



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: JR Permits/Jasmine Rios

Address of Applicant: 2800 Broadway C 251, Pearland, TX, 77581 Phone: 832-250-6429
 Email: jazz@jrpermits.com

Name of Owner: Regina Killebrew

Address of Owner: 22136 Westheimer Parkway #324, Katy, TX 77450 Phone: 346-300-5853
 Email: regina.killebrew@us.mcd.com

PROPERTY INFORMATION:

Address of Subject Property: 3215 Meridiana Parkway, Rosharon, TX 77583

Legal Description of Subject Property: A 1.713 Acre Tract of land located in H.T. & B.R.R. Co. Survey, Section 57, Abstract No. 289. Brazoria County, TX

Brazoria County Tax No(s): 711795

Current Zoning: Shops at Sterling Lakes Commercial Reserve Water and Sanitary Serviced by: Brazoria County MUD 31

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 48039C0110K

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: UDC Section 3.5.3.12 (b)

Request and reason: We are requesting a variance for the UDC section listed above because the Drive-thru facade, which holds a large amount of Kitchen equipment, is not able to provide 65% of transparent material when it faces the public street on the Drive-thru facade.

List Ordinance or Code: _____

Request and reason: _____

List of supplemental documentation provided: C-2.00 Civil Site Plan and A2.0 Architectural Exterior Elevations. These drawings are already at the City for Permit Plan Review.

Planning Commission Date Requested: _____ City Council Date Requested: _____

Requestor Signature or Owner and Date: Jasmine Rios Agent 4/30/24

FOR CITY USE ONLY: Application Received By: Rachel Patterson Date Received: 05/01/24

Planning Commission Date: _____ Fee Received: check # 3093

City Council Date: _____

Date Approved or Denied: _____

Project No.: 4006

Notifications Required: Published Notice Public Hearing
 Posting on Property (applicant responsibility) Personal Notice
 Written Notice of Decision