

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS  
GRANTING A WAIVER AND VARIANCE TO CERTAIN  
TRANSPARENCY REQUIREMENTS AT 2320 MERIDIANA PARKWAY  
FOR PROJECT STAR STOP #131; WITH RELATED PROVISIONS**

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

**1. Findings of Fact**

- a. The Planning and Zoning Commission has met regarding this variance and authorized city staff to work with the property owner and designer to come up with a design that would come close to meeting the criteria of the Unified Development Code. City staff has provided a written 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.

**2. Legal Requirements**

Section 3.5.3.12(b) of the Iowa Colony Unified Development Code provides:

“(b) 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.”

**3. Background**

The City has received an application for a variance from the above provision for project Star Stop #131, structure to be located at 2320 Meridiana Parkway at Crystal View Drive. The background is more fully stated in the Staff Report attached hereto and incorporated herein in full.

**4. Grant of Waiver and Variance**

Accordingly, the City Council hereby grants a waiver and variance to the requirements of Sections 3.5.3.12(b) of the Uniform Development Code concerning transparency for the proposed structure at 2320 Meridiana Parkway at Crystal View Drive; 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.

**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.

**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.

**7. Effective Date**

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

PASSED AND APPROVED ON FIRST READING ON JUNE 26, 2023.

**CITY OF IOWA COLONY, TEXAS**

By: \_\_\_\_\_  
**WIL KENNEDY, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**KAYLEEN ROSSER, CITY SECRETARY**

Iowa Colony/Ordinances/Variances/2320 Meridiana Parkway

APPLICATION  
AND  
STAFF REPORT

ATTACHMENTS TO ORDINANCE GRANTING  
VARIANCE TO CERTAIN PROVISIONS OF  
UNIFIED DEVELOPMENT CODE FOR  
2320 MERIDIANA PARKWAY