

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF IOWA COLONY,
TEXAS, AMENDING THE UNIFIED DEVELOPMENT
CODE SECTION 3.5.3.12. STOREFRONTS; PROVIDING
FOR AN EFFECTIVE DATE; AND CONTAINING OTHER
PROVISIONS RELATING TO THE SUBJECT**

WHEREAS, this ordinance promotes the public health, safety, welfare, and enjoyment of the general public and to protect the public from hazards and conflicts that may be caused by storefronts that are not properly aligned with the building wall or that encroach into pedestrian space.

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

SECTION 1. That the Iowa Colony Code of Ordinance, Appendix B – Unified Development Code, Sec. 3.5.3.12. – Storefronts are hereby amended as follows:

Sec. 3.5.3.12. - Storefronts.

AMENDING TO READ AS FOLLOWS:

(b) Transparency. Each exterior wall of a non-residential building facing a public street must contain a minimum percentage of transparent material to allow visual penetration of at least three feet into the building. Transparency includes stationary glass, windows, and the glass area of doors, measured generally from ground level to ten (10) feet above grade. Transparency is intended to enhance public safety, visibility, and visual engagement, allowing law enforcement and the public to observe interior conditions.

(1) Retail/Commercial Uses:

- Minimum 65 percent transparency on street-facing façades.
- Administrative discretion of ± 15 percent may be granted by staff for minor deviations due to functional or architectural constraints.

(2) Institutional Uses (schools, daycares, hospitals, civic buildings):

- Target 40 percent transparency on street-facing façades.
- Administrative discretion of ± 15 percent to balance security, safety, and operational needs.

(3) Office and Light Industrial Uses:

- Target 50 percent transparency on street-facing façades.
- Administrative discretion of ± 10 percent based on building program and layout.

(4) Corner Lots and Secondary / Side Façades. Where façades face side streets, service drives, or are operationally constrained, transparency may be reduced by up to 50 percent, subject to staff determination.

SECTION 2. 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 3. This ordinance shall be effective immediately upon its passage and approval.

SECTION 4. That it is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING ON THE 26TH DAY OF JANUARY 2026.

PASSED AND APPROVED ON THE SECOND READING ON THE _____ DAY OF FEBRUARY 2026.

CITY OF IOWA COLONY, TEXAS

By: _____
Wil Kennedy, Mayor

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY