



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: Alexia Loperena Diaz (CASCO - Architect/Project Manager)
Address of Applicant: 12 Sunnen Dr. Suite 100 Phone: 913 325 0945
St. Louis, MO 63143 Email: alexia.diaz@thecdcompanies.com
Name of Owner: Katelynn Scheren (Primrose Schools - Development Manager)
Address of Owner: 3200 Windy Hill Road SE, Suite 1200E Phone: 602.558.7163
Atlanta, GA 30339 Email: kscheren@primroseschools.com

PROPERTY INFORMATION:

Address of Subject Property: 9828 KARSTEN BLVD
IOWA COLONY, TX 77583
Legal Description of Subject Property: A0289 H T & B R R TRACT 3F16 ACRES 1.52
Brazoria County Tax No(s): 02890020010
Current Zoning: Mixed Use Water and Sanitary Serviced by: MUD 31 District Engineer
Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 48039C0110K effective 12/30/2020.

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: A. UDC - Section 3.5.3.1. Setback, Driveways, Sidewalks, and Parking For Commercial/Retail/Office/Industrial Use Buildings (3) 53' Setback
Request and reason: 1. SITE HARDSHIPS: A 53' front setback, combined with existing easements along the west and south lot lines, leaves the site largely unbuildable. Primrose building cannot fit in the remaining area.
2. Approved Design: The Preliminary Plat was approved by ADICO on 4/29/25 with a 25' front setback (see attached). The site and building were designed accordingly.
List Ordinance or Code: 3. Burden on Owners: The property was purchased based on the approved 25' setback. Denial would cause costly delays and require a full redesign. [Note* We were able to achieve a 40 foot setback with current plan
Request and reason: B. Section 3.5.3.12. Storefronts (b) 65% -Transparent material to allow visual penetration of at least three (3) feet into the building
1. Full 65% transparency isn't feasible due to safety and privacy concerns for the children. The design prioritizes secure, private spaces. We request to maintain the current elevation (See attached).

List of supplemental documentation provided: A. See attached plan indicating where the 53' setback falls on the current site plan/building layout, as well as the easements.

B. Exterior Building Elevations. C. Preliminary Plat approval

Planning Commission Date Requested: August 5th, or September 2nd

City Council Date Requested: August 18th or September 15

Requestor Signature or Owner and Date: 



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

Project No.: _____

☐ Written Notice of Decision