

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS
GRANTING A WAIVER AND VARIANCE TO THE LIGHTING
REQUIREMENTS AT 25262 SH 288; WITH RELATED PROVISIONS**

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF IOWA COLONY, TEXAS:**

SECTION 1. Findings of Fact

- a.** The Planning and Zoning Commission has made a report to the City Council concerning this variance.
- b.** The City Council has determined that a waiver or variance should be granted as herein provided, because the criteria in Section 1.3.4.3 of the Unified Development Code have been satisfied.
- c.** All requirements of law concerning this ordinance and the waiver and variance herein granted have been satisfied.

SECTION 2. Legal Requirements

The Unified Development Code (UDC) Chapter 3, Article 4, Table 3.4.1.8 establishes maximum allowable exterior lighting levels, measured in foot-candles and lumens, to ensure adequate visibility while limiting excessive brightness and impacts to surrounding properties. Chapter 3, Article 5 regulates the design, placement, and operation of exterior lighting to minimize glare, light trespass, and sky glow.

SECTION 3. Background

The City has received an application for a variance from the above provision for the construction of a new KIA facility for the sale of vehicles to be located at 25262 SH 288. The background is more fully stated in the Staff Report attached hereto and incorporated herein in full.

SECTION 4. Grant of Waiver and Variance

Accordingly, the City Council hereby grants a waiver and variance to the requirements of Chapter 3, Article 4, Table 3.4.1.8 and Chapter 3, Article 5 of the Uniform Development Code concerning exterior lighting levels for the proposed structure at 25262 SH 288; provided, however, that this variance is granted:

- a.** only to the extent shown in the **attached drawing(s)**;
- b.** but only to the extent stated in the **Staff Report attached hereto**;

- c. in reliance upon the statements of fact in the **attached Application for Variance Request or Appeal** filed in this matter; and
- d. subject to any conditions or limitations stated in the Staff Report.

SECTION 5. Savings Clause

The Unified Development Code and all other ordinances of the City shall remain in full force and effect except as specifically provided herein.

SECTION 6. Severance Clause

If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

SECTION 7. Effective Date

This ordinance shall be effective immediately upon its passage and approval.

PASSED AND APPROVED ON JANUARY 26, 2026.

CITY OF IOWA COLONY

By: _____
WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

APPLICATION
AND
STAFF REPORT

ATTACHMENTS TO ORDINANCE GRANTING
VARIANCE TO CERTAIN PROVISIONS OF
UNIFIED DEVELOPMENT CODE
FOR PARKWAY KIA
25262 SH 288