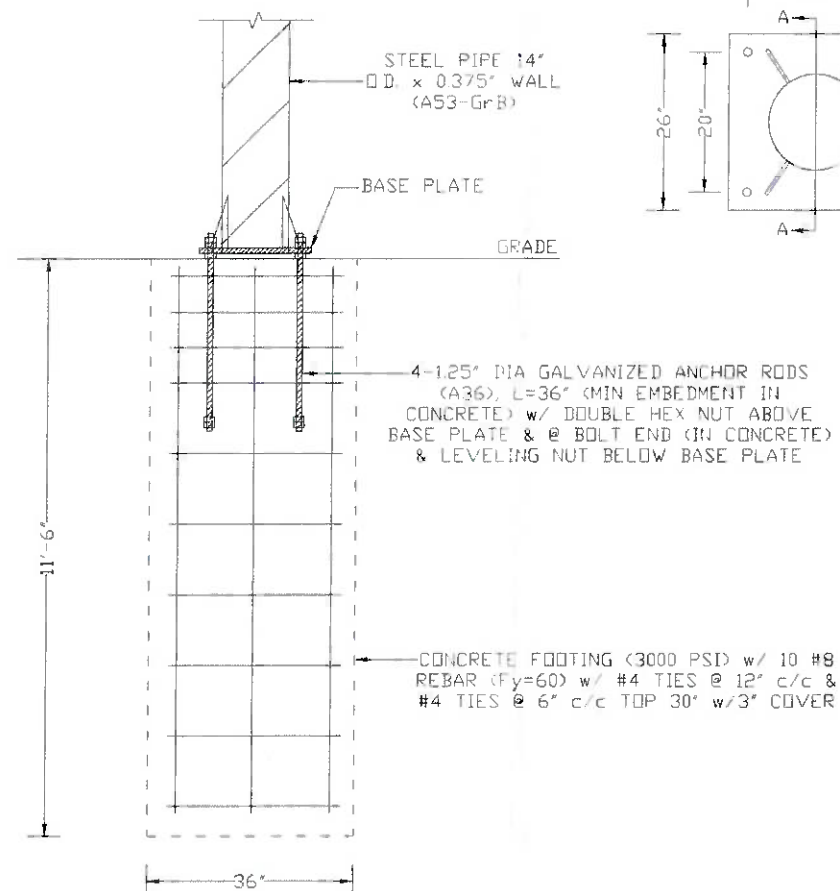
$$A = 2.34 P / S \times b = 2.34 \times 8140 / 1150 \times 3 = 5.52$$

$$d = A/2 [1 + \text{sq rt } \{1 + (4.36 h / A)\}]$$

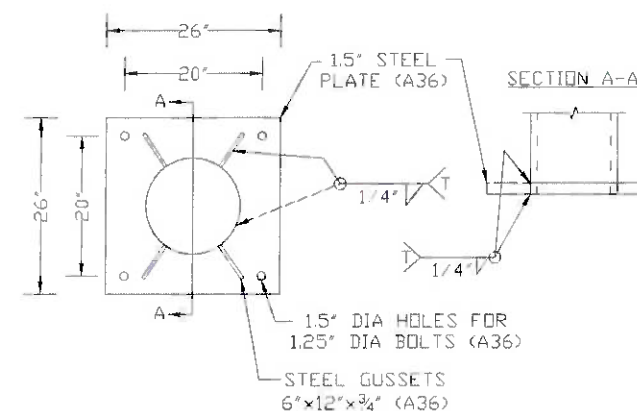
$$d = 5.52 / 2 [1 + \text{sq rt } \{1 + (4.36 \times 11.0 / 5.52)\}] = 11.35 \text{ ft} < 11.50 \text{ ft}$$

Use Concrete Footing 36 in Diameter x 11.50 ft Deep (3000 PSI)

#### ALTERNATE FOOTING



#### BASE PLATE DETAILS



#### NOTES:

- DESIGN IS BASED ON 2021 IBC - WIND SPEED OF 150 MPH (3-SEC GUST), EXPOSURE C.
- THIS DESIGN IS INTENDED FOR A SINGLE (1) SIGN THAT SHALL BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED FOR MULTIPLE SIGN/S AT THIS OR ANY OTHER LOCATION/S UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
- ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (SIGN CABINET STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
- ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=46$  KSI.
- ALL HSS ROUND SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=42$  KSI.
- ALL WIDE FLANGE SECTIONS SHALL MEET ASTM A992 WITH MINIMUM YIELD STRESS  $F_y=50$  KSI.
- ALL PIPE (OTHER THAN HSS ROUND) SHALL MEET ASTM A53 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=35$  KSI.
- ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS  $F_y=36$  KSI.
- ALL ALUMINUM USED SHALL BE GRADE 6053 OR 6061 OR EQUIVALENT WITH MINIMUM YIELD STRESS  $F_y=20$  KSI.
- ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
- ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
- ALL ALUMINUM WELDING SHALL BE MADE WITH E40xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
- SOIL REPORT WAS NOT FURNISHED. FOUNDATION IS BASED ON A ALLOWABLE BEARING OF 1500 PSF AND ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 150 PSF PER FOOT. BEARING PRESSURE VALUES SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
- NORMAL WEIGHT CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (ATTAINED IN 28 DAYS) SHALL BE USED. CARE SHALL BE TAKEN FOR NOT PLACING CONCRETE OVER SOIL FILL.



**SMB**  
ENGINEERING, LLC  
WWW.SMB-ENGINEERING.COM  
TEL: 832-443-7328

TEXAS REGISTRATION NUMBER : F-10116

**EZZI SIGNS**  
16611 W LITTLE YORK ROAD,  
HOUSTON, TX 77084

**SIERRA VISTA PLAZA**  
2942 MERIDIANA PARKWAY,  
ROSHARON, TX

PRJ # : 24-B034

DWG BY : HMN

SCALE : NTS

DATE : FEB 2024

REV : 0

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