CITY OF IOWA COLONY

Staff Report

Agenda Date:	June 27, 2025
Agenda Item:	Variance Request Alvin ISD for transparency Corner of Karsten Blvd. and White Gold

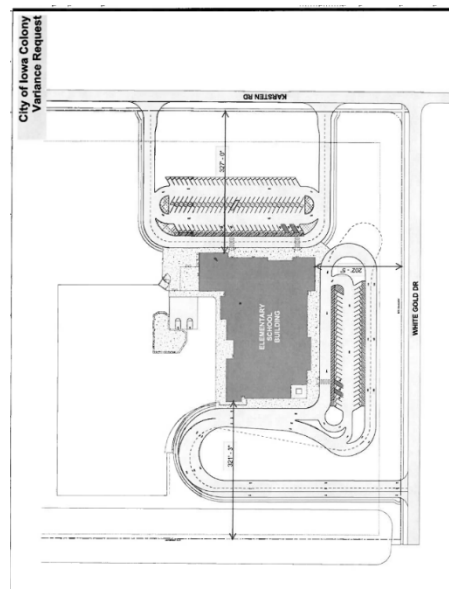|	
Project Description:	Variances to regulations of the Unified Development Code pertaining to Master UDC Section 3.5.3.12- Storefront Code; Transparency.
Zoning Designation:	Commercial

Building Official:	Albert Cantu

SUMMARY

This request was made by Mark Jackson with Santec Architect for a variance to Master UDC Section 3.5.3.12 (b)- Storefront Code; Transparency. The ordinance cited above requires that "each exterior wall of a commercial/retail/office building facing a public street must contain 65% transparent material to allow visual penetration of at least three (3) feet into the building. This site is located at the NW corner of Karsten Blvd. and White Gold. New construction of an Elementary School.

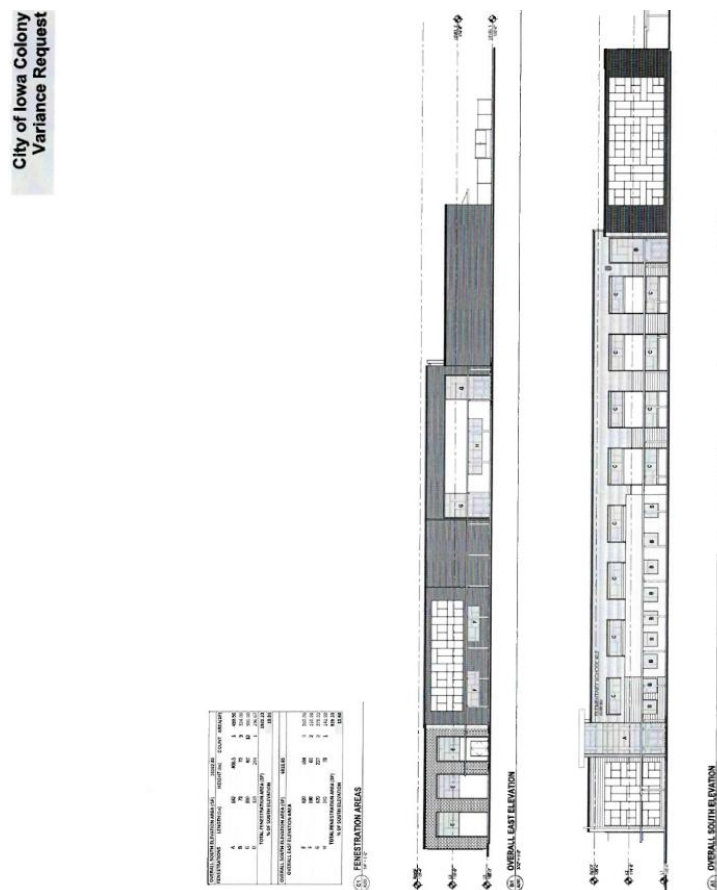- Section 3.5.3.12. Storefronts Sub-section (b) Transparency

  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.

Variance Request:

Master UDC Section 3.5.3.12 (b)- Storefront Code; Transparency

In regard to the variance request at AISD Elementary School located at Karsten Blvd and White Oak we are requesting the transparency requirement of sixty-five (65%) as required by the UDC Section 3.5.3.12 Storefronts reduced for school safety and limited glass on the public non-secured side of the building. Classrooms need more wall space on the interior.

<div align="center">RECOMMENDATION</div>

Staff recommend that they be granted the variance due to the safety of the students and limited wall space as indicated on the variance application.

Albert Cantu

Albert Cantu, Building Official