



APPLICATION FOR VARIANCE REQUEST or APPEAL

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | 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 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:	TEXAS REPUBLIC SIGNS, LLC / MICHAEL EVERETT		
Address of Applicant:	2211 PECH RD HOUSTON TX 77055	Phone:	832-865-4662
		Email:	BRAD@TEXASREPUBLICSIGNS.COM
Name of Owner:	PANJWANI ENERGY (AAMIR PANJWANI)		
Address of Owner:	6161 SAVOY DR #1111 HOUSTON TX 77036	Phone:	281-857-2515
		Email:	AAMIR@PANJWANIENT.COM

PROPERTY INFORMATION:

Address of Subject Property: 2320 MERIDIANA PARKWAY

Legal Description of Subject Property: A0288 H T & B R R BLOCK 1 TRACT RESERVE A (UNRESTRICTED) (SIERRA VISTA CENTER) ACRES 7.9714

Brazoria County Tax No(s): 708109

Current Zoning: DEVELOPMENT AGREEMENT

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:	SEC 25 WALL SIGNS B.1.A.1
Request and reason:	APPROVAL FOR ADDITIONAL SQ FOOTAGE / THE ALLOWED SQ FOOTAGE IS TO SMALL FOR THE SIGN TO BE READ FROM ANY DISTANCE AWAY
List Ordinance or Code:	SEC 25 WAL SIGNS B.2.B
Request and reason:	APPROVAL OF ADDITIONAL LETTER HEIGHT / THE ALLOWED SQ FOOTAGE IS TO SMALL FOR THE SIGN TO BE READ FROM ANY DISTANCE AWAY

List of supplemental documentation provided: DRAWINGS SET WITH REQUESTED SIZE VS WHAT CODE ALLOWS.

Planning Commission Date Requested: ASAP

City Council Date Requested: _____

Requestor Signature or Owner and Date: MICHAEL B EVERETT

FOR CITY USE ONLY: Application Received By: Rachel Patterson

Date Received: 04/24/24

Planning Commission Date: _____

Fee Received: _____

City Council Date: _____

Notifications Required: ☐ Published Notice ☐ Public Hearing

Date Approved or Denied: _____

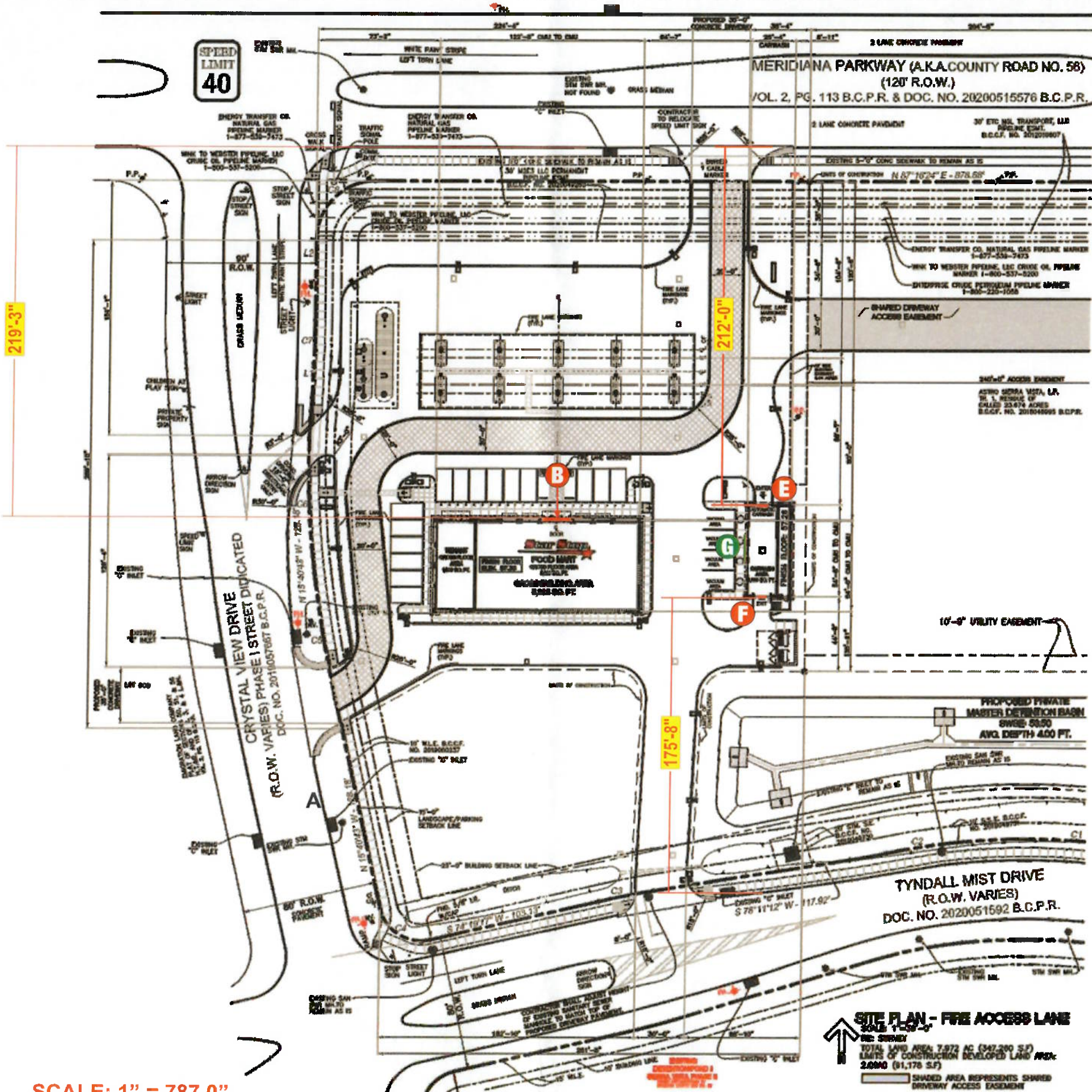
☐ Posting on Property (applicant responsibility) ☐ Personal Notice

Project No.: 3959

☐ Written Notice of Decision

STAR STOP # 131
2320 MERIDIANA PARKWAY
ROSHARON, TX 77583

- B STAR STOP WALL SIGN 18 FT
- E CAR WASH - ENTRANCE
- F CAR WASH - EXIT
- G CAR WASH - ALLOWED NPR



2211 Pech Rd. Houston, TX 77055
Texasrepublicsigns.com
832-727-5415

Customer:
STAR STOP #131

Address:
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ROSHARON, TX 77583

City of Jurisdiction:
IOWA COLONY TX

Designer:
BE

Date Created:
1-30-2024

W.O. #:

File Path:
P:\2024 JOBS\STAR STOP #131\ROSHARON
TX\PRELIM DRAWINGS.CDR

REVISIONS
Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 609 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS
AMPS: VOLTS: CIRCUITS:
0.0 0.0 0 @ 120V

SCOPE OF WORK
FABRICATE CHANNEL LETTERS

- SPECIFICATIONS: CHANNEL LETTERS
- TRIM CAP: 1" PRE-FINISHED BLACK
 - FACES: WHITE ACRYLIC W/ APPLIED V1 VINYL ON "S" AND "STAR"
 - 5" RETURNS: .040 PRE FINISHED WHITE
 - BACKS: STOCK COLOR
 - WHITE LEDS WITH REMOTE POWER SUPPLY BEHIND WALL
 - INDIVIDUALLY MOUNTED

COLOR LEGEND	
VINYL COLORS	
<div></div>	1: TRANS. 3630-33 RED

HEIGHT & SQ FOOTAGE ALLOWED BY CODE



B

StarStop.....38.89 sq ft

UPDATED CONDITIONS

ELEVATION

SCALE: 1/4" = 1'-0"



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



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ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:
0.0 0.0 0 @ 120V

SCOPE OF WORK
FABRICATE CHANNEL LETTERS

SPECIFICATIONS: CHANNEL LETTERS

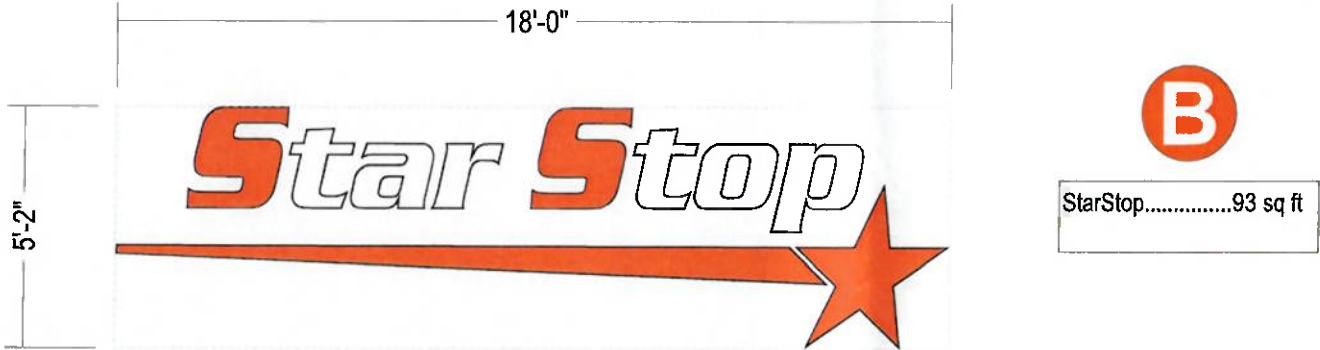
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COLOR LEGEND

VINYL COLORS

1: TRANS. 3630-33 RED

VARIANCE REQUESTED HEIGHT & SQUARE FOOTAGE



UPDATED CONDITIONS

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ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:
0.0 0.0 0 @ 120V

HEIGHT & SQ FOOTAGE ALLOWED BY CODE

SCOPE OF WORK

FABRICATE AND INSTALL BUBBLE
PANELS WITH CHANNEL LETTERS
AND LED LIGHT BARS

SPECIFICATIONS: BUBBLE PANELS

- .063 ALUM. PANELS WITH APPLIED,
V1 VINYL DIGITAL PRINT

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- BACKS: STOCK COLOR
- WHITE LEDS WITH REMOTE
POWER SUPPLY BEHIND WALL
- INDIVIDUALLY MOUNTED OVER
BUBBLE PANEL

SPECIFICATIONS: LED LIGHT BAR

- FABRICATE AND INSTALL ONE 3" X 6
ILLUM. LIGHT BAR, PAINTED: P1
- INDIVIDUALLY MOUNTED OVER
BUBBLE PANEL WITH 1 1/2" SPACERS,
PAINTED: P1

WALL: EFIS

COLOR LEGEND

PAINT COLORS

1: RED

VINYL COLORS

1: DIGITAL PRINT

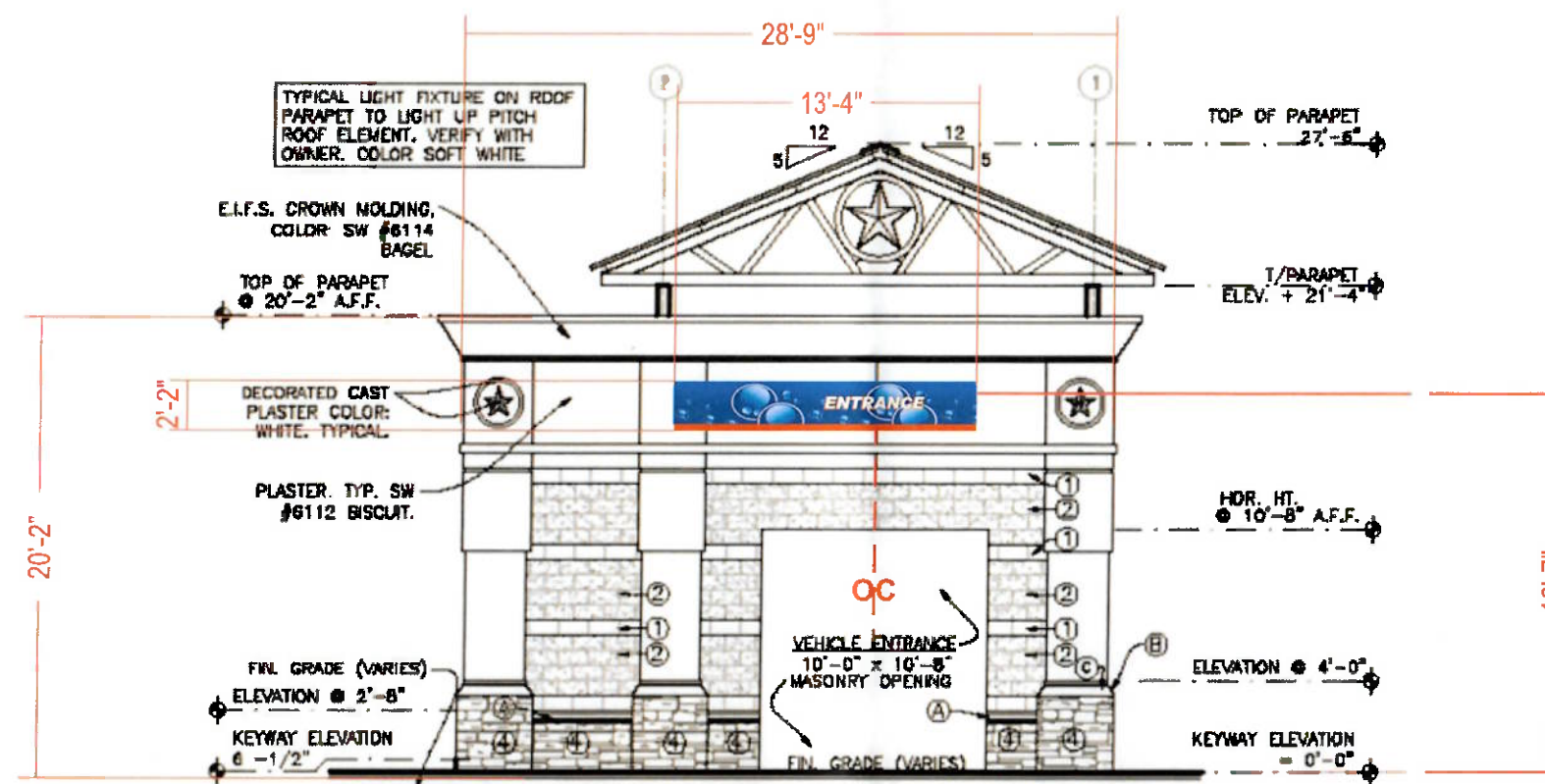
E

CENTER LETTERS OVER ENTRANCE OPENING



ELEVATION

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



2 ENTRANCE ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"



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ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:
0.0 0.0 0 @ 120V

SCOPE OF WORK

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BUBBLE PANEL

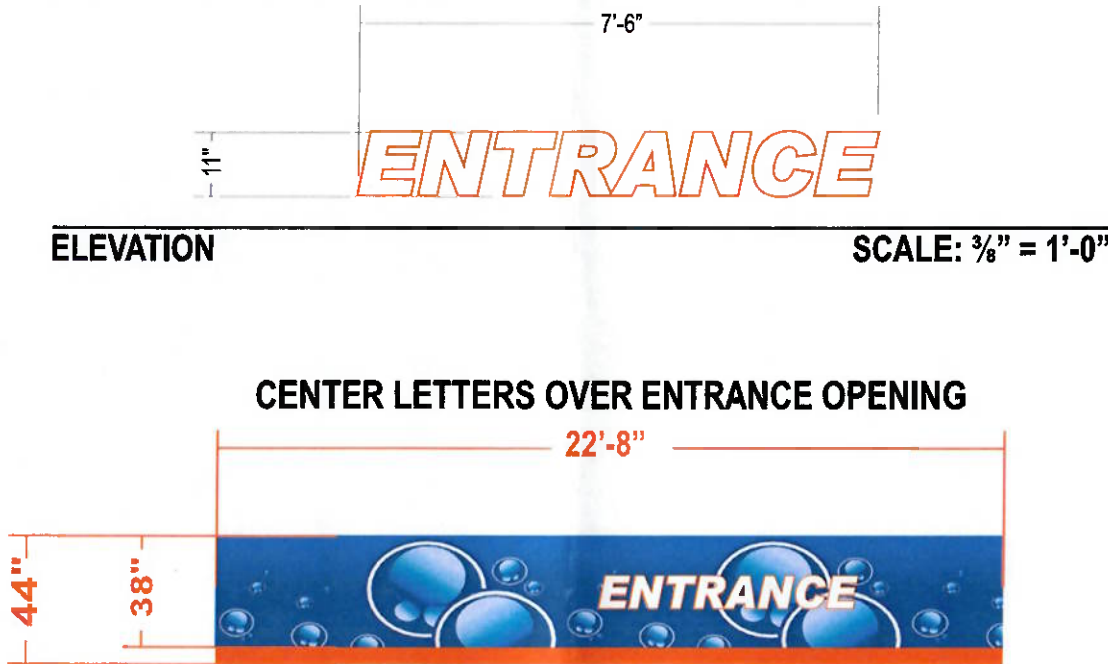
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BUBBLE PANEL WITH 1 1/2" SPACERS,
PAINTED: P1

WALL: EFIS

COLOR LEGEND	
PAINT COLORS	
	1: RED
VINYL COLORS	
	1: DIGITAL PRINT

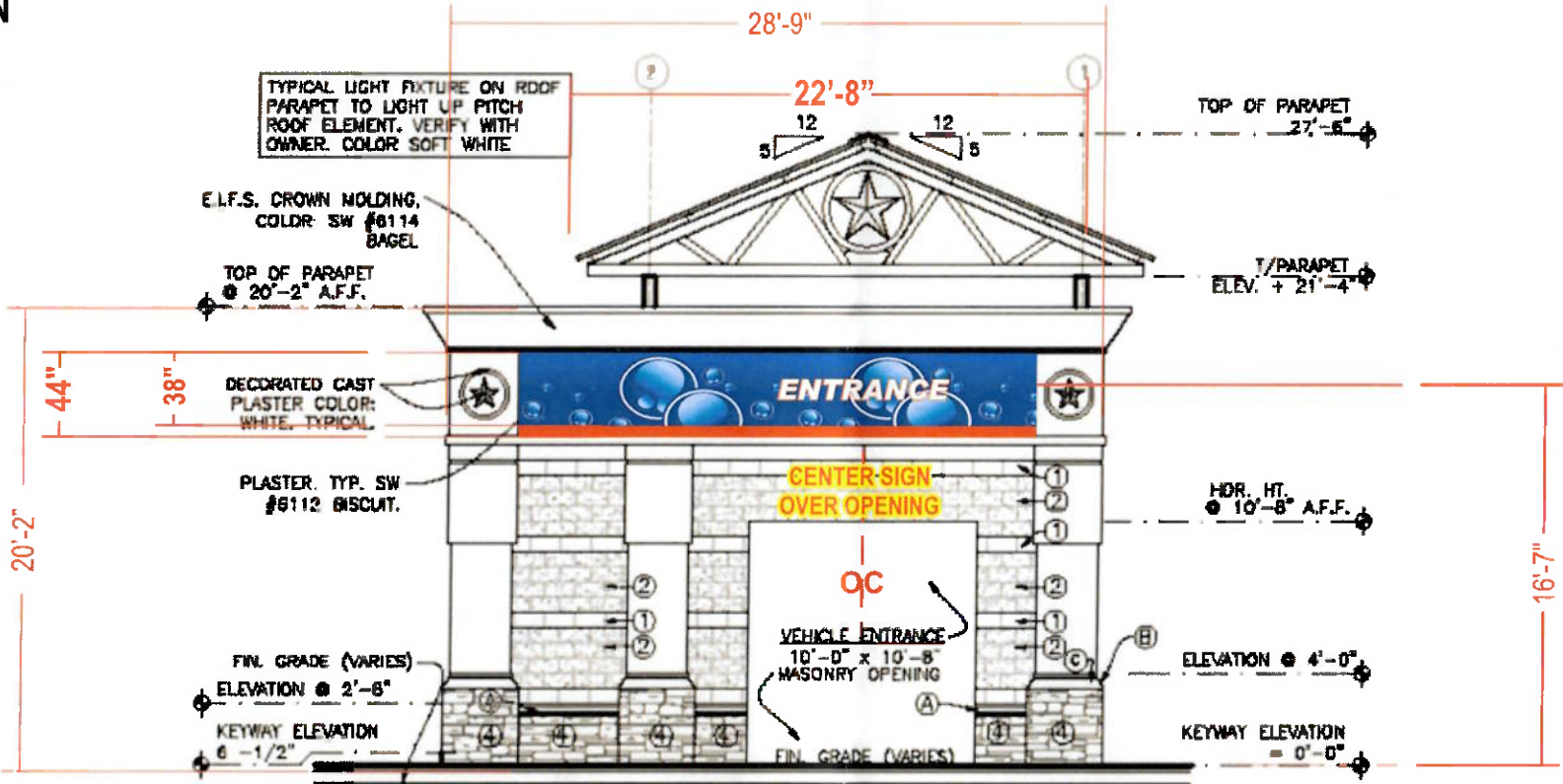
VARIANCE REQUESTED HEIGHT & SQUARE FOOTAGE



E

Entrance.....6.87 sq ft

ELEVATION



2 ENTRANCE ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"



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AMPS: VOLTS: CIRCUITS:
0.0 0.0 0 @ 120V

HEIGHT & SQ FOOTAGE ALLOWED BY CODE

F

SCOPE OF WORK

FABRICATE AND INSTALL BUBBLE
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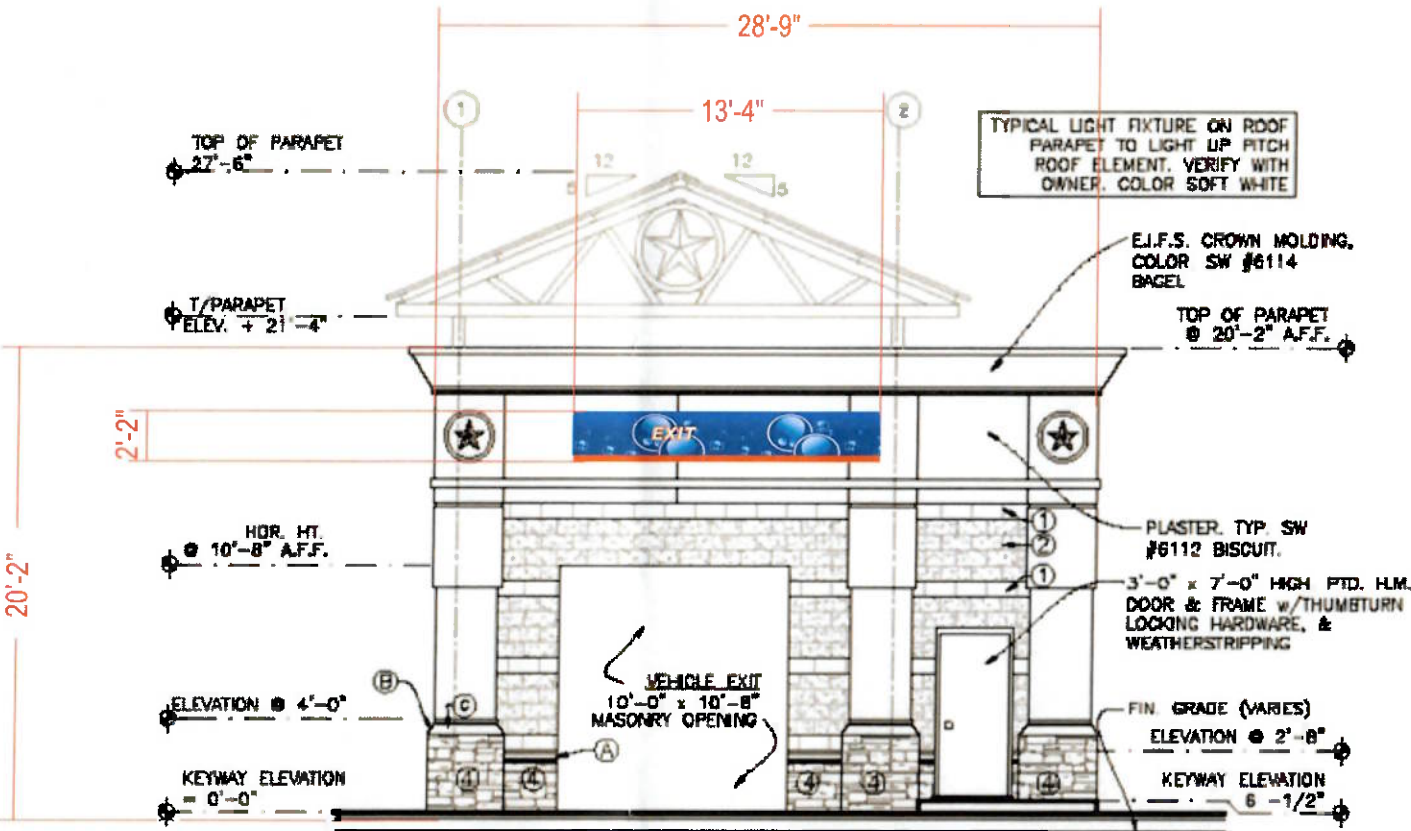
WALL: EFIS



28.82 SQ FT

ELEVATION

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



1 EXIT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



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AMPS: VOLTS: CIRCUITS:
0.0 0.0 0 @ 120V

SCOPE OF WORK

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SPECIFICATIONS: LED LIGHT BAR

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BUBBLE PANEL WITH 1 1/2" SPACERS,
PAINTED: P1

WALL: EFIS

COLOR LEGEND	
PAINT COLORS	
	1: RED
VINYL COLORS	
	1: DIGITAL PRINT

VARIANCE REQUESTED HEIGHT & SQUARE FOOTAGE

F

Exit.....3.18 sq ft

ELEVATION

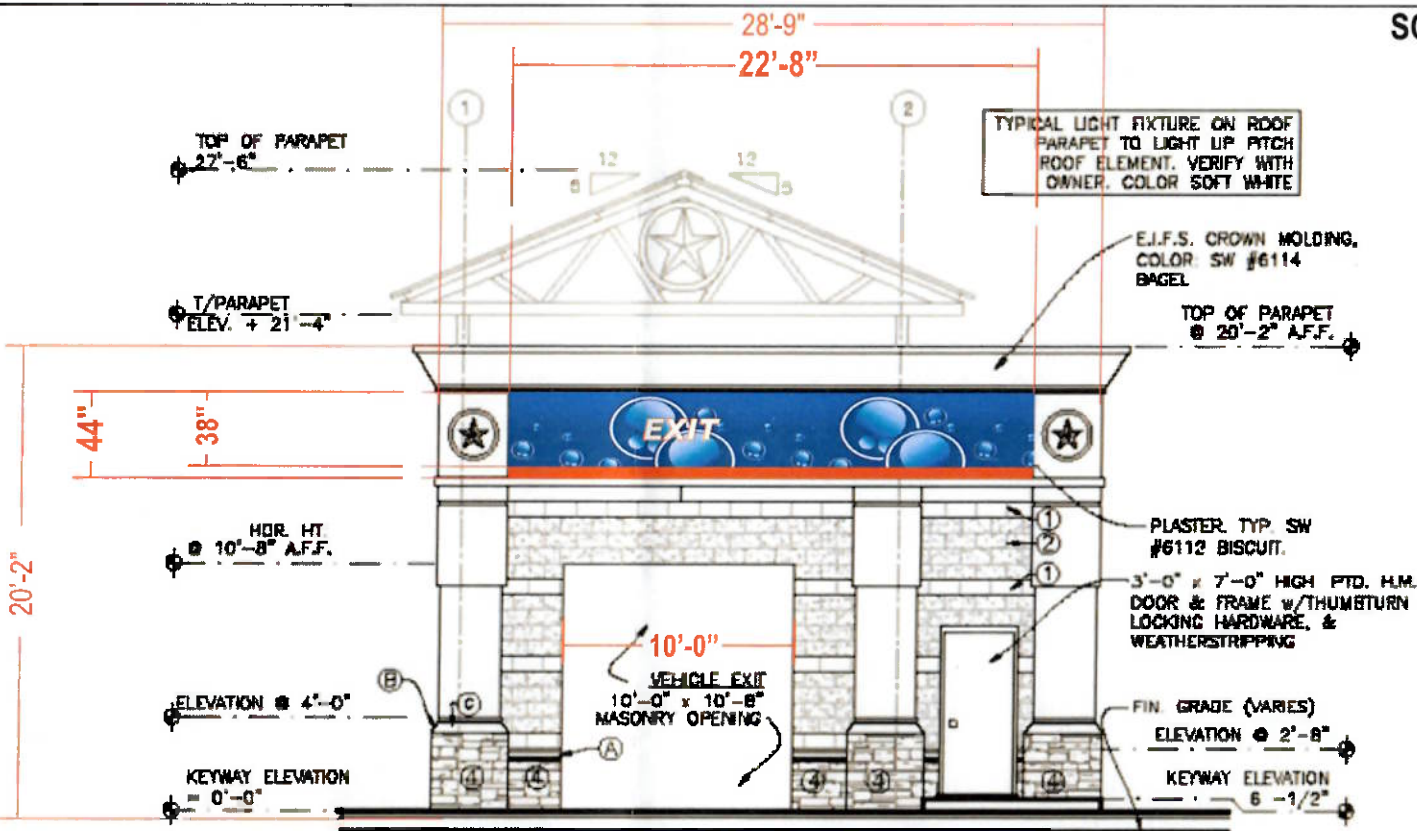
SCALE: 3/8" = 1'-0"

CENTER LETTERS OVER ENTRANCE OPENING
CENTER LETTERS OVER EXIT OPENING



ELEVATION

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



1 EXIT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



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ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:
0.0 0.0 0 @ 120V

SCOPE OF WORK

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WALL ELEVATION COLOR LEGEND	
PAINT COLORS	
1: RED	
VINYL COLORS	
1: DIGITAL PRINT	

38.98
SQ FT

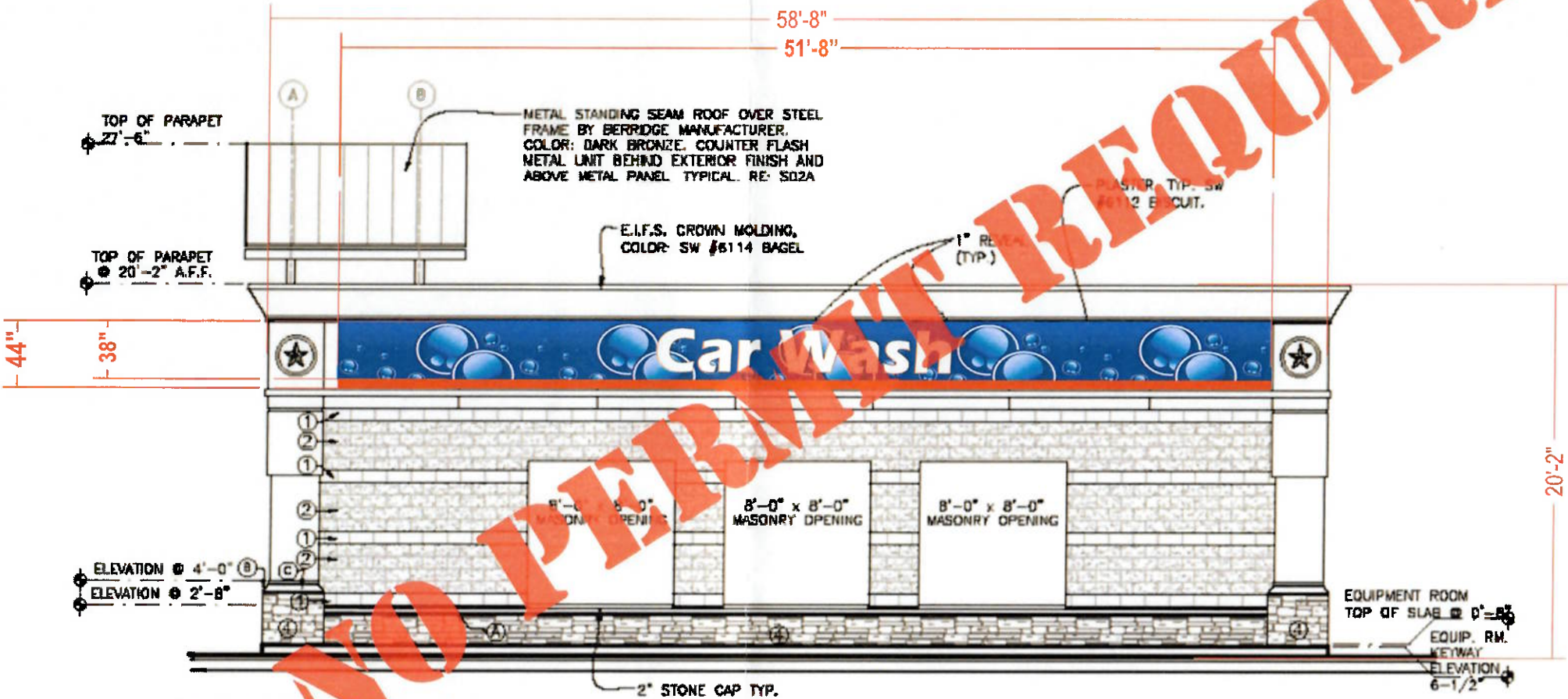
16'-8 1/2"

G

Car Wash.....12.28 sq ft

ELEVATION

SCALE: 1/4" = 1'-0"



4 WEST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

51'-8"

ELEVATION

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



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