



3144 Meridiana Parkway
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May 24, 2024

McDonald's
3215 Meridiana Parkway
Iowa Colony, TX 77583

Re.: Letter of Recommendation
Transparency Variance

Attn.: Planning and Zoning Commission
City Council

On April 30, 2024, JR Permits/Jasmine Rios applied for a variance in reference transparency on the Westside of the building facing Karsten Blvd.

Section 3.5.3.12. Storefronts Sub-section (b) Transparency
Transparency – Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.

Due to the large amount of kitchen equipment and the minimum footprints to choose from, such as McDonald's Corporation only have 5 pre-selected footprints. All drive through windows is placed on the left side of the structure facing the building. With the kitchen equipment and drive through windows it minimizes the amount of transparency they can put on that one side.

The staff finds no hardship on the property to recommend a transparency variance.

See attached plans.

Thanks,

Albert Cantu

Albert Cantu,
Building Official/Fire Marshal