

MEMORANDUM

Date: January 5, 2026
To: Planning and Zoning Members
From: Dinh V. Ho, P.E.
RE: KIA Dealership – Lighting Variance
Staff's Summary and Recommendations
CC: Mayor Wil Kennedy, Natasha Brooks, Kayleen Rosser

LOMA Architects, on behalf of Parkway Family Auto Group, submitted a variance to the Unified Development Code (UDC) UDC CHAPTER 3, ARTICLE 4, TABLE 3.4.1.8 & UDC CHAPTER 3, ARTICLE 5 for Exterior Lighting.

The variance request is to allow for increase in exterior lighting levels (foot-candles and lumens) during business hours only.

Staff analysis:

1. Limited Duration of Increased Lighting - The applicant proposes enhanced lighting only during active business hours (7:00 AM – 9:00 PM), with all exterior lighting dimmed to comply with the City's lighting ordinance after business hours. This approach balances operational needs with neighborhood compatibility.
2. Increased illumination is directly related to **vehicular and pedestrian safety**, particularly for customer circulation, inventory protection, and visibility across large parking and display areas typical of automotive sales facilities.
3. Compliance After Business Hours - Photometric plans demonstrate that **after-hours lighting levels meet UDC requirements**, minimizing light trespass, glare, and off-site impacts on adjacent properties.
4. Limited Adverse Impact to Adjacent Properties - The submitted photometric heat maps show lighting concentrated internally within parking and display areas, with perimeter levels controlled to prevent excessive spillover onto neighboring properties or public rights-of-way.
5. Consistency with Commercial Use Type - Automotive dealerships are a **high-visibility commercial use** that reasonably requires enhanced lighting for customer safety, security, and operational functionality during business hours.
6. Meets Variance Criteria under the UDC:
 - a. Practical difficulty in strict application of the lighting standards.
 - b. No detriment to public health, safety, or welfare.
 - c. No negative impact on surrounding properties.
 - d. Compatibility with the intent of the UDC

Staff Recommendation:

Staff recommends approval subject to the following conditions:

1. Increased lighting levels shall be permitted during business hours only (7:00 AM – 9:00 PM)
2. All exterior lighting shall automatically dim or reduce after business hours to comply with City lighting standards.
3. Lighting shall be installed and maintained per the approved photometric plans.
4. No additional fixtures or increases in illumination beyond what is shown on the approved plans shall be permitted without further review and approval.
5. Any verified lighting nuisance or spillover may require corrective action at the owner's expense.



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: JASON OTERO
Address of Applicant: 3838 N. SAM HOUSTON PKWY. E., SUITE 185 Phone: [REDACTED]
Email: [REDACTED]
Name of Owner: PARKWAY FAMILY AUTO GROUP
Address of Owner: 25500 STATE HWY 249, TOMBALL, TX 77375 Phone: [REDACTED]
Email: FDURDIN@PARKWAYFAMILY.COM

PROPERTY INFORMATION:

Address of Subject Property: 25262 SH 288, ROSHARON, TX 77583
Legal Description of Subject Property: A NEW KIA FACILITY, FOR THE SALE OF VEHICLES. THE NEW FACILITY WILL INCLUDE A SHOWROOM, SERVICE DRIVE AND SHOP.
Brazoria County Tax No(s): _____
Current Zoning: DEVELOPMENT AGREEMENT Water and Sanitary Serviced by: MUD NO. 32
Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 491532

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.

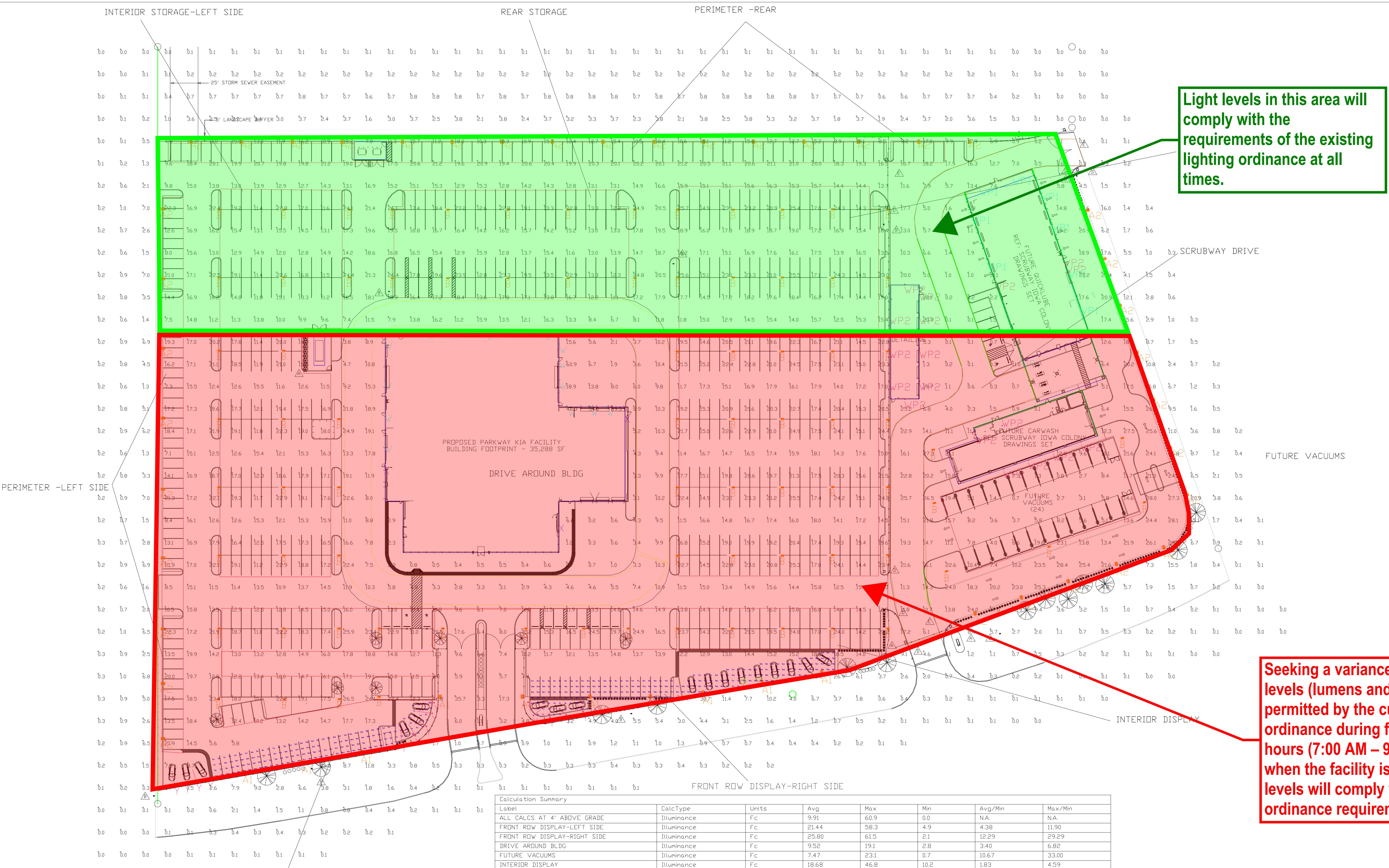
List Ordinance or Code: UDC CHAPTER 3, ARTICLE 4, TABLE 3.4.1.8 & UDC CHAPTER 3, ARTICLE 5
Request and reason: WE REQUEST A VARIANCE THAT WILL ALLOW THE FACILITY TO INCREASE ITS FOOT CANDLES & LUMENS DURING BUSINESS HOURS ONLY. BEFORE AND AFTER BUSINESS HOURS, EXTERIOR LIGHTS WILL DIM TO FOLLOW THE LIGHT ORDINANCE.
List Ordinance or Code: _____
Request and reason: _____

List of supplemental documentation provided: SITE PLAN, PHOTOMETRIC SITE PLAN WITH FOOT CANDLES AND HEAT MAP PACKAGE - DURING BUSINESS HOURS & PHOTOMETRICS SITE PLAN WITH FOOT CANDLES AND HEAT MAP PACKAGE - AFTER BUSINESS HOURS.

Planning Commission Date Requested: NEXT AVAILABLE MEETING DATE City Council Date Requested: NEXT AVAILABLE MEETING DATE

Requestor Signature or Owner and Date:  11.12.2025

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



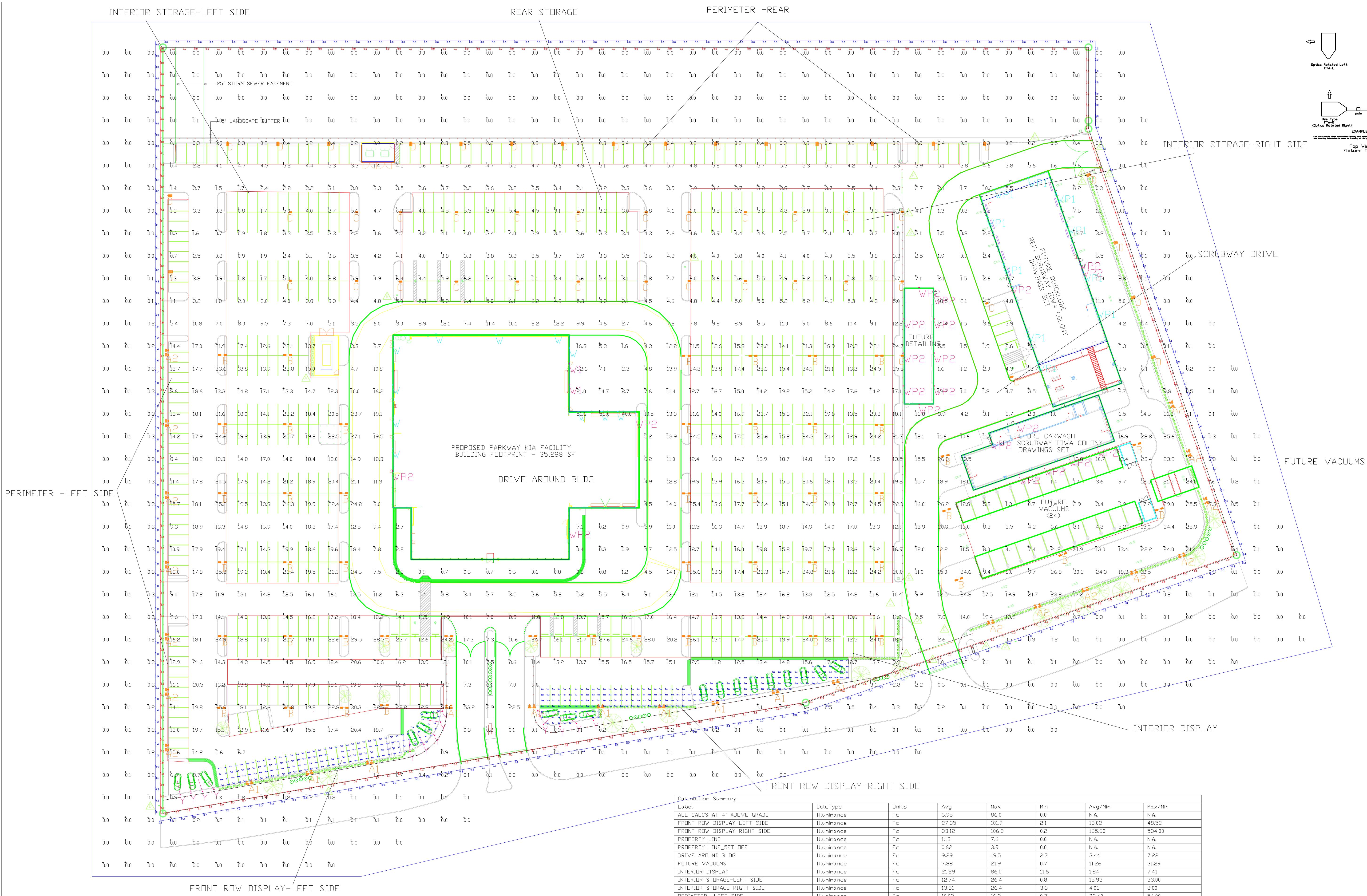
PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of the luminaire's fixtures may vary due to changes in electrical voltage, tolerance in lamps/LEDs, and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT 4' ABOVE GRADE	Illuminance	Fc	9.91	60.9	0.0	N.A.	N.A.
FRONT RDW DISPLAY-LEFT SIDE	Illuminance	Fc	21.44	58.3	4.9	4.38	11.90
FRONT RDW DISPLAY-RIGHT SIDE	Illuminance	Fc	25.80	61.5	2.1	12.29	29.29
DRIVE AROUND BLDG	Illuminance	Fc	9.52	19.1	2.8	3.40	6.82
FUTURE VACUUMS	Illuminance	Fc	7.47	23.1	0.7	10.67	33.00
INTERIOR DISPLAY	Illuminance	Fc	18.68	46.8	10.2	183	4.59
INTERIOR STORAGE-LEFT SIDE	Illuminance	Fc	15.39	22.9	9.6	1.60	2.39
INTERIOR STORAGE-RIGHT SIDE	Illuminance	Fc	18.33	25.5	12.5	1.47	2.04
PERIMETER - LEFT SIDE	Illuminance	Fc	15.11	22.3	7.1	2.13	3.14
PERIMETER - REAR	Illuminance	Fc	19.34	21.2	3.3	5.86	6.42
REAR STORAGE	Illuminance	Fc	16.03	23.9	11.1	1.44	2.15
SCRUBWAY DRIVE	Illuminance	Fc	9.71	27.3	0.1	97.10	273.00

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
■	10	A1	Single	MRM-LED-42L-SIL-FTA-50-70CRI	20'	1.000	1.000	42591	314	B5-U0-G4
■	37	A2	Single	MRM-LED-36L-SIL-FT-50-70CRI	20'	1.000	1.000	37946	254	B4-U0-G4
■	80	B	Single	MRM-LED-55L-SIL-5W-50-70CRI	20'	1.000	1.000	52418	438	B5-U0-G4
■	13	W	SINGLE	XWM-FT-LED-18L-50	18', 18.5'	1.000	1.000	17885	122	B3-U0-G3
■	10	WP1	SINGLE	XWS-LED-06L-SIL-FT-50-70CRI	10'	1.000	1.000	6079	43	B1-U0-G2
■	18	WP2	SINGLE	XWS-LED-03L-SIL-FT-50-70CRI	8'	1.000	1.000	3012	19	B1-U0-G1
■	3	X	SINGLE	XWS-LED-03L-SIL-FT-50-70CRI	10'	1.000	1.000	3012	19	B1-U0-G1
■	14	Y	Single	XFLM-MF-LED-49-HD-CW	AT GRADE	1.000	1.000	6570	64	B4-U0-G1



Total Project Watts
Total Watts = 38100.79

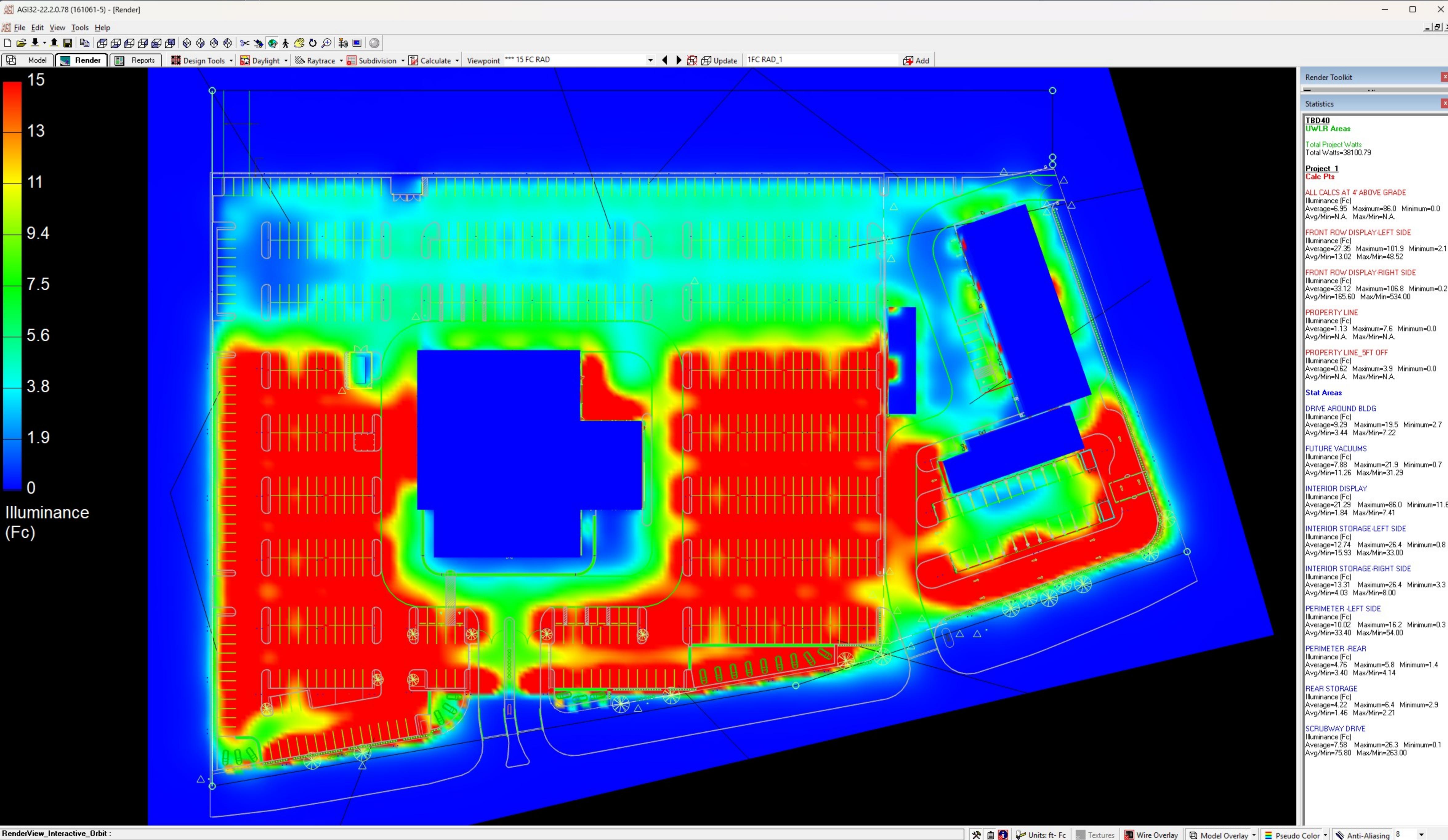
 		10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA (513) 793-3200 * FAX (513) 793-6023	
<h1>LIGHTING PROPOSAL</h1>		L0-161061-5	
<p>PARKWAY KIA STATE HWY 288 ROSHARON, TX</p>			
BY:AHK,SEF	DATE:09/23/24	REV:10/22/25	SHEET 1 OF 1
SCALE:1"=40'		0	40

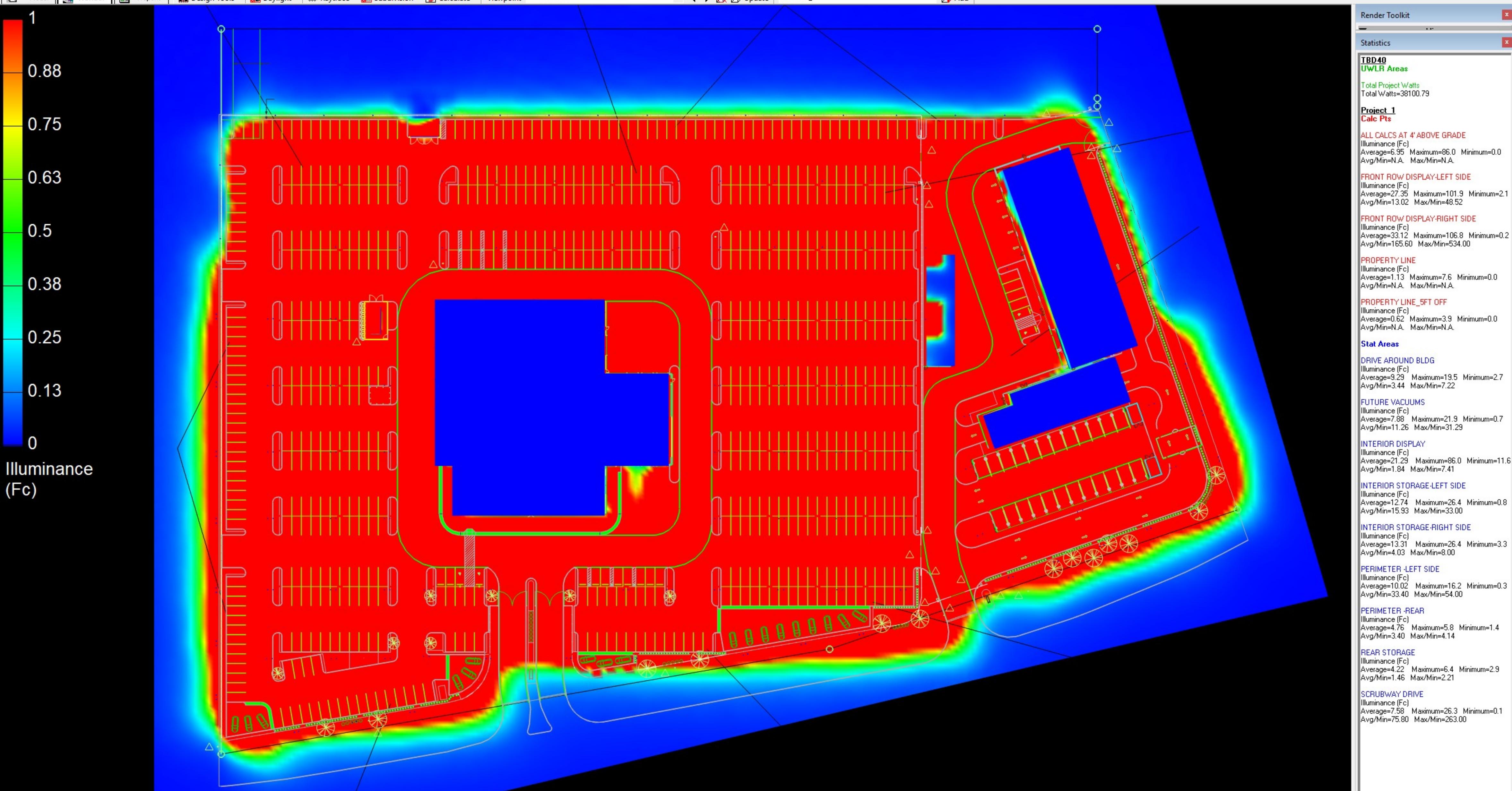
PHOTOMETRIC EVALUATION NOT FOR CONSTRUCTION

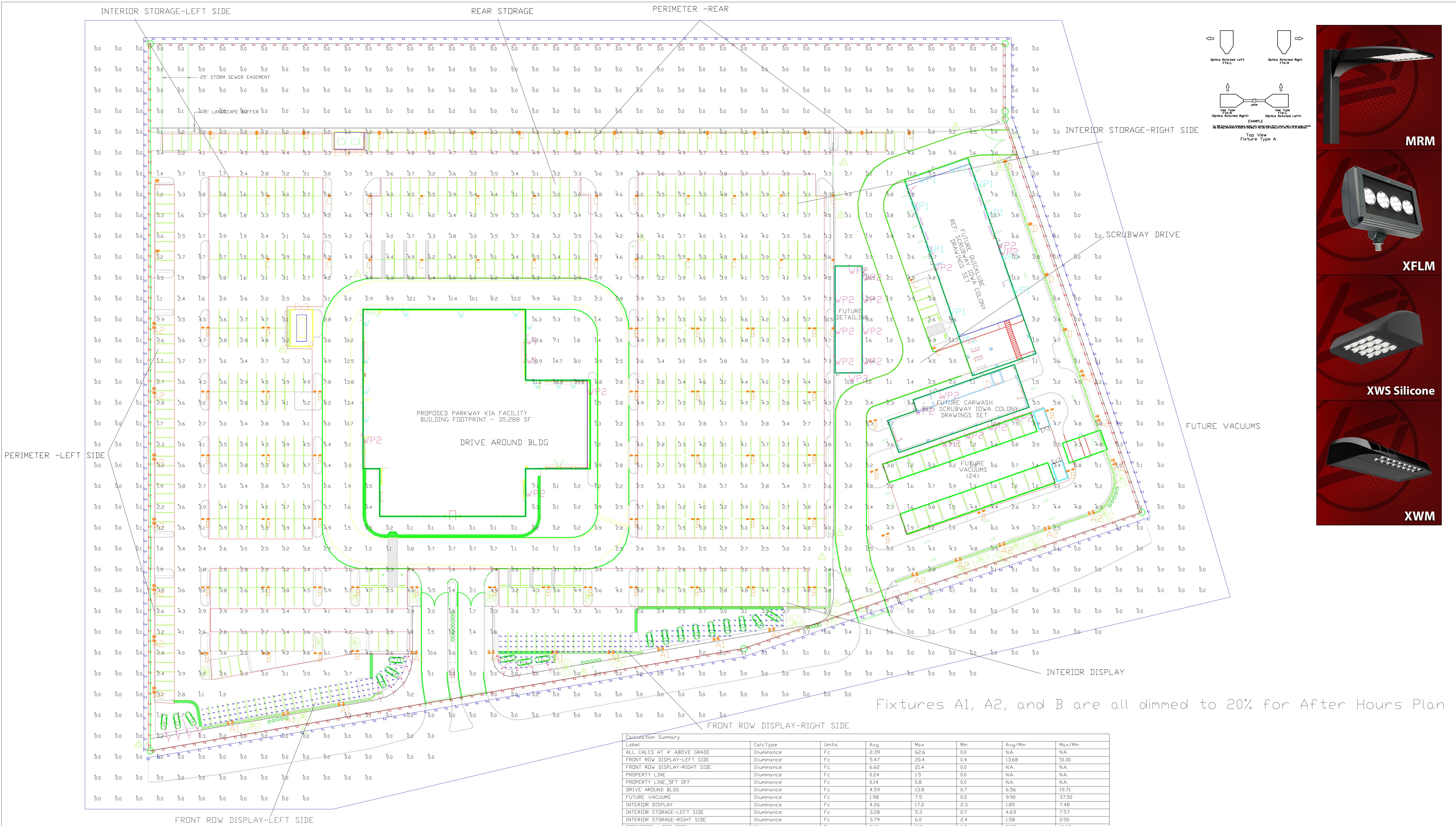
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Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
ALL CALCS at 4' ABOVE GRADE	Illuminance	Fc	2.39	62.6	0.0	N/A	N/A		
FRONT RDW DISPLAY-LEFT SIDE	Illuminance	Fc	5.47	20.4	0.4	13.68	51.00		
FRONT RDW DISPLAY-RIGHT SIDE	Illuminance	Fc	6.62	21.4	0.0	N/A	N/A		
PROPERTY LINE	Illuminance	Fc	0.24	1.5	0.0	N/A	N/A		
PROPERTY LINE_SFT OFF	Illuminance	Fc	0.14	0.8	0.0	N/A	N/A		
DRIVE AROUND BLDG	Illuminance	Fc	4.59	13.8	0.7	6.56	19.71		
FUTURE VACUUMS	Illuminance	Fc	1.98	7.5	0.2	9.90	37.50		
INTERIOR DISPLAY	Illuminance	Fc	4.26	17.2	2.3	18.5	7.48		
INTERIOR STORAGE-LEFT SIDE	Illuminance	Fc	3.28	5.3	0.7	4.69	7.57		
INTERIOR STORAGE-RIGHT SIDE	Illuminance	Fc	3.79	6.0	2.4	1.58	2.50		
PERIMETER - LEFT SIDE	Illuminance	Fc	2.12	3.2	0.3	7.07	10.67		
PERIMETER - REAR	Illuminance	Fc	4.76	5.8	1.4	3.40	4.14		
REAR STORAGE	Illuminance	Fc	4.20	6.4	2.8	1.50	2.29		
SCRUBWAY DRIVE	Illuminance	Fc	2.63	10.2	0.1	26.30	102.00		

Luminaire Schedule										
Symbol	Oty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
■	10	A1	D180° 2RTD	MRM-LED-42L-SIL-(DFTA-L)DFTA-R-30-70CRI-IL-D180RT	20'	1.000	0.200	44610	628	B2-U0-G2
■	15	A2	D180° 2RTD	MRM-LED-18L-SIL-(DFT-L)DFTA-R-30-70CRI-IL	20'	1.000	0.200	24810	270	B1-U0-G3
■	49	B	D180°	MRM-LED-30L-SIL-SW-30-70CRI-D180	20'	1.000	0.200	60802	426	B5-U0-G3
■	27	C	Single	MRM-LED-12L-SIL-SW-30-70CRI	20'	1.000	1.000	12669	85	B4-U0-G2
■	21	D	Single	MRM-LED-09L-SIL-4-30-70CRI-IL	20'	1.000	1.000	6145	62	B0-U0-G2
■	11	W	SINGLE	XWM-FT-LED-18L-30	18.5'	1.000	1.000	17231	122	B3-U0-G3
■	2	W1	SINGLE	XWM-FT-LED-18L-30	18'	1.000	1.000	17231	122	B3-U0-G3
■	10	WP1	SINGLE	XWS-LED-06L-SIL-FT-30-70CRI	20'	1.000	1.000	5693	43	B1-U0-G2
■	21	WP2	SINGLE	XWS-LED-03L-SIL-FT-30-70CRI	8'	1.000	1.000	2822	19	B1-U0-G1
■	14	Y	Single	XFLM-MF-LED-49-HD-WW	AT GRADE	1.000	0.000	3905	63.2	B3-U0-G0

Total Project Watts
Total Watts = 38100.79
0000 ALLIANCE RD, CINCINNATI, OH 45242 USA
C510 793-3200 • FAX C510 793-6023

LIGHTING PROPOSAL LD-161061-5A
PARKWAY KIA STATE HWY 288
ROSHARON, TX
BYAHK-SEF DATE 09/23/24 REV 10/22/25 SHEET 1 OF 1
SCALE: 1"=40'
0 40

