

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS
GRANTING A WAIVER AND VARIANCE TO CERTAIN SIGN
REGULATIONS UNDER CHAPTER 30, ARTICLE III, SECTION 30-62,
WITHIN THE CREEKHAVEN MASTER-PLANNED COMMUNITY;
WITH RELATED PROVISIONS**

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF IOWA COLONY, TEXAS:**

SECTION 1. Findings of Fact

- a. The Planning and Zoning Commission has made a recommendation to the City Council concerning this variance.
- b. The City Council has determined that a waiver or variance should be granted as herein provided, because the criteria in Chapter 30, Article III, Section 30-62 and other applicable standards have been satisfied.
- c. All requirements of law concerning this ordinance and the waiver and variance herein granted have been satisfied.

SECTION 2. Legal Requirements

The Iowa Colony, Texas – Code of Ordinances, Chapter 30-Signs, Article III, Section 30-62. Freestanding signs provides:

Restrictions and dimensional requirements for freestanding signs.
These include, but are not limited to, height, area, setback, location,
and number of signs allowed within a given zoning classification.

SECTION 3. Background

The City has received an application for a variance from the requirements of Section 30-62 for the installation of a freestanding sign at the entrance to the Creekhaven Master-Planned Community. The variance seeks to allow for an increase in the size of the monument signage for the Creekhaven Subdivision Primary and Secondary Entry Monuments. The background is more fully stated in the Staff Report attached hereto and incorporated herein in full.

SECTION 4. Grant of Waiver and Variance

Accordingly, the City Council hereby grants a waiver and variance to the requirements of Chapter 30-Signs, Article III, Section 30-62. Freestanding signs concerning an increase in the size of the monument signage for the Creekhaven Subdivision Primary and Secondary Entry Monuments; provided, however, that this variance is granted:

- a. only to the extent shown in the **attached drawing(s)**;
- b. but only to the extent stated in the **Staff Report attached hereto**;
- c. in reliance upon the statements of fact in the **attached Application for Variance Request or Appeal** filed in this matter; and
- d. subject to any conditions or limitations stated in the Staff Report.

SECTION 5. Savings Clause

The City of Iowa Colony Code of Ordinances and all other ordinances of the City shall remain in full force and effect except as specifically provided herein.

SECTION 6. Severance Clause

If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

SECTION 7. Effective Date

This ordinance shall be effective immediately upon its passage and approval.

PASSED AND APPROVED ON APRIL 14, 2025.

CITY OF IOWA COLONY

By: _____
WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

APPLICATION
AND
STAFF REPORT

ATTACHMENTS TO ORDINANCE GRANTING
VARIANCE TO CERTAIN PROVISIONS OF
CITY OF IOWA COLONY CODE OF ORDINANCES FOR
CREEKHAVEN MASTER-PLANNED COMMUNITY