



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:	Terralab Landscape Architects	
Address of Applicant:	5600 NW Central Dr. Ste, 260	Phone: (713) 239-0130 x203
	Houston, TX 77092	Email: jaime@terralabla.com
Name of Owner:	Sandy Point Dev Owner LP	
Address of Owner:	845 Texas Avenue, Suite 3300	Phone: (224) 715-0245
	Houston, TX 77002	Email: Kasper.Musteikis@hines.com

PROPERTY INFORMATION:

Address of Subject Property: Intersection of Creekhaven Blvd. and Valley Vista Dr. (Hwy. 288 Frontage)

Legal Description of Subject Property: Remainder of a called 7.9175 acres to Sandy Point Owner LP C.F. No 2023012558 B.C.O.P.R

Brazoria County Tax No(s): _____

Current Zoning: PUD Water and Sanitary Serviced by: _____

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 48039C0120K

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:	<u>Sign Ordinance Sec. 24</u>
Request and reason:	<u>Increase in allowable size/area for the primary subdivision entrance sign at Valley Vista Dr. (Hwy 288 frontage rd.) due to visibility, marketing, and wayfinding concerns over distance from Hwy 288. See attached Variance Request Justification letter for more details.</u>
List Ordinance or Code:	<u>Sign Ordinance Sec. 24</u>
Request and reason:	<u>Minor (minimal) increase in allowable size/area for secondary subdivision entrance sign (internal to development) due to additional setback from easement adjacent to R.O.W. Desire to maintain aesthetic and proportions to match other sign at Hwy 288. See attached Variance Request Justification letter for more details.</u>

List of supplemental documentation provided: Variance Request Justification Letter, Exhibits A, B, C, & D

Planning Commission Date Requested: April 1st, 2025 City Council Date Requested: April 14, 2025

Requestor Signature or Owner and Date: _____ JAIME PUJOL

Digitally signed by JAIME PUJOL
DN: cn=JAIME PUJOL, o=JAMES TERRALAB, ou=JAMES TERRALAB LANDSCAPE ARCHITECTS, ou=SENIOR ASSOCIATE, cn=JAIME PUJOL
Date: 2025.03.25 13:50:34-0500

FOR CITY USE ONLY: Application Received By: _____	Date Received: _____
Planning Commission Date: _____	Fee Received: _____
City Council Date: _____	Notifications Required: <input type="checkbox"/> Published Notice <input type="checkbox"/> Public Hearing
Date Approved or Denied: _____	<input type="checkbox"/> Posting on Property (<i>applicant responsibility</i>) <input type="checkbox"/> Personal Notice
Project No.: _____	<input type="checkbox"/> Written Notice of Decision

Variance Request Justification for Creekhaven Master-Planned Community Signage

Dear Members of the Planning Commission,

On behalf of the development team for the **Creekhaven Master-Planned Community**, we respectfully request a variance from the current sign ordinance as defined under **Article III, Section 30-62** of the City of Iowa Colony's zoning regulations.

Creekhaven is a thoughtfully designed, master-planned community spanning approximately **950 acres**, and will ultimately deliver high-quality housing, parks, trails, and neighborhood amenities to support the city's growth. The project is a long-term, multi-phased investment that will generate significant economic and social value for the City of Iowa Colony.

However, the **current signage restrictions — specifically, a maximum height of 4 feet and 36 square feet of effective area for Residential Use, per Table 24 of the Sign Ordinance — creates an undue hardship** for a development of this magnitude, particularly considering Creekhaven's **only point of access along Valley Vista Dr. (Hwy. 288 frontage) and the visibility / marketing window from State Highway 288.**

We respectfully submit the following points in support of a variance for the primary subdivision entrance sign:

- 1. Limited Visibility at Highway Speeds:**

Highway 288 serves as a high-speed thoroughfare where vehicles travel at 55 mph or faster. A sign sized to comply with the current requirements for residential district zoning and use, located beyond Valley Vista Dr. (feeder road), is insufficient to attract the attention of passing motorists, making it ineffective for marketing and wayfinding purposes. The proposed sign is located approximately 140 feet from the edge of the southbound lanes Hwy 288. In addition, this sign is the only visual indication for the residential component of the community, as the homes are located behind the future commercial properties (along frontage) and existing pipeline easements, approximately 725 feet down Creekhaven Blvd. This sign is located on the south side of the entrance at Creekhaven Blvd. and does not impede visibility of incoming or outgoing traffic at the entrance. Traffic along Valley Vista Dr. is southbound one-way.

- 2. Economic Impact & Sales Performance:**

Signage is one of the most essential tools for community awareness and home sales. Limiting the size and visibility of the subdivision entrance sign to the extent of the current requirements, in the context of this project, limits the developer's ability to market homes effectively and directly impacts absorption rates, sales tax revenue, and the long-term success of the community.

- 3. Scale of the Development:**

We believe a 950-acre development warrants greater flexibility in signage to reflect its scale, investment, and multi-year build-out. We believe the current, Residential Zoning District signage requirements do not reflect the needs of a regional-scale community like Creekhaven.

4. **Consistency with Master Plan Vision:**

High-quality monument signage is not only a marketing necessity but a critical design element that sets the tone for the community's branding, architectural character, and value proposition. Our proposed signage would be aesthetically aligned with the design guidelines of the master plan and complementary to the City's visual identity.

5. **Precedent & Comparable Standards:**

Other cities in the Houston metropolitan area allow taller and more visible monument signs for large-scale communities, especially when fronting major highways. Granting a variance would bring Iowa Colony in line with best practices across the region.

We respectfully submit the following points in support of a variance for the secondary, internal subdivision entrance sign:

1. **Request for minor increase in size and area:**

The secondary subdivision entrance sign is located internal to the development, approximately 800 feet from the main entrance along Valley Vista Dr., beyond future commercial tracts and significant easements, where the residential component of the community truly begins. The proposed sign exceeds the current signage requirements by 3 sf. in area and 12" in total height of the structure. Due to an additional easement adjacent to the R.O.W., this sign is set back further than the minimum requirements. We are requesting that the minimal increase in size be allowable due to the additional setback from the roadway, speed of travel along the collector road, and desire to maintain consistency in scale, proportions, and readability in relation to the primary entrance sign located at Valley Vista Dr, without major alterations.

We are committed to working collaboratively with City staff and the Commission to create a signage solution that balances the City's design goals with the functional marketing needs of Creekhaven. Our team is proposing a subdivision entrance sign with increased height and area, scaled appropriately for the highway frontage and in harmony with the overall master plan aesthetic.

We respectfully request approval of this variance to support the long-term viability and success of the Creekhaven community and ensure it contributes positively to the growth and identity of Iowa Colony.

Please see the attached exhibits showing location, scale, aesthetic, and context of the proposed subdivision entrance sign as it relates to the requested variance.

Sincerely,

Terralab Landscape Architects

EXHIBIT A: SIGN LOCATIONS AND CONTEXT



EXHIBIT B: PRIMARY SUBDIVISION ENTRANCE SIGN AT VALLEY VISTA DR. (VIEW FROM HWY 288)



EXHIBIT C: PRIMARY SUBDIVISION ENTRANCE SIGN



EXHIBIT D: SECONDARY (INTERNAL) SUBDIVISION ENTRANCE SIGN

