

Staff Report

Agenda Date: June 3, 2025

Agenda Item: Variance Request 13532 Valley Vista Drive Building B

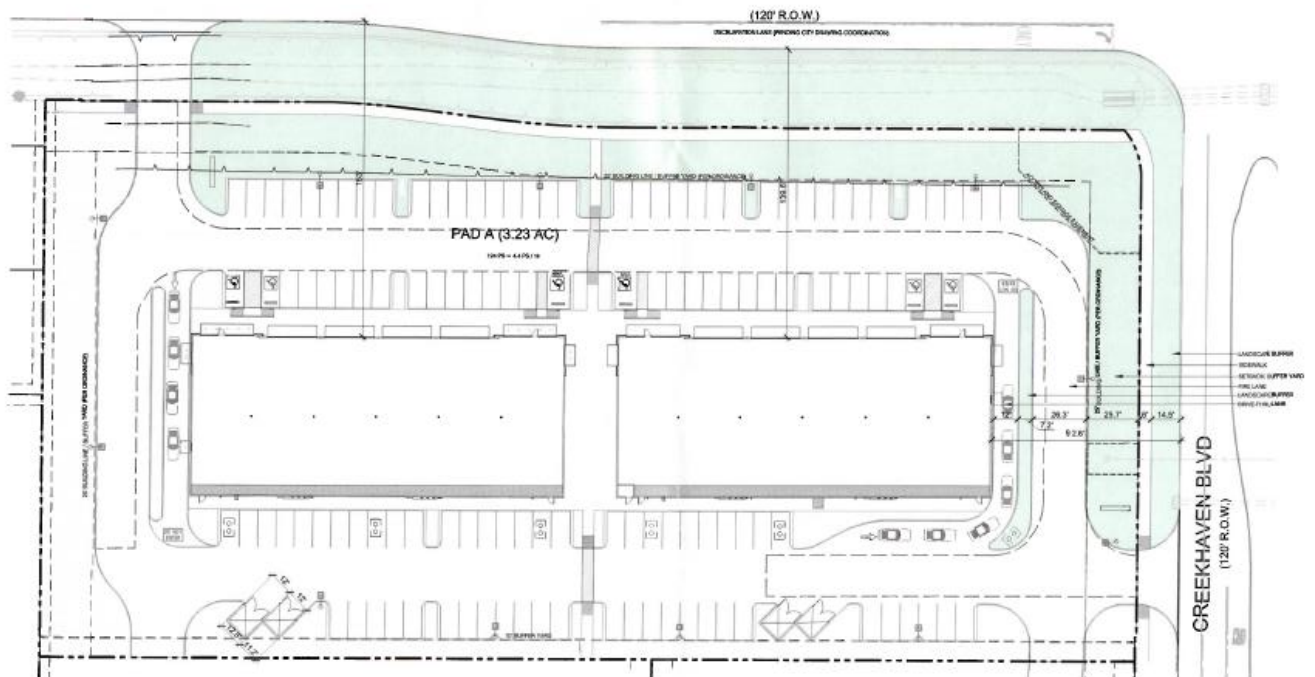
Project Description: Variances to regulations of the Unified Development Code pertaining to Master UDC Section 3.5.3.12- Storefront Code; Transparency.

Zoning Designation: Commercial

Building Official: Albert Cantu

SUMMARY

This request was made by Marcel Meijer 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 SW corner of 288 South Access Road and Creekhaven Blvd. New construction of a retail center.



DATA TABLE:

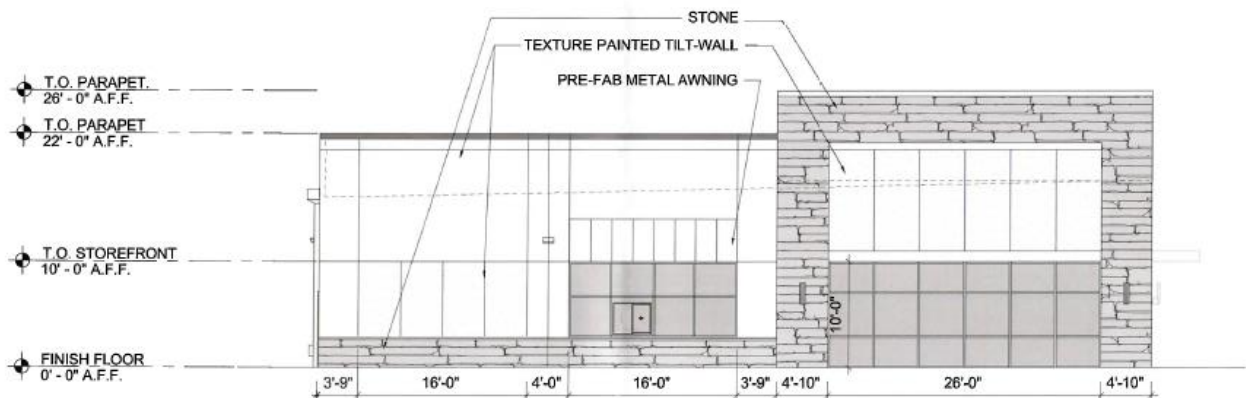
- Section 3.5.3.12. Storefronts Sub-section (b) Transparency

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 regards to the variance request at 13532 Valley Vista Road - Building B , we are requesting to have the transparency requirement of sixty-five (65%) as required by the UDC Section 3.5.3.12 Storefronts reduced to from sixty-five (65%) to fifty - three (53%).



NOTES:

Exterior Wall Area: 79 LF
Transparency Required: 65% = 51 LF
Transparency Provided: 53% = 42 LF

CHALLENGES:

- Windstorm area
- Cost associated with additional glazing, steel and material to meet the requirement.
- Kitchen behind glass

identity
ARCHITECTURE

111 TRAVIS STREET
HOUSTON, TX 77002
713.595.2190
www.identityarchitects.com

Copyright © 2018 Identity Architects, Inc. All rights reserved. No part of this document may be reproduced without written permission from Identity Architects, Inc. This document is the property of Identity Architects, Inc. and is to be used only for the project and location specified. It is not to be distributed, copied, or otherwise used for any other project or location without the written consent of Identity Architects, Inc.

BUILDING B - TRANSPARENCY EXHIBIT

March 7, 2018
COMMERCIAL DEVELOPMENT
VALLEY VISTA OFF @ CREEPO-HAVEN BLVD
IOWA COLONY, TX
East Elevator - Redesign 2.0 Aug 2.31 PM

SCALE 1/8" = 1'-0"

RECOMMENDATION

The purpose of this code is to ensure the security and welfare of the occupants which could be monitored from the street or right of way. Staff recommends that there be some type of transparency to the Southside of the building to meet the intent of the Unified Development Code.

- Section 3.5.3.12. Storefronts Sub-section (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.