



# APPLICATION FOR VARIANCE REQUEST or APPEAL

12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | [WWW.CITYOFIOWACOLONY.COM](http://WWW.CITYOFIOWACOLONY.COM)

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.cityofiowacolony.com](http://www.cityofiowacolony.com) 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  SUBDIVISION ORDINANCE  SIGN ORDINANCE  APPEAL

### APPLICANT INFORMATION:

Name of Applicant: Clifford Robinson / Identity Architects  
Address of Applicant: 111 Travis St. Phone: 111 Travis St.  
Houston, Texas 77053 Email: \_\_\_\_\_  
Name of Owner: Chris Merchant / MH Sierra Vista Retail LLC  
Address of Owner: 6003 Isla Vista Ct. Phone: 832-858-5016  
Houston, Texas 77041 Email: \_\_\_\_\_

### PROPERTY INFORMATION:

Address Of Subject Property: 2002 Meridiana Parkway Iowa Colony, Texas 7758  
Legal Description Of Subject Property: Multi Tenant Shell Building  
Brazoria County Tax No(s): 710235  
Current Zoning: 01-19-23 RA Water and Sanitary Serviced by: MUD NO. 32  
Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: N/A

**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: Unified Development Code Section 3.5.3.12  
Request and reason: For our multi-tenant building, this façade would likely go to a tenant that has a large restaurant. This change would expose the back of house for future tenant. Furthermore, this side of the building is 25+' away from the road with no public pedestrian access or path.  
List Ordinance or Code: \_\_\_\_\_  
Request and reason: \_\_\_\_\_

List of supplemental documentation provided: Site plan, Rendering, & Elevations

Planning Commission Date Requested: October 3, 2023 City Council Date Requested: October 16, 2023

Requestor Signature or Owner and Date:  8/23/2023

**FOR CITY USE ONLY:** Application Received By: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Planning Commission Date: \_\_\_\_\_ Fee Received: \_\_\_\_\_  
City Council Date: \_\_\_\_\_ Notifications Required:  Published Notice  Public Hearing  
Date Approved or Denied: \_\_\_\_\_  Posting on Property (applicant responsibility)  Personal Notice  
 Written Notice of Decision