

MEMORANDUM

Date: June 25, 2025

To: Planning and Zoning Members

From: Dinh V. Ho, P.E.

RE: Alvin ISD No. 23_ Variance for Building Line Setback

Staff's Summary and Recommendations

CC: Mayor Wil Kennedy, Natasha Brooks, Kayleen Rosser

Alvin ISD is proposing to develop a new Elementary School located at the northwest corner of Karsten Blvd. and White Gold Dr. within the Canterra Creek Subdivision.

Stantec Architects, on behalf of Alvin ISD, submitted a variance to the Unified Development Code (UDC) Section 3.5.3.1. Setback, Driveways, Sidewalks, and Parking for Commercial/Retail/Office/Industrial Use Buildings.

The variance request is to remove the requirements for front build to line as required by Section 3.5.3.1.(a)(4).

If both (i) property frontage is on a designated major arterial; and (ii) either (a) the tract size is two (2) acres or larger or (b) the proposed building size is greater than twenty-five thousand (25,000) square feet of Gross Leasable Area (GLA); then the front wall of the building shall be located on a build-to building setback line of seventy-one (71) feet from the ultimate right-of-way line of the street along the front of the property.

The applicant reasoning is as follow:

The school needs to be set back farther to provide a safety buffer from the roads, necessary parking at the entry points, and safe vehicle stacking spaces for parents and buses.

City staff recommend approval of the variance based on the following:

- The variance supports a critical public use, specifically for an education services to the community.
- The allowance for removal of the build to line provides additional buffers and parking areas unique to a school site.
- Building lines shall be subject to the Subdivision Ordinance:
 - Required front yard: Twenty-five feet (25')
 - Required side yard: Ten feet (10') for side yards; provided, however, a side yard adjacent to a side street shall have a yard of not less than twenty feet (20'); and
 - Required rear yard: Twenty feet (20'); provided, however, a rear yard adjacent to a street shall have a yard of not less than thirty feet (30').



Planning Commission Date:

City Council Date: _

Project No.:

Date Approved or Denied: ____

APPLICATION FOR VARIANCE REQUEST or APPEAL

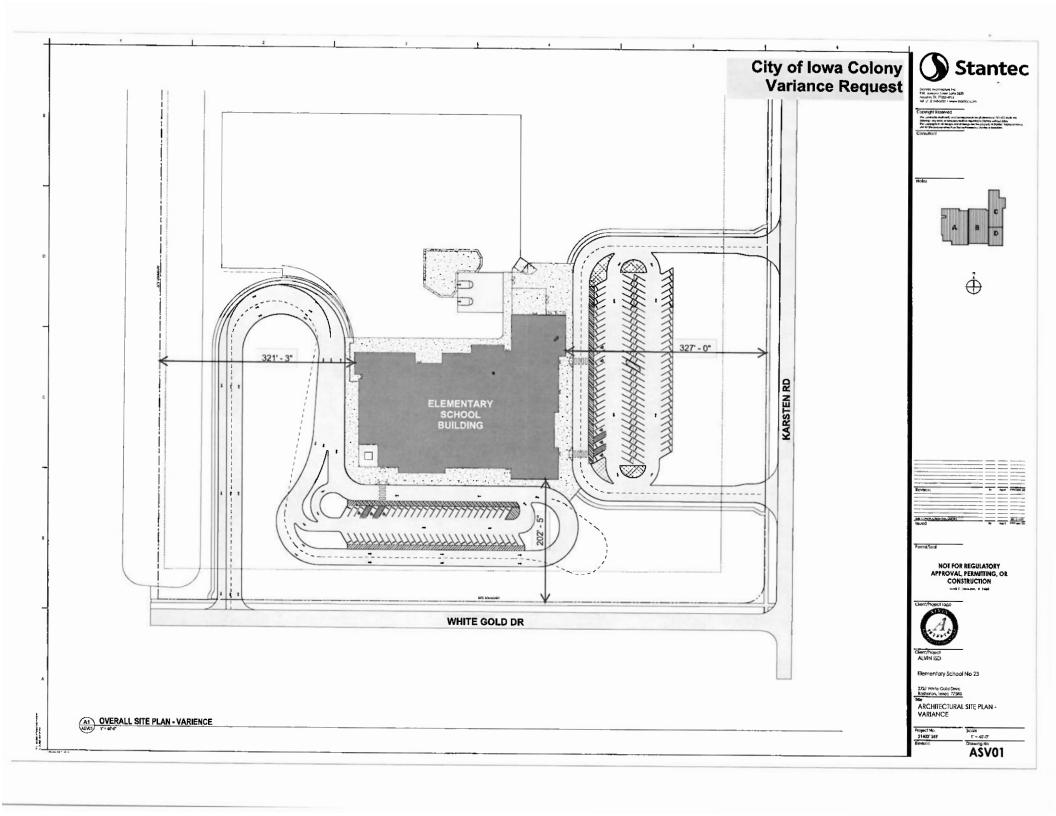
3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal 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 X UDC ____ ZONING ORDINANCE ____ SIGN ORDINANCE ____ APPEAL APPLICANT INFORMATION: Mark Jackson, Stantec Architects Name of Applicant: 910 Louisiana Street, Suite 2600 713-504-8776 Address of Applicant: Phone: Houston, TX 77002 Email: Bill VanWagner, Alvin ISD Name of Owner: 2200 Stapp Maxwell, Building A 281-245-2459 Address of Owner: Phone: Alvin, TX 77511 Email: PROPERTY INFORMATION: Address of Subject Property: __(no address yet) County Road 383 & CR 81 lowa Colony, TX 77583 (comer of Karsten and White Gold) Legal Description of Subject Property: A0516 H T & B R R TRACT 5A1-5B-6-7A-7B ACRES 55.926 Brazoria County Tax No(s): 698961 Current Zoning: PUD Water and Sanitary Serviced by: Brazoria County MUD 31 FIRM Map Panel Number: 48039C0110 H Street Frontage Type (Circle One): Private or (Public) VARIANCE REQUST/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. **Building Transparency** List Ordinance or Code: The UDC requires 65% of the building to be transparent. This is not achievable for a school for the following reasons: Request and reason: School safety & limiting glass especially on the public non-secure sides, classrooms need more wall space on the interior. **Building Setback** List Ordinance or Code: A school needs to be set back farther for the following reasons: Safety buffer from roads, necessary parking at the entry points, Request and reason: and safe vehicle stacking space for parents and buses. List of supplemental documentation provided: See attached drawings. Planning Commission Date Requested: As soon as possible City Council Date Requested: As soon as possible Requestor Signature or Owner and Date: FOR CITY USE ONLY: Application Received By: Date Received:

Fee Received:

[] Written Notice of Decision

Notifications Required: [] Published Notice [] Public Hearing

[] Posting on Property (applicant responsibility) [] Personal Notice



City of Iowa Colony Variance Request

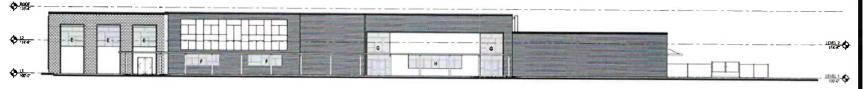






	EVATION AREA (SF)	10102.85		
FENESTRATIONS	LENGTH (in)	HEIGHT (in)	COUNT	AREA(SF)
A	165	406.5	4	459.56
8	72	72	9	324.00
G .	100	60	12	900.00
	120	264	- 1	236.67
TOTAL PENESTRATION AREA (SF)				1920.23
	% OF SOUTH ELEVA	TION		19.91
OVERALL SOUTH E	LEVATION AREA (SF)	6832.65		
OVERALL EAST	ELEVATION AREA			
f	120	164	3	260.00
F	180	68	2	150.00
6	120	227	2	378.33
н	282	72	1	141.00
T	TAL PENESTRATION			929.33
	% OF SOUTH ELEVA	TION		13.60

61 FENESTRATION AREAS



B1 OVERALL EAST ELEVATION
3/32**1'-0"



OVERALL SOUTH ELEVATION

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



Elementary School No 23

OVERALL EXTERIOR ELEVATIONS - VARIANCE

Projecti No. 21408*269 Sention

Scale As indicated A200