ADICO
CONSULTING ENGINEERS

MEMORANDUM

Date: October 28, 2026

To: Planning and Zoning Members

Mayor Wil Kennedy, City Council Members

From: Dinh V. Ho, P.E.

RE: O'Reilly Auto Parts – Signage Variance – Project No. 8698

Staff's Summary and Recommendations

CC: Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser

Applicant: Apache Sign & Service, Inc., on behalf of O'Reilly Auto Enterprises, LLC

Property Address: 2038 Meridiana Parkway, Iowa Colony, TX

Zoning: Development Agreement

The applicant is requesting a variance from the City of Iowa Colony Sign Ordinance (Ordinance No. 2016-19, as amended; Chapter 30, Signs, of the Code of Ordinances) to allow:

1. A 5'-3" (63-inch) tall wall sign on the front building elevation, consisting of the O'Reilly cloud logo and "AUTO PARTS" channel letters (97.30 sq. ft.)

Staff Analysis:

Sign Ordinance No. 2016-19, as amended (Chapter 30, Code of Ordinances): Section 25, Wall Signs; Sec. 30-36, Variances

- Maximum Wall Sign Height (under 10,000 sq. ft.; building is 7,908 sq. ft.): 1½ in. per foot of wall height
- Building Wall Height: 22'-0" (sheets G1.1 and A5.2); maximum sign height: **33 inches**
- The requested 63-inch sign exceeds the maximum by 30 inches, approximately a 91% increase over permitted height.
- The stated hardship (building setback and parking area in front of the store) is typical of commercial pad sites along Meridiana Parkway.

Staff Recommendation:

Based on the variance criteria in Sec. 30-36 the wall sign standards in Section 25 of the Sign Ordinance (Ordinance No. 2016-19, as amended), staff recommends denial of the request for a 63-inch wall sign due to:

- Lack of demonstrated unique hardship; the claimed condition is consistent with the all commercial development along Meridiana Parkway.
- The requested sign height is a 91% increase over permitted height. This is a significant deviation from the wall sign height standard in Section 25 of the Sign Ordinance.

CITY OF IOWA COLONY

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 X SIGN ORDINANCE ____ APPEAL

APPLICANT INFORMATION:

Name of Applicant: Apache Sign & Service, Inc

Address of Applicant: 1902 Karbach Bldg 1
Houston, TX 77092

Phone: [redacted]

Email: [redacted]

Name of Owner: O'Reilly Auto Enterprises, LLC

Address of Owner: 233 S Patterson Ave
Springfield, MO 65802

Phone: [redacted]

Email: awhite93@oreillyauto.com

PROPERTY INFORMATION:

Address of Subject Property: 2038 Meridiana Pkwy, Rosharon, TX 77583

Legal Description of Subject Property: A0288 H T & B R R TRACT 600B-601E ACRES 10.19

Brazoria County Tax No(s): CAD Account 02880011009

Current Zoning: _____

Water and Sanitary Serviced by: _____

Street Frontage Type (Circle One): Private or Public

FIRM Map Panel Number: _____

VARIANCE REQUST/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: _____

Request and reason: Requesting increase in sign height because of site-specific visibility hardship due to excessive building setback and intervening parking area. The sign is required to perform the same identification function as a sign on a building located much closer to the roadway, but this building is physically much farther away from the roadway.

~~List Ordinance or Code:~~

~~Request and reason:~~

List of supplemental documentation provided: Plan sheet C1.0

Planning Commission Date Requested: _____

City Council Date Requested: _____

Requestor Signature or Owner and Date: [signature] 9.16.2026

FOR CITY USE ONLY: Application Received By: Rachel Patterson Date Received: 9-30-26

Planning Commission Date: _____

Fee Received: Check # [redacted]

City Council Date: _____

Notifications Required: [ ] Published Notice [ ] Public Hearing

Date Approved or Denied: _____

[ ] Posting on Property *(applicant responsibility)* [ ] Personal Notice

Project No.: 8698

[ ] Written Notice of Decision

City of Iowa Colony
Sign Application

Address: 3144 Meridiana Pkwy. Iowa Colony TX 77583 Phone: 346-395-4528 Fax: 281-369-0005

Date: 1/19/26

Sign Owner: O'Reilly Auto Parts

Email: [redacted] Telephone: [redacted]

Owner Address: 233 S. Patterson Avenue City: Springfield State: MO

Sign Location: 2038 Meridiana Pkwy Riverstone, TX 77583

Type of Sign: (Select all that apply)

- ☐ Freestanding
- ☐ Monument
- ☐ Temporary Freestanding
- ☐ Temporary Freestanding - Special Activity
- ☑ Wall Sign (A)
- ☐ Window / Door Sign
- ☐ Stake Sign
- ☐ Wind Device Sign
- ☐ Flag / Flagpole
- ☐ Electronic

Size of Sign – Height 5'3 Width 28'9

Valuation of Sign: $ 7,235

Materials Used: Aluminum, poly, vinyl, LED's, power supplies

Contractor: Apache Sign & Service Inc

Phone Number: [redacted] Email: [redacted]

Contractor Address: 1902 Rothwell Bldg 1 Houston, TX 77092

Please Note:

- **All signs are to be 10 feet from HL&P power lines (right of ways).**
- **All plans and drawings must be checked by permit clerk or city planner before permit can be purchased.**
- **All plans must be in compliance with Ordinance 2016-19**

I, John McCoy the owner, of the above documented sign, have been given a copy of the Sign Ordinance providing rules and regulations regarding signs. I have read said Ordinance and will comply to the requirements. If I do not, I will be cited for violations of said Ordinance by the Building Inspector or designated representative of the City of Iowa Colony, Texas.

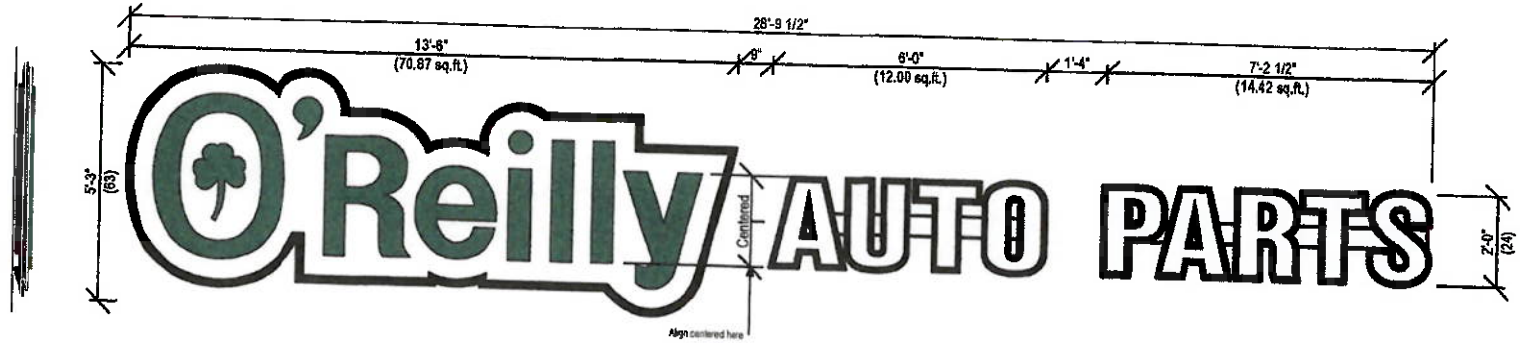
_____
Signature of Owner

Approved: _____ Denied: _____ Date: _____

(A)

GRAPHICS PROVI
CONTRACTOR'S C
CONSTRUCTION C
AND ROUGH-IN EL
REFER TO A2.1 FC

(C) REQUIRED GOVEF
SIGNAGE TO BE P



Side View "O'Reilly"

Front View
Scale 1/4 " = 1'-0"

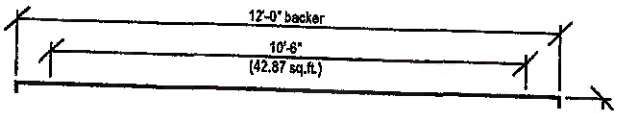
Part# 63/24-L-CldLogo&ChLtrs-WFC
97.30 sq. ft. (Combined Individual Components) 150.82 (Encompassed Rectangle)

Side View "AUTO PARTS"

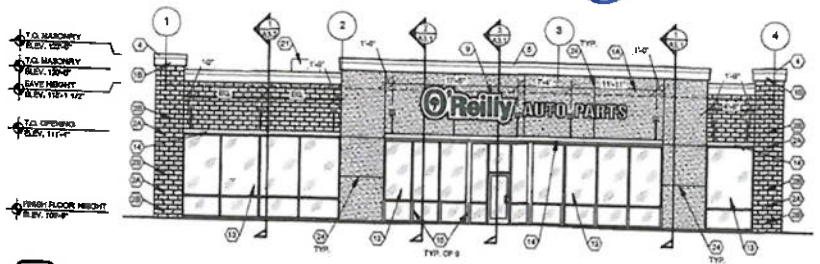
"O'Reilly" Cloud Logo with **"AP"** channel letters on 7" (h) x 1" (d) wireways. Raceways paint color: Match red stucco
"O'Reilly" Cloud Logo is formed polycarb with double embossment with 2nd surface painted graphics. Paint match to: Green (PMS# 342c), Black and White.
"AP" to have formed polycarb caps with 1/4 " letter "bumps". Black 5" aluminum coil returns. 2nd surface Black and White paint. WHITE LED illumination.

5 FRONT WALL SIGN ELEVATION

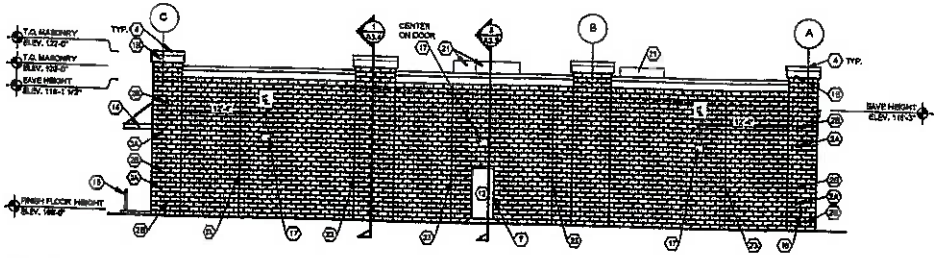
SG2.1 **SCALE: 1/4" = 1'-0"**



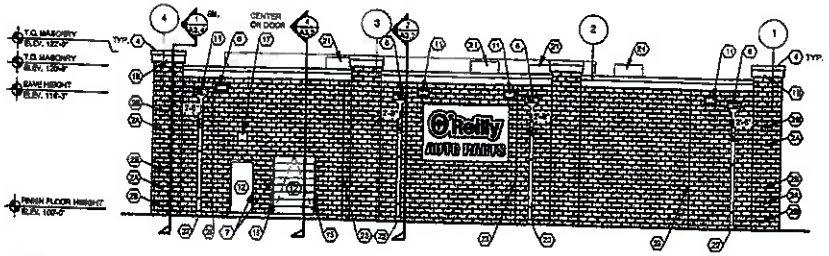
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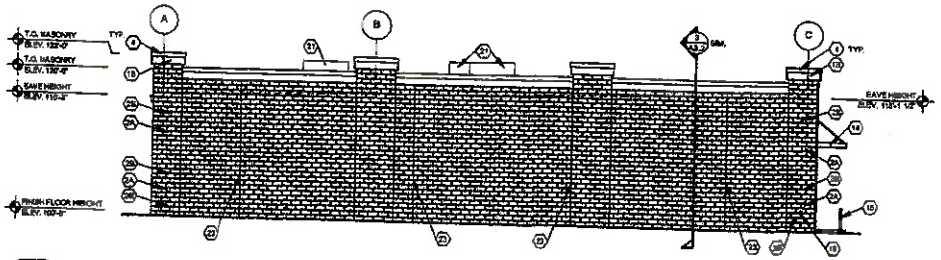
1 NORTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A2.1



3 SOUTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

PORTLAND CEMENT STUCCO
KEY NOTE NO. 1A:
MFG: STO SPECIFIED, EQUAL BY DRYVIT OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: STO PONDERWALL
TEXTURE: MEDIUM SAND
COLOR: STUCCO TO HAVE INTEGRAL COLOR MATCHING SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS

PORTLAND CEMENT STUCCO
KEY NOTE NO. 1B:
MFG: STO SPECIFIED, EQUAL BY DRYVIT OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: STO PONDERWALL
TEXTURE: MEDIUM SAND
COLOR: STUCCO TO HAVE INTEGRAL COLOR MATCHING SHERWIN WILLIAMS "SOFTER TAN" SW6141

CMU MASONRY
KEY NOTE NO. 3A:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 8"X8"X16" (NOM.)
TEXTURE: SPLIT FACE
COURSING: RUNNING BOND
COLOR: UNIT TO HAVE INTEGRAL COLOR MATCHING SHERWIN WILLIAMS "SOFTER TAN" SW6141
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

KEY NOTE NO. 3B:
TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 8"X8"X16" (NOM.)
TEXTURE: SMOOTH FACE
COURSING: RUNNING BOND
COLOR: UNIT TO HAVE INTEGRAL COLOR MATCHING SHERWIN WILLIAMS "SOFTER TAN" SW6141
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

FLASHING AND SHEET METAL
KEY NOTE NO. 5:
TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 6:
TYPE: CAP FLASHING AT MASONRY
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 8:
TYPE: CAP FLASHING AT STUCCO
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (SW6100 / SW6100 / SW6100) CLEAR URETHANE

KEY NOTE NO. 9:
TYPE: PRE-ENGINEERED METAL BUILDING CONDUCTOR HEAD AND DOWNSPOUTS
MFR: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: COLOR TO MATCH BUILDING MASONRY

DOORS AND WINDOWS
KEY NOTE NO. 12:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: STEEL DOORS AND FRAMES (DOORS NO. 3)
MFG: (REFER PROJECT MANUAL)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13:
TYPE: (REFER TO WINDOW SCHEDULE)
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL) (NO SUBSTITUTES)
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PRE-FABRICATED METAL CANOPY
KEY NOTE NO. 14:
TYPE: PRE-FABRICATED METAL CANOPY SYSTEM
MFG: (REFER PROJECT MANUAL SECTION 10 73 00)
FINISH: KYNAR FINISH
COLOR: (MATCH WINDOW SYSTEM)

PAINTING
KEY NOTE NO. 18:
TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIMED AND PAINTED
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS

GENERAL
1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

2. MANUFACTURER: SHERWIN WILLIAMS SPECIFIED, EQUAL PRODUCTS BY PPG INDUSTRIES ACCEPTABLE (NO SUBSTITUTES).

3. APPLICATION: INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR PROJECT CONDITIONS. EACH COAT SPECIFIED SHALL BE SPRAY APPLIED AND BACK ROLLED. COVERAGE THICKNESS INDICATED IN WET MIL UNITS, UNLESS OTHERWISE INDICATED.

4. QUALITY CONTROL: SUBMIT INSTALLER AND MANUFACTURER WARRANTIES SPECIFIED.

CONCRETE MASONRY UNIT (CMU) INTERIOR SURFACE COATINGS
1. APPLY PRIOR TO INSTALLATION OF INTERIOR SURFACE FURRING, INSULATION, AND GYPSUM BOARD ASSEMBLIES.

2. FINISH COLOR: MATCH "W-2" (REFER INTERIOR FINISH TYPES).

3. PRIMER: "LOXON" WATER BLOCKING PRIMER "LX 024X0804-LUX WHR BLCK PR WH" (NO LESS THAN 5 MILS). APPLICATION WITH OVERNIGHT DRYING BETWEEN COAT 1. MATCH "W-2" (REFER INTERIOR FINISH TYPES).

4. COAT 1: "LOXON" WATER BLOCKING PRIMER "LX 024X0804-LUX WHR BLCK PR WH" (NO LESS THAN 5 MILS). MATCH "W-2" (REFER INT FINISH TYPES).

KEY NOTES

(1A) PORTLAND CEMENT STUCCO AT ENTRY TOWER
(1B) PORTLAND CEMENT STUCCO CORNICH AT PERIMETER OF BUILDING
(3A) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (ACCENT COURSES). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
(3B) CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (FIELD). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
(3) (NOT USED).
(4) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT STUCCO CORNICE). FLASHING TO BE FIELD BENT BY CONTRACTOR
(5) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT STUCCO ENTRY TOWER). FLASHING TO BE FIELD BENT BY CONTRACTOR
(6) PRE-ENGINEERED METAL BUILDING SHEET METAL GUTTER (BEYOND AND THRU WALL SCUPPER WITH CONDUCTOR HEAD AND DOWNSPOUT. REFER TO SHEET A3.3.
(7) CONCRETE MASONRY UNIT (CMU) CORNER FINISHED JAMB UNIT.
(8) LINE OF ROOF BEYOND WITH 1/4" 12" SLOPE MINIMUM.
(9) SURFACE MOUNTED SIGN - OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SG2.1.
(10) BUILDING ADDRESS NUMBERS 8" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
(11) PRE-ENGINEERED METAL BUILDING THRU WALL OVERFLOW SCUPPER. REFER TO SHEET A3.3 FOR ADDITIONAL INFORMATION.
(12) EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
(13) EXTERIOR CURTAINWALL SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
(14) PRE-FABRICATED METAL CANOPY SYSTEM. REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS FOR DETAILS.
(15) STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.
(16) HOSE BIB. REFER TO PLUMBING DRAWINGS.
(17) LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS. MOUNT WITH CENTER OF FIXTURE AT 10'-0" A.F.F.
(18) (NOT USED).
(19) MECHANICAL ROOF TOP UNIT. REFER TO MECHANICAL DRAWINGS.
(20) MECHANICAL WALL PENETRATIONS. REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.
(21) ROOFTOP UNIT.
(22) CONNECT EACH DOWNSPOUT TO UNDERGROUND STORM SEWER SYSTEM. REFER TO CIVIL DRAWINGS.
(23) MASONRY CONTROL JOINT. REFER TO STRUCTURAL DRAWINGS. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD.
(24) STUCCO CONTROL JOINT. REFER TO DETAIL 3/A3.4.

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT

ARD ENGINEERING ARCHITECTURE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
CR 56 and Crystal View
Iowa Colony, TX 77583

EXTERIOR ELEVATIONS

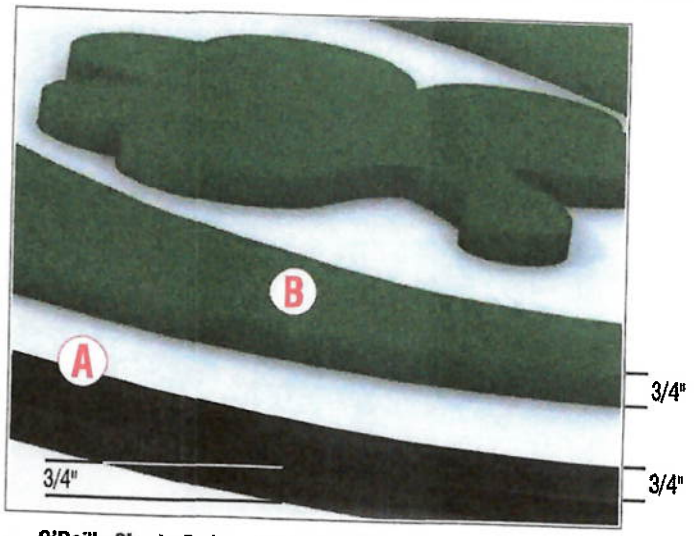
O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-6708 TELEPHONE

DRAWN BY: CS
DATE: 08/27/25
REVISION:
PROJECT NUMBER: 25-0167
SHEET NUMBER: A2.1

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Formed Cloud Logo - Face Embossment Detail / Formed Back LED Population & Power Supply Detail - *NTS

Part# 63-Cloud Logo-2022



② O'Reilly Cloud - Embossment Detail
*NTS



① O'Reilly Cloud - Formed Cap Face
*NTS

(70.22 Sq. Ft.)

(A) 3/4" formed returns with 3/4" face embossment. Paint 2nd surface Black & White.

(B) 3/4" embossed letters faces. Paint 2nd surface White and Green (PMS# 342c)

(C) 3mm ACM (White) reflective panel.

(D) LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-R Lumens per linear foot (160). Total population of *240* LED modules. Vertical LEDs on 5 1/2" +/- centers. Boarder string of LEDs inset at 2"+/-.

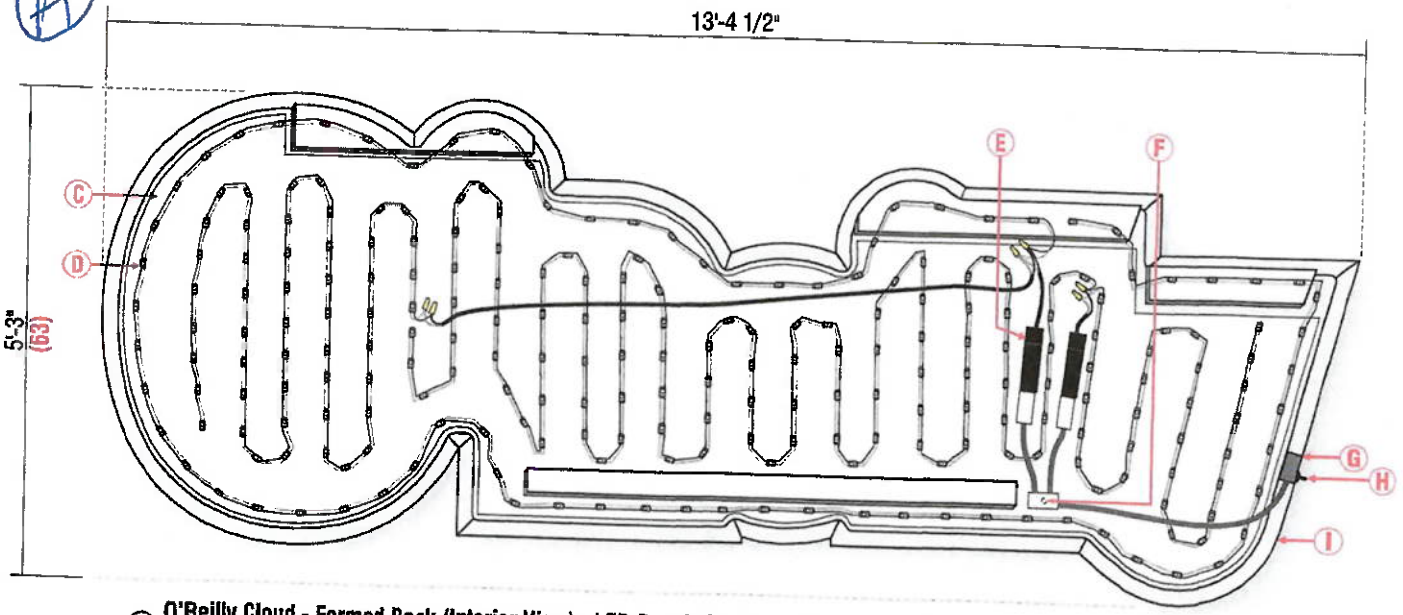
(E) Qty. of (2) Principal P-LED 24V DC power supply.

(F) 7/8" power feed hole with 1/2" coupler.

(G) Qty of (1) U.L. approved 2" x 4" "Handy Box" with 3/8" flex conduit.

(H) U.L. approved Disconnect switch (side to side).

(I) Rubberlite - Black rubber based adhesive tape (on front edge of cloud pan).



③ O'Reilly Cloud - Formed Back (Interior View) - LED Population/Power Supply Detail
*NTS

O'Reilly AUTO PARTS

O'Reilly Auto Parts
233 Patterson St.
Springfield, MO 65803

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Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
w/Formed Embossed Cap Faces

Formed Cloud Logo - Face Detail / Interior Formed Back Detail - Scaled Drawings

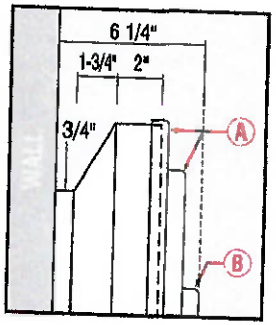
Part# 63-Cloud Logo-2022



② **Side View**
Scale: 3/8" = 1'-0"

① **Front View -**
Scale: 3/8" = 1'-0"

(70.22 Sq. Ft.)



③ **Cloud - Side Detail**
Scale: 1 1/2" = 1'-0"

Cloud Face Detail

Ⓐ 3/4" formed returns with 3/4" face embossment. Paint 2nd surface Black & White.

Ⓑ 3/4" embossed letters faces. Paint 2nd surface White and Green (PMS# 342c)

Ⓒ U.L. approved Disconnect switch (side to side).

Ⓐ 4 1/2" deep formed .150 clear polycarbonate rear sign pan. Paint 2nd surface Black & White.

Ⓑ 3mm ACM (White) reflective panel

Ⓒ LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of *240* LED modules. Vertical LEDs on 5 1/2" +/- centers. Boarder string of LEDs inset at 2"+/-.

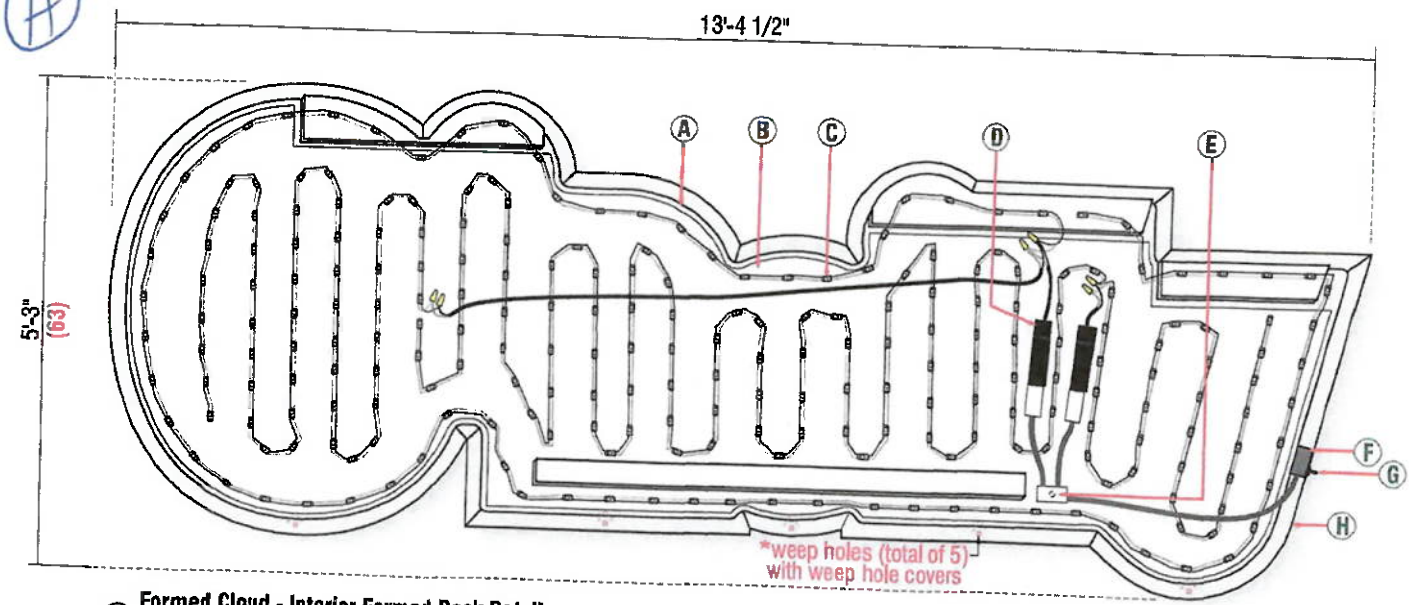
Ⓓ Qty. of (2) Principal P-LED 24V DC power supply.

Ⓔ 7/8" power feed hole with 1/2" coupler.

Ⓕ Qty of (1) U.L. approved 2" x 4" "Handy Box" with 3/8" flex conduit.

Ⓖ U.L. approved Disconnect switch (side to side).

Ⓗ Rubberlite - Black rubber based adhesive tape (on front edge of cloud pan).



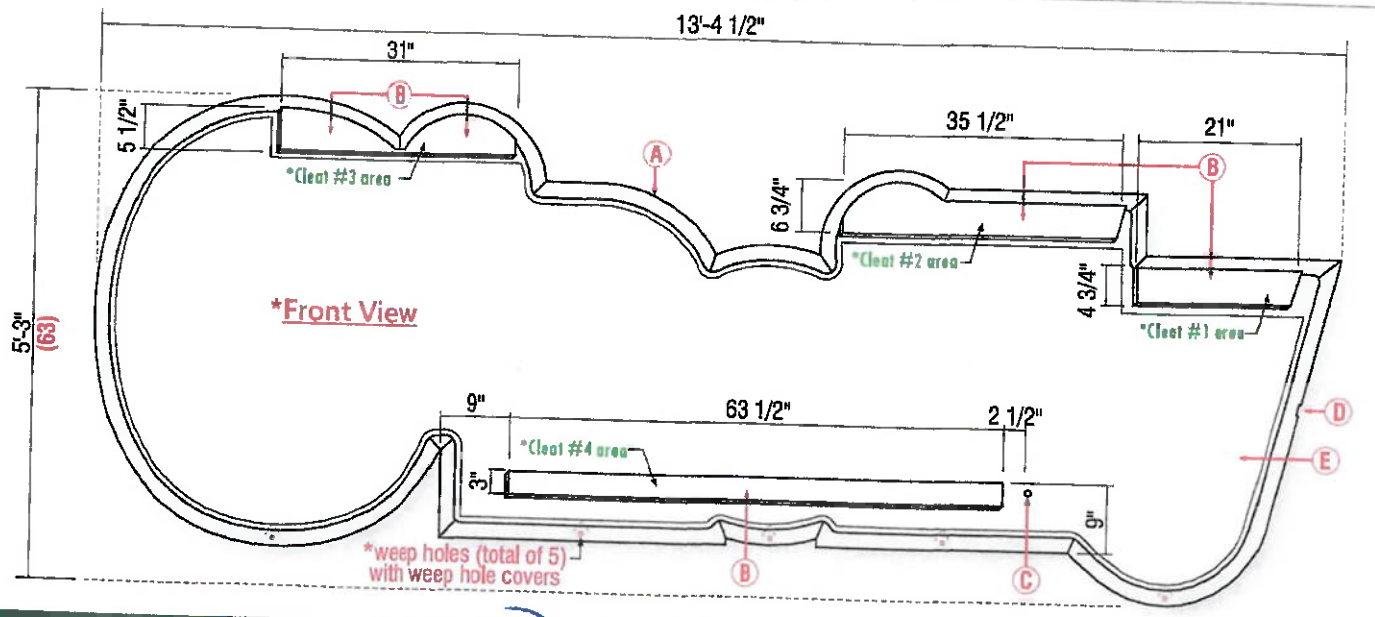
① **Formed Cloud - Interior Formed Back Detail**
Scale: 1/2" = 1'-0"

O'Reilly AUTO PARTS

O'Reilly Auto Parts
233 Patterson St.
Springfield, MO 65803

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Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
w/Formed Embossed Cap Faces

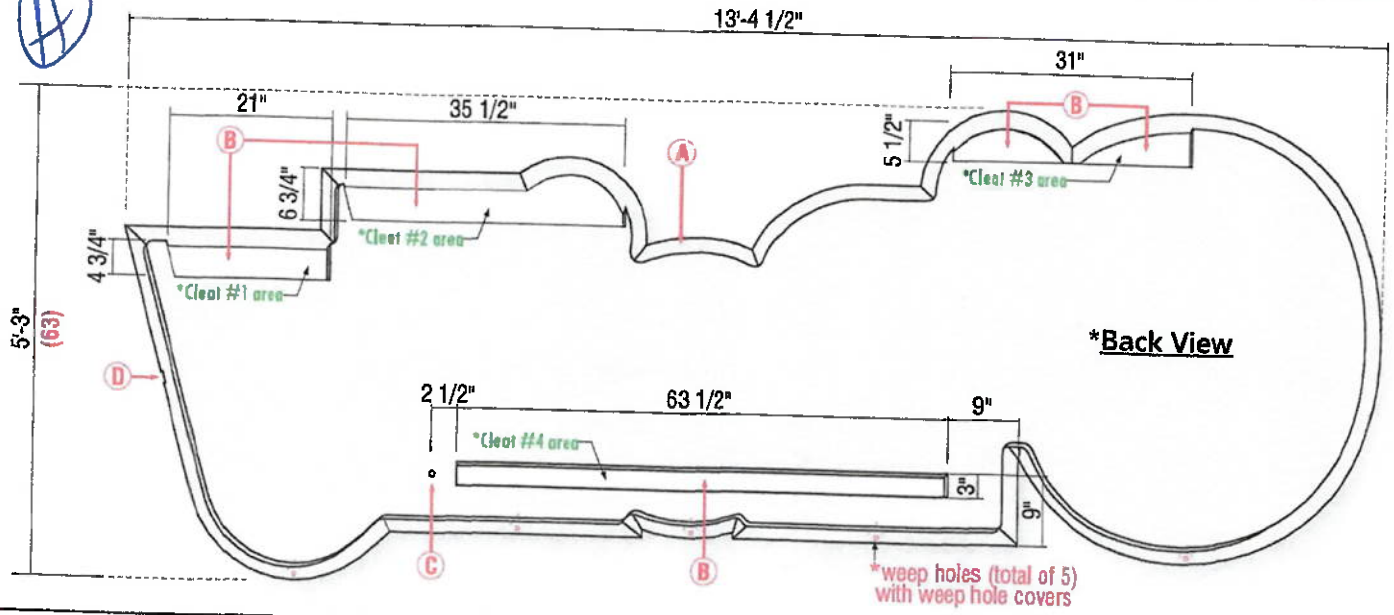


① Formed Cloud Rear Panel (Interior View) Detail
Scale: 1/2"=1'-0"

- (A) 4 1/2" deep formed .150 clear polycarbonate rear sign pan. Paint 2nd surface Black & White.
- (B) 3/4" embossed (from back of panel) cleat bracket mounting area. Covered w/ACM (White) reflector backer panel.
- (C) 7/8" power feed hole with 1/2" coupler.
- (D) 1/2" disconnect switch hole.
- (E) ACM (White) reflector backer panel.

② Formed Cloud Rear Panel (Back View) Detail
Scale: 1/2"=1'-0"

- (A) 4 1/2" deep formed .150 clear polycarbonate rear sign pan. Paint 2nd surface Black & White.
- (B) 3/4" embossed (from back of panel) cleat bracket mounting area.
- (C) 7/8" power feed hole with 1/2" coupler.
- (D) 1/2" disconnect switch hole.

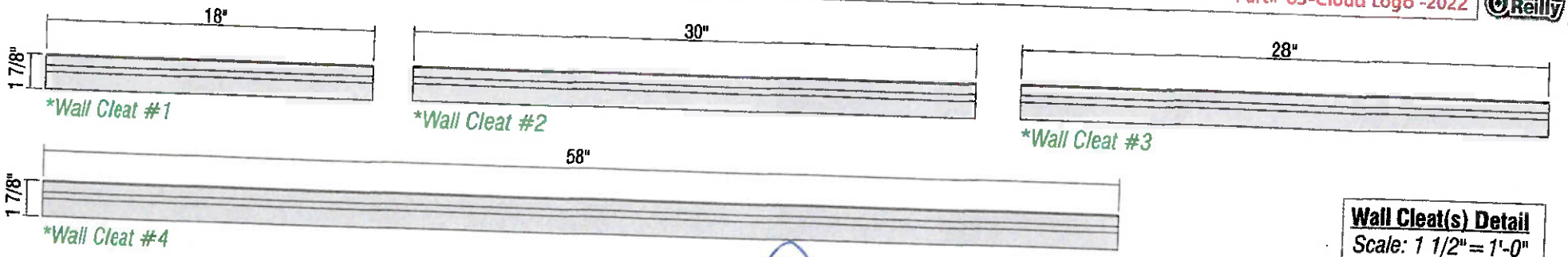


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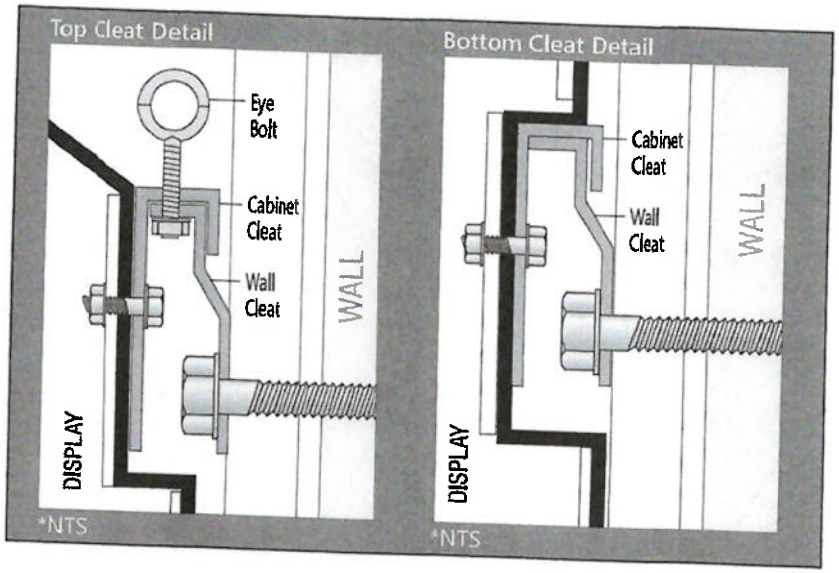
Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
w/Formed Embossed Cap Faces

Formed Cloud Logo - Wall & Cabinet Cleat Detail- Scaled Drawings

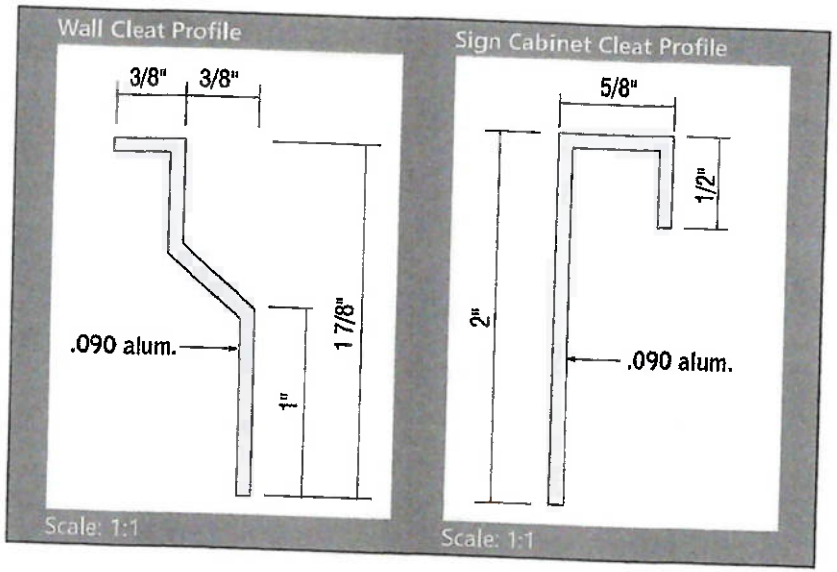
Part# 63-Cloud Logo -2022

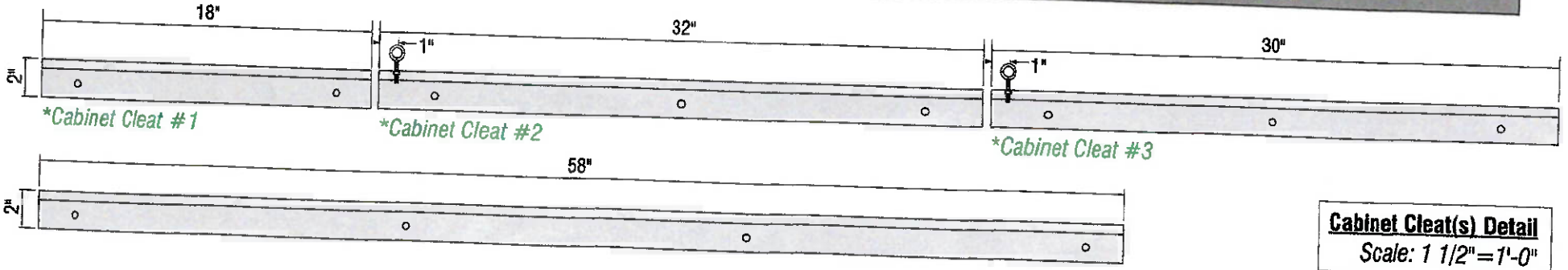


Wall Cleat(s) Detail
Scale: 1 1/2"=1'-0"



A





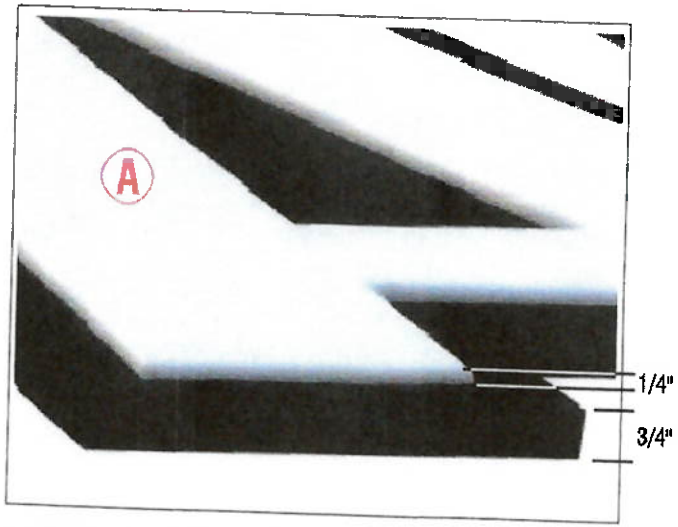
Cabinet Cleat(s) Detail
Scale: 1 1/2"=1'-0"

O'Reilly AUTO PARTS

O'Reilly Auto Parts
233 Patterson St.
Springfield, MO 65803

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Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
w/Formed Embossed Cap Faces



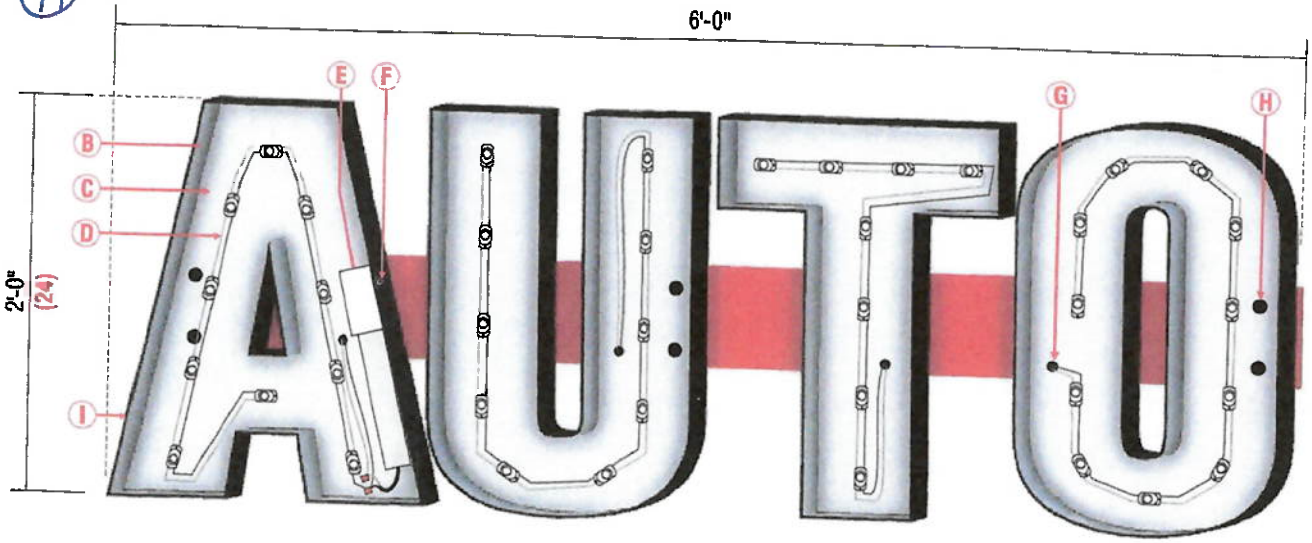
② "AUTO" Letters - Face Embossment Detail
*NTS



① "AUTO" Letters - Formed Cap Face
*NTS (12.00 Sq. Ft.)

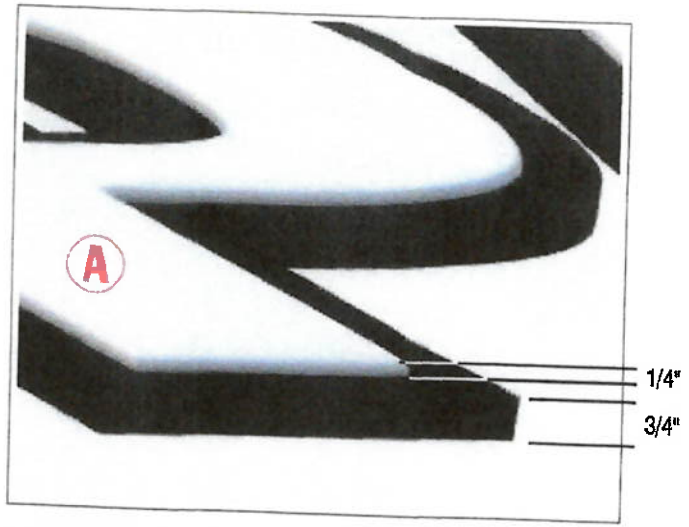
(A)

- (A) 3/4" formed returns with 1/4" letter embossment. Paint 2nd surface Black & White.
- (B) .040 Black stock 5" coil returns.
- (C) 3mm ACM (White) letter backs
- (D) LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of 39 LED modules. (A):10 (U):10 (T):8 (O):11
- (E) Qty. of (1) Principal P-LED 24V DC power supply w/junction box.
- (F) U.L. approved Disconnect switch (side to side).
- (G) 7/8" power feed hole with 1/2" coupler.
- (H) Wireway mount access hole.
- (I) PANDUIT Adhesive Lined Edging #GES62F-A-C (on front edge of coil returns).

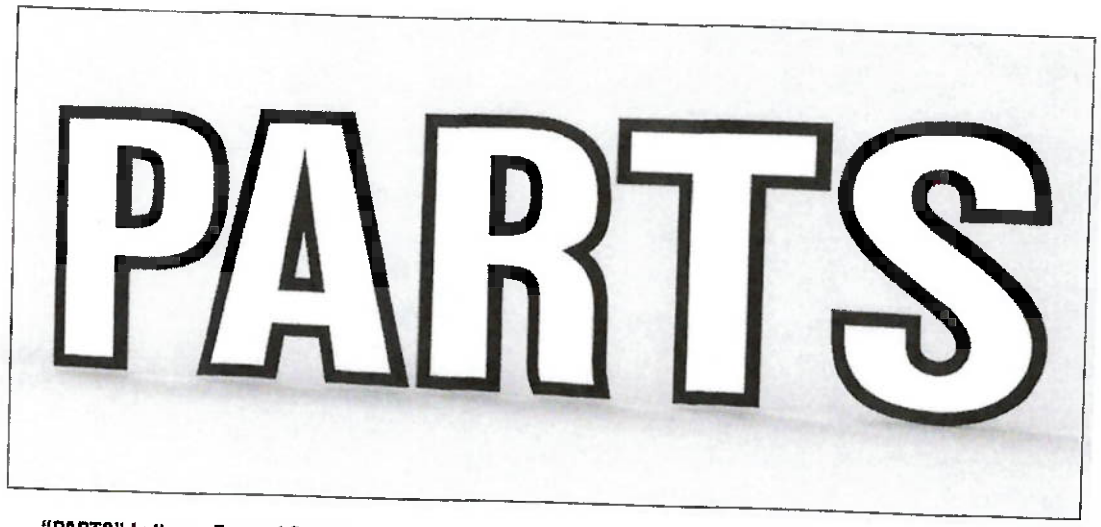


③ "AUTO" Letters - Channel Returns Interior View - LED Population/Power Supply Detail
*NTS

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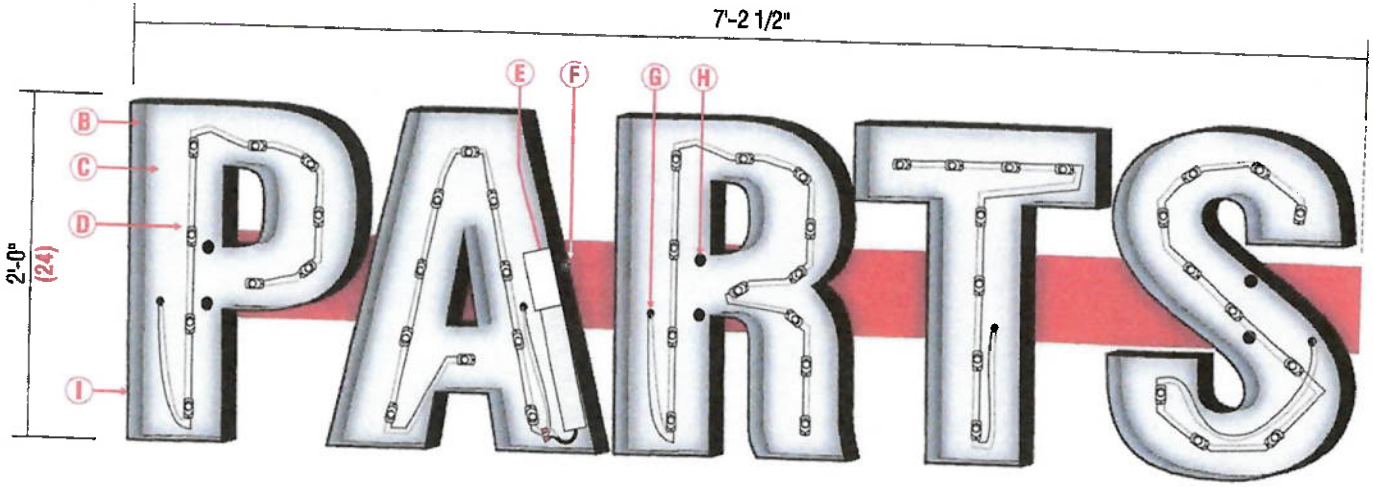


② "PARTS" Letters - Face Embossment Detail
*NTS



① "PARTS" Letters - Formed Cap Face
*NTS (14.42 Sq. Ft.)

- (A) 3/4" formed returns with 1/4" letter embossment. Paint 2nd surface Black & White.
- (B) .040 Black stock 5" coil returns.
- (C) 3mm ACM (White) letter backs
- (D) LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of *49* LED modules. (P):9 (A):10 (R):12 (T):8 (S):10
- (E) Qty. of (1) Principal P-LED 24V DC power supply w/junction box.
- (F) U.L. approved Disconnect switch (side to side).
- (G) 7/8" power feed hole with 1/2" coupler.
- (H) Wireway mount access hole.
- (I) PANDUIT Adhesive Lined Edging #GES62F-A-C (on front edge of coil returns).

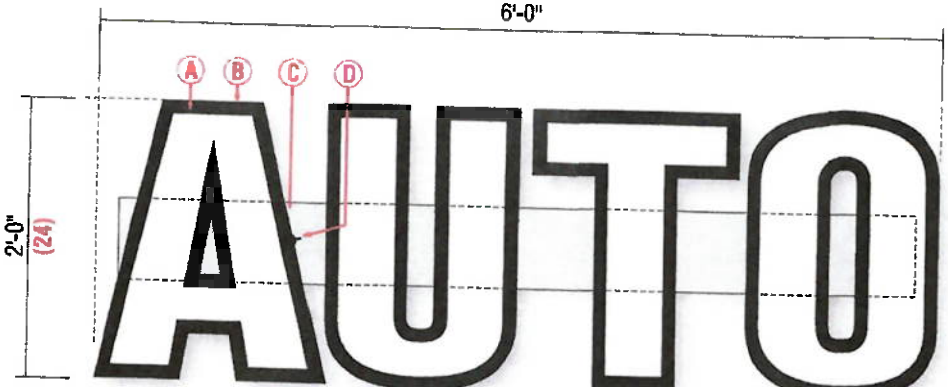


③ "PARTS" Letters - Channel Returns Interior View - LED Population
*NTS

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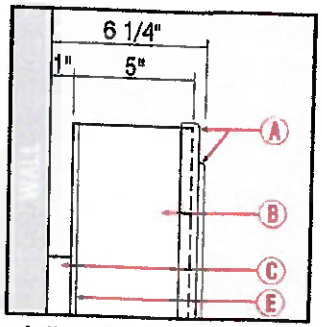


② Side View
Scale: 3/4" = 1'-0"

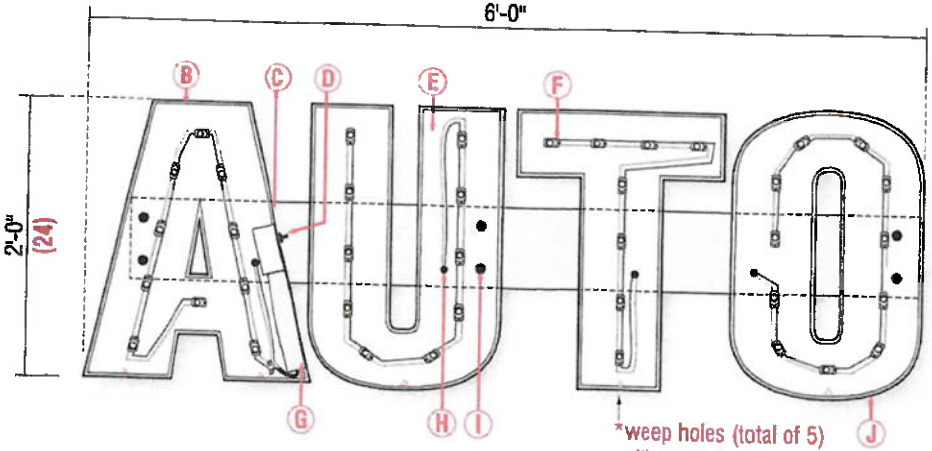


① Front View
Scale: 3/4" = 1'-0"

(12.00 Sq. Ft.)



③ Letter - Side Detail
Scale: 1 1/2" = 1'-0"



④ "AUTO" Letters - Interior Channel Letter Detail
Scale: 3/4" = 1'-0"

(12.00 Sq. Ft.)

Ⓐ 3/4" formed .150 clear polycarb letter caps with 1/4" White letter area embossment. Paint 2nd surface Black & White.

Ⓑ .040 Black stock 5" coil returns.

Ⓒ .090 fabricated 7"(H) x 1" deep wireway (paint match as required).

Ⓓ U.L. approved Disconnect switch (side to side).

Ⓔ 3mm ACM (White)letter backs.

Ⓕ LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of *39* LED modules.
(A):10 (U):10 (T):8 (O):11

Ⓖ Qty. of (1) Principal P-LED 24V DC power supply w/junction box.

Ⓗ 7/8" power feed hole with 1/2" coupler.

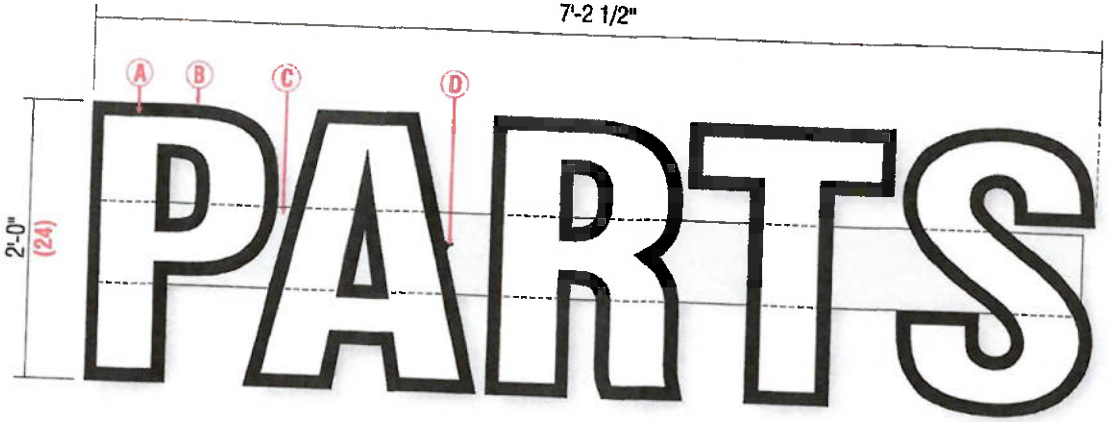
Ⓘ Wireway mount access hole.

Ⓙ PANDUIT Adhesive Lined Edging #GES62F-A-C (on front edge of coil returns).

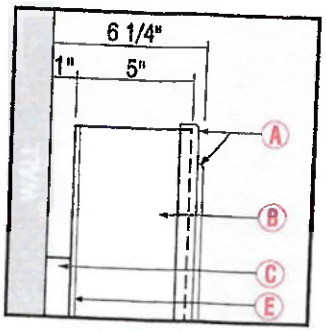
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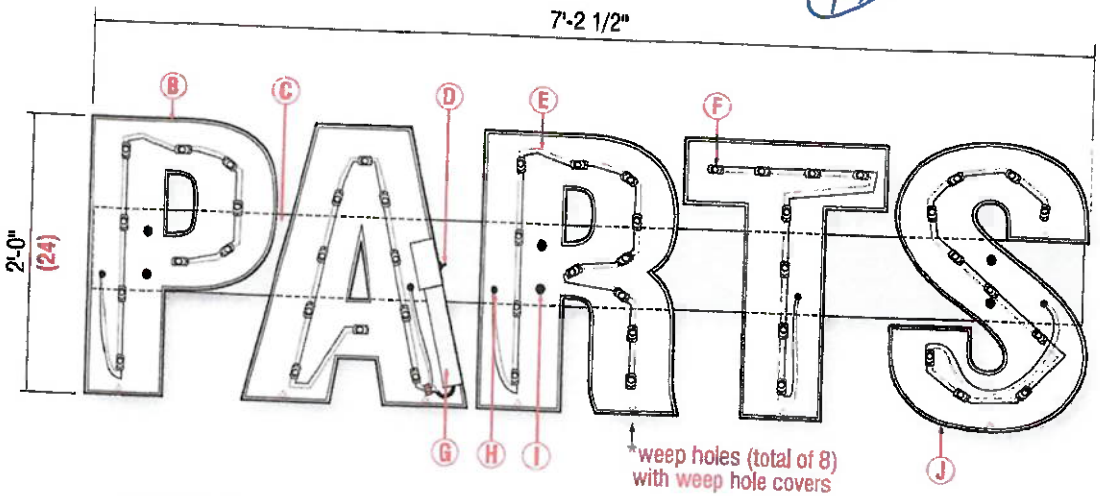
② Side View
Scale: 3/4" = 1'-0"



① Front View-Face Detail
Scale: 3/4" = 1'-0"
(14.42 Sq. Ft.)



③ Letter - Side Detail
Scale: 1 1/2" = 1'-0"



④ "PARTS" Letters - Interior Channel Letter Detail
Scale: 3/4" = 1'-0"
(14.42 Sq. Ft.)

(A) 3/4" formed .150 clear polycarb letter caps with 1/4" White letter area embossment. Paint 2nd surface Black & White.

(B) .040 Black stock 5" coil returns.

(C) .090 fabricated 7"(H) x 1" deep wireway (paint match as required).

(D) U.L. approved Disconnect switch (side to side).

(E) 3mm ACM (White)letter backs.

(F) LED population: Principal-Patriot Series (7100K) Module UL Part #PL-PT71-MD-P. Lumens per linear foot (160). Total population of *49* LED modules.
(P):9 (A):10 (R):12 (T):8 (S):10

(G) Qty. of (1) Principal P-LED 24V DC power supply w/junction box.

(H) 7/8" power feed hole with 1/2" coupler.

(I) Wireway mount access hole.

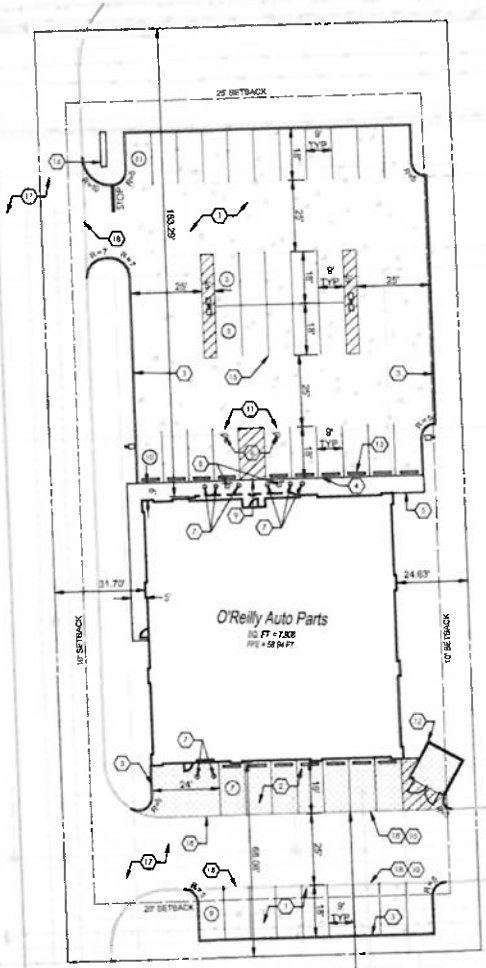
(J) PANDUIT Adhesive Lined Edging #GES62F-A-C (on front edge of coil returns).

O'Reilly AUTO PARTS

O'Reilly Auto Parts
233 Patterson St.
Springfield, MO 65803

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Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
w/Formed Embossed Cap Faces
49/24-L-CldLogo&ChLtrs WFC-2022



0 10 20 40 60
Graphic Scale: 1"=20'

1 **SITE PLAN**
C1.0 SCALE: 1" = 20'-0"

ZONING CODE

LOCAL JURISDICTION:	UNINCORPORATED BRAZORIA COUNTY WITHIN THE EXTRA TERRITORIAL JURISDICTION OF CITY OF IOWA COLONY
ZONING CLASSIFICATION:	BE - BUSINESS AND RETAIL USE ASSUMED ZONE ONCE ANNEXED BY CITY OF IOWA COLONY
PERMITTED USES:	AUTO PART SALES
OWNER	SRI SIERRA VISTA HOLDINGS, LLC
PROPERTY ACREAGE	1.674 ACRES (44,801 SQ FT)

BULK REQUIREMENTS	REQUIRED	PROPOSED	VARIANCE REQUIRED
FRONT YARD	25 FT	153.29 FT	NO
REAR YARD	20 FT	68.08 FT	NO
SIDE YARD	10 FT	24.63 FT	NO
MINIMUM LOT AREA	8,000 SQ FT	44,801 SQ FT	NO
MINIMUM LOT WIDTH	80 FT	144 FT	NO
MINIMUM LOT DEPTH	100 FT	325 FT	NO
MAXIMUM BUILDING HEIGHT	35 FT WHEN BUILDING 300-300 FT FROM A RESIDENTIAL LOT (PROPOSED STRUCTURE 295 FT FROM THE NEAREST RESIDENTIAL LOT)	22 FT	NO
PARKING REQUIREMENT	3 PER 1,000 SQ FT OF GROSS FLOOR OFFICE AREA AND 1 PER 400 SQ FT OF OTHER GROSS FLOOR AREA 7,200 SQ FT OFFICE AREA ÷ 0.3 SPACES 7,762 SQ FT OTHER FLOOR AREA ÷ 12.9 SPACES TOTAL = 12.9 + 13.7 SPACES REQUIRED	47 SPACES	NO

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

- FACE OF CURB/BACK OF CURB
- FACE OF CURB/BACK OF CURB BY LANDLORD
- FUTURE ACCESS DRIVE INSTALLED BY OTHERS
- SUBJECT PARCEL PROPERTY LINE
- SETBACK LINE
- PROPOSED BUILDING
- PROPOSED BUILDING OVERHEAD
- STANDARD DUTY CONCRETE (REFER TO DETAIL)
- HEAVY DUTY CONCRETE (REFER TO DETAIL)
- SIDEWALK CONCRETE (REFER TO DETAIL)
- PEDESTRIAN CROSSWALK (REFER TO DETAIL)
- SITE SIGN, PAINTED STOP BAR & "STOP" LETTERING
- PAINTED ACCESSIBLE PARKING SYMBOL (REFER TO DETAILS)
- PAINTED PARKING ISLAND AREA TO BE STRIPED WITH 4" SYSL @ 2' O.C. AND AT 45° TO PARKING SPACE
- LIGHT POLE

SPECIAL NOTE:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

N

GENERAL NOTES

A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.

B. SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.

C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

D. REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.

E. PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

F. FOR BUILDING FRONT SIDEWALK GENERAL DEVELOPMENT LAYOUT CONCEPT, REFER TO DETAIL 1/C6.2.

KEY NOTES

1. CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS. REFER TO DETAIL 1/C6.0.
2. CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA. REFER TO DETAIL 2/C6.0.
3. CONCRETE CURB, REFER TO DETAIL 3/C6.0.
4. CONCRETE SIDEWALK CURB, REFER TO DETAIL 4/C6.0. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
5. CONCRETE SIDEWALK, REFER TO DETAIL 5/C6.0 AND STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER.
6. ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING, REFER TO DETAIL 6/C6.0.
7. STEEL BOLLARD, REFER TO DETAIL 7/C6.0. PROVIDE (7) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (8) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
8. ACCESSIBLE PARKING SIGN, REFER TO DETAIL 8/C6.0.
9. ACCESSIBLE AISLE TRANSITION, REFER TO DETAIL 9/C6.0.
10. COORDINATE CURB CUT LOCATIONS WITH LANDLORD BEFORE CONSTRUCTION OF SHARED ROADWAY AND CURBING BY LANDLORD.
11. ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
12. REFUSE ENCLOSURE, REFER TO I/C6.3.
13. CONCRETE BUMPER BLOCK TYP. (8" W X 6" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2) 1'-0" LONG #4 REBAR.
14. PARKING LOT LIGHTING, REFER TO SITE UTILITY PLAN FOR TYPE AND CONSTRUCTION.
15. 4" WIDE PAVEMENT STRIPING TYP. AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
16. SITE SIGN, REFER TO STRUCTURAL PLANS.
17. PAVEMENT BY LANDLORD.
18. LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, DRIVE DOWEL 8" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.

REFERENCE:
1. ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY OF 1.674 ACRES OF LAND IN SECTION 51 OF THE H.T.&B.RR. CO. SURVEY ABSTRACT NO. 286, BRAZORIA COUNTY, TEXAS. BASELINE CORP. 3/25/2025.
2. CIVIL PLANS FOR SIERRA VISTA DRIVEWAYS & UKERY ESTATE/BONE IDENTITY ARCHITECTS. 3/28/2024.

AS REQUIRED BY TEXAS STATE LAW CONTRACTOR SHALL CONTACT "TEXAS 811" @ 1-800-344-8377 FOR LOCATION STAKE-OUT OF ALL UTILITIES. AT LEAST 2 FULL WORKING DAYS PRIOR TO ANY EXCAVATION.

PRELIMINARY NOT FOR CONSTRUCTION OR PERMIT

ENGINEERING ARCHITECTURE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
CR 56 and Crystal View
Iowa Colony, TX 77583

SITE PLAN

O'Reilly AUTO PARTS

DESIGNED BY: JWS
DRAWN BY: TQM
DATE: 04/21/25
PROJECT NUMBER: 25-0167
SHEET NUMBER: C1.0

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