

MEMORANDUM

Date: February 23, 2026
To: Planning and Zoning Members
Mayor Wil Kennedy, City Council Members
From: Dinh V. Ho, P.E.
RE: Scrubway Wash and Lube III – Signage Variance
Staff’s Summary and Recommendations
CC: Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser

Applicant: Parkway K II, LLC (DBA Scrubway Wash and Lube III)
Property Address: 25262 SH 288, Iowa Colony, TX
Zoning: Development Agreement

The applicant is requesting a variance from the City of Iowa Colony Sign Ordinance to allow:

1. **A 20-foot freestanding monument sign along State Highway 288**

Staff Analysis:

Monument Sign Ordinance:

Reference Ordinance:

Sec. 30-62, Table 30-62 of the Sign Ordinance

- Maximum Monument Sign Height: 8 feet
- Optional Height (if eligible multi-sign configuration): 10 feet
- Maximum Effective Area: 96 square feet (or 120 square feet under exception)
- The requested 20-foot monument sign represents a substantial deviation from adopted standards (approximately 200–250% increase over permitted height).

Staff Recommendation:

Based on the variance criteria in Sec. 30-36 and the monument sign standards in Sec. 30-62 , staff recommends denial of the request for a 20-foot monument sign due to:

- Lack of demonstrated unique hardship;
- Significant deviation from established SH 288 standards; and
- Potential precedent impacts along the corridor.



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: Scrubway Wash and Lube III

Address of Applicant: 25500 SH 249 Phone: 832.953.2054
Tomball, TX 77375 Email: srodriguez@parkwayfamily.com

Name of Owner: Parkway K II, LLC

Address of Owner: 25500 SH 249 Phone: 832.953.2054
Tomball, TX 77375 Email: fdurdin@parkwayfamily.com

PROPERTY INFORMATION:

Address of Subject Property: 25262 SH 288 Rosharon, TX 77583

Legal Description of Subject Property: 25.72 acres, Durdin Family Properties tract, Brazoria County, Texas

Brazoria County Tax No(s): _____

Current Zoning: Non-Residential Water and Sanitary Serviced by: City of Iowa Colony

Street Frontage Type (Circle One): Private or **Public** FIRM Map Panel Number: _____

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: City of Iowa Colony Sign Ordinance (Ordinance No. 2016-19, as amended) Provisions governing freestanding / monument sign height and area

Request and reason: see attached

List Ordinance or Code: _____

Request and reason: _____

List of supplemental documentation provided: Completed sign application; Scrubway sign drawings; site plan; variance narrative; ordinance reference memorandum

Planning Commission Date Requested: January 2026 City Council Date Requested: January 2026

Requestor Signature or Owner and Date: 

FOR CITY USE ONLY: Application Received By: _____ Date Received: _____

Planning Commission Date: _____ Fee Received: _____

City Council Date: _____ Notifications Required: Published Notice Public Hearing

Date Approved or Denied: _____ Posting on Property (*applicant responsibility*) Personal Notice

Project No.: _____ Written Notice of Decision

List Ordinance or Code

City of Iowa Colony Sign Ordinance (Ordinance No. 2016-19, as amended)
Provisions governing freestanding / monument sign height and area

Request and Reason

Request a variance from the Sign Ordinance to allow the complete Scrubway Wash and Lube III sign package, including a 20-foot freestanding monument sign, as shown in the submitted sign package.

The requested monument sign height is necessary to provide reasonable visibility and safe site identification for the Scrubway Wash and Lube III use along State Highway 288. The signage is appropriately scaled for the corridor, professionally designed, and will not be detrimental to surrounding properties or public safety. Strict application of the ordinance would create an undue hardship by limiting effective identification of the use.

City of Iowa Colony Sign Application

Address: 3144 Meridiana Pkwy. Iowa Colony TX 77583 Phone: 346-395-4528 Fax: 281-369-0005

Date: 12.17.2025

Sign Owner: Parkway K II, LLC

Email: srodriguez@parkwayfamily.com Telephone: 832.953.2054

Owner Address: 25500 SH 249 City: Tomball State: TX

Sign Location: 25262 SH 288, Rosharon, TX 77583

Type of Sign: (Select all that apply)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Freestanding | <input type="checkbox"/> Window / Door Sign |
| <input checked="" type="checkbox"/> Monument | <input type="checkbox"/> Stake Sign |
| <input type="checkbox"/> Temporary Freestanding | <input type="checkbox"/> Wind Device Sign |
| <input type="checkbox"/> Temporary Freestanding - Special Activity | <input type="checkbox"/> Flag / Flagpole |
| <input checked="" type="checkbox"/> Wall Sign | <input checked="" type="checkbox"/> Electronic |

Size of Sign – Height 20' Width see attached package for full dimensions

Valuation of Sign: \$60,000

Materials Used: Aluminum cabinet signage, aluminum channel letters, polycarbonate faces, LED illumination, concrete foundation for monument sign

Contractor: Wier

Phone Number: 936.320.8420 Email: nburkhalter@wiercc.com

Contractor Address: 2400 W 34th St, Houston, TX 77018

Please Note: This application is submitted for the complete Scrubway III sign package as shown in the attached Pattison ID drawings and specifications. Variance requested for the complete Parkway Kia sign package, including freestanding monument signage and building-mounted signage, as detailed in the attached variance narrative.

- All signs are to be 10 feet from HL&P power lines (right of ways).
- All plans and drawings must be checked by permit clerk or city planner before permit can be purchased.
- All plans must be in compliance with Ordinance 2016-19

I, Sharilyn D Lampson the owner, of the above documented sign, have been given a copy of the Sign Ordinance providing rules and regulations regarding signs. I have read said Ordinance and will comply to the requirements. If I do not, I will be cited for violations of said Ordinance by the Building Inspector or designated representative of the City of Iowa Colony, Texas.



Signature of Owner

Approved: _____

Denied: _____

Date: _____

City of Iowa Colony

Sign Ordinance Reference – Scrubway Wash and Lube III

Project Location: 25262 SH 288, Rosharon, TX 77583

Applicant / Owner: Parkway K II, LLC

DBA: Scrubway Wash and Lube III

Purpose of This Attachment

This document is submitted in support of the sign application for Scrubway Wash and Lube III to identify the applicable City of Iowa Colony sign ordinance provisions and to document City staff direction regarding monument sign review.

Applicable Ordinance

Signage for the subject property is governed by the City of Iowa Colony Sign Ordinance, Ordinance No. 2016-19, as amended, including provisions regulating:

- Freestanding and monument signs, including:
 - Maximum permitted monument sign height
 - Maximum permitted monument sign area
 - Monument sign limitations by user
- Building-mounted signage, including aggregate wall sign area and related standards

Staff Direction Referenced

City staff has clarified that monument signage must be associated with the **same user**.

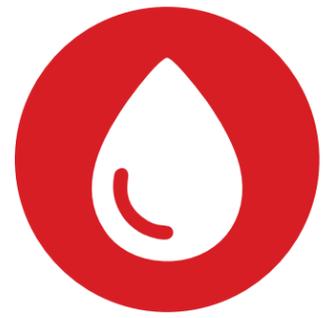
Scrubway Wash and Lube III operates as a DBA of Parkway K II, LLC, which is the owner and operator of the site. As such, the Scrubway Wash and Lube III signage is associated with the same user for purposes of sign ordinance review.

Variance Request

The sign application for Scrubway Wash and Lube III includes a variance request from the applicable monument sign standards of Ordinance No. 2016-19, including monument sign height and related limitations, as detailed in the attached variance narrative.

Summary

This attachment is provided to identify the applicable ordinance provisions and to document City staff direction regarding interpretation of the “same user” requirement as it applies to the Scrubway Wash and Lube III sign application. The application is submitted in reliance on that guidance and in accordance with Ordinance No. 2016-19.



SCRUBWAY

WASH & LUBE

SCRUBWAY | IOWA COLONY

25262 SH 288, BLDGS 1-2 • ROSHARON, TX 77583

SIGN PACKAGE



SIGNCO
AMERICA



MONUMENT
SIGNS

SITE MAP

SCALE: 1/64"=1'-0"



**SIGNCO
AMERICA**

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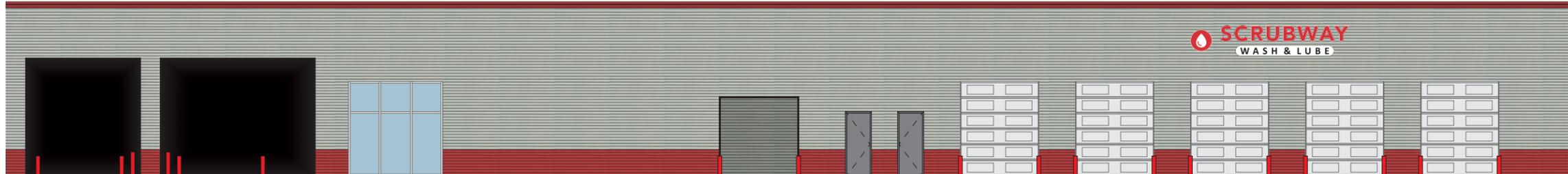
PROJ. NAME	SCRUBWAY IOWA COLONY	PROJECT #		R01	XX	R06	
CLIENT	SCRUBWAY	FILE NAME	XXX	R02		R07	
ADDRESS	25262 SH 288, BLDG 1, BLDG 2	DESIGNER	HUNTER WILSON	R03		R08	
CITY/STATE	ROSHARON, TX 77583	SALES REP	JOE MINAVI	R04		R09	
DATE	12.03.2025	PROJ. MGR	ZIBA MINAVI	R05		R10	
FILE PATH	14-PROJECTS\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BDLG 1, BDLG 2, RO SHARON, TX, 77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW						

NEW CONSTRUCTION

SPECIFICATIONS
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PRIMARY ELECTRICAL
UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE. FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

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WEST ELEVATION

SCALE: 1/16"=1'-0"



EAST ELEVATION

SCALE: 1/16"=1'-0"

PROJ. NAME	SCRUBWAY IOWA COLONY	PROJECT #		R01	XX	R06	
CLIENT	SCRUBWAY	FILE NAME	XXX	R02		R07	
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FILE PATH	14-PROJECTS\S\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BDLG 1, BLDG 2, ROSHARON, TX,77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW						

SIGN A QTY: 2

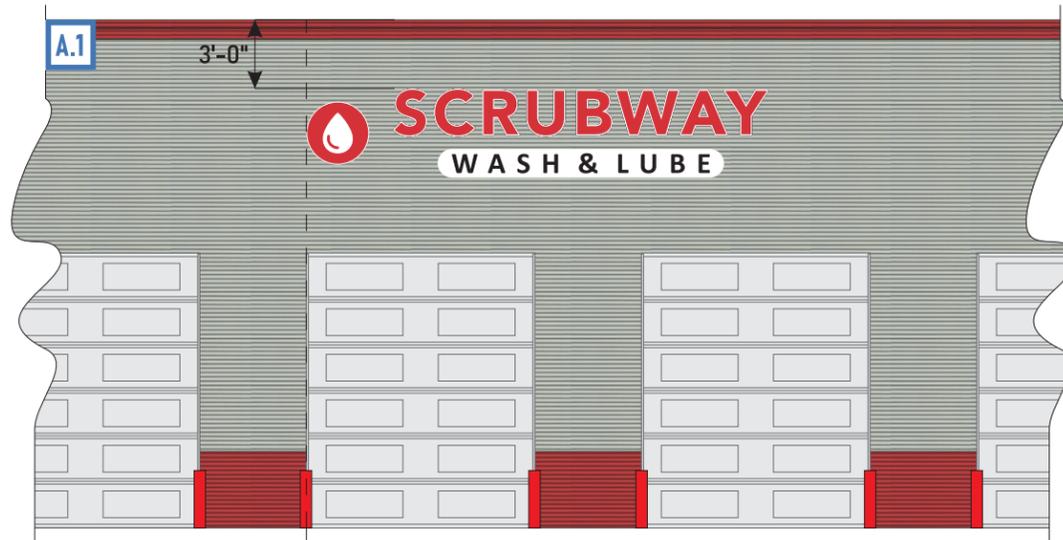
PROVIDE AND INSTALL ARCHITECTURAL-GRADE, FRONT-LIGHTED LED CHANNEL LETTERS

Front-Lighted Channel Letters

- Faces: 3/16" 7328 Trans. white acrylic with vinyl (V1, V2) applied to first surface with 1/2" inline
- Returns: 5" Deep .040 aluminum pre-finished black
- Trim: 1" Pre-finished black
- Backs: 6mm ACM, white stock color
- Illumination: Internal white 6,000k LEDs
- Mounting: Flush with minimum 3/8" x 5" fasteners

VINYL COLORS

- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black



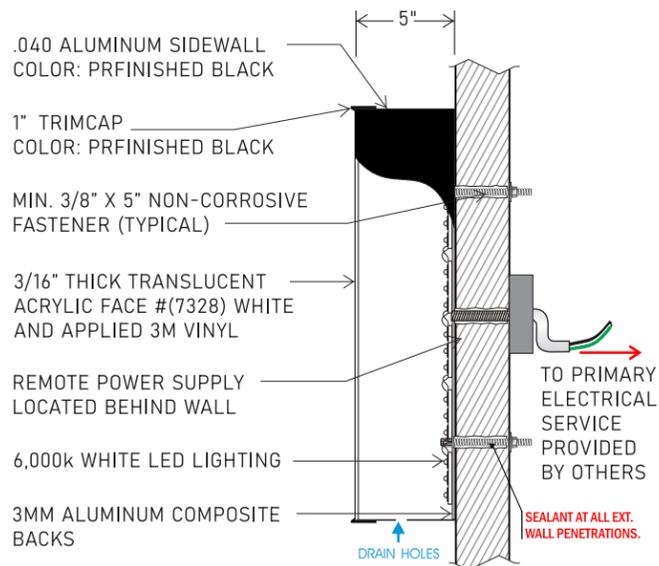
EAST ELEVATION
LEFT ALIGNED

SCALE: 1/8"=1'-0"



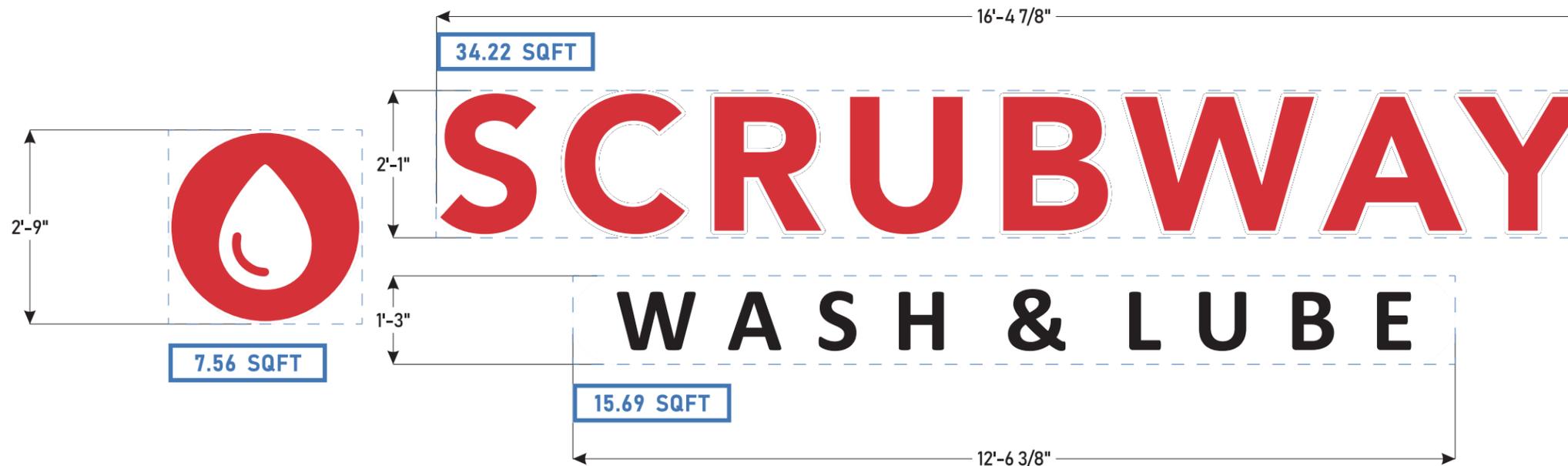
WEST ELEVATION
C-C W/ WINDOWS

SCALE: 1/8"=1'-0"



TYP. SECTION CHNL LTR

SCALE: NOT TO SCALE



57.47 TOTAL SQFT
SIGN ELEVATION
SCALE: 1/2"=1'-0"

SIGN B QTY: 4

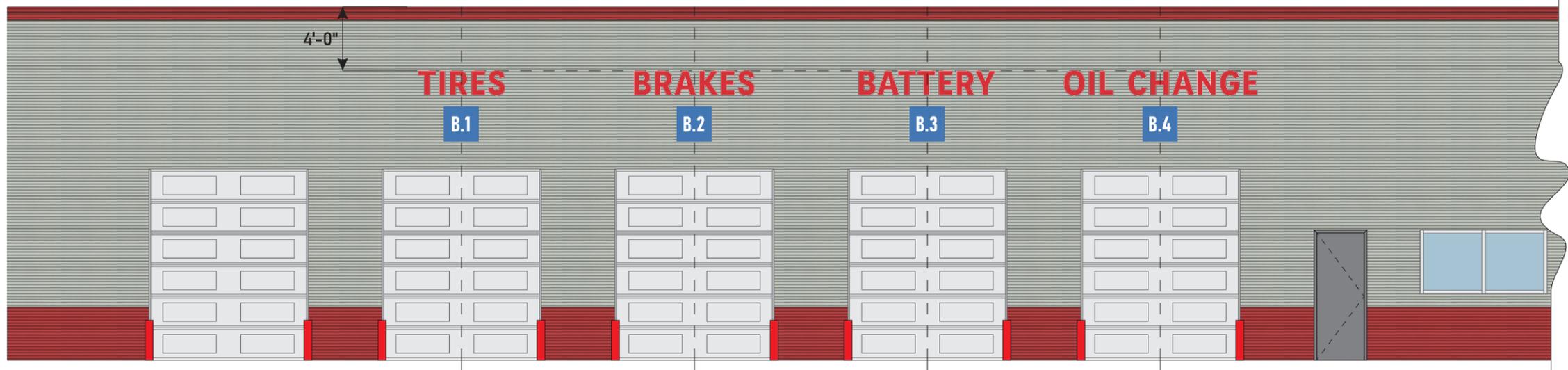
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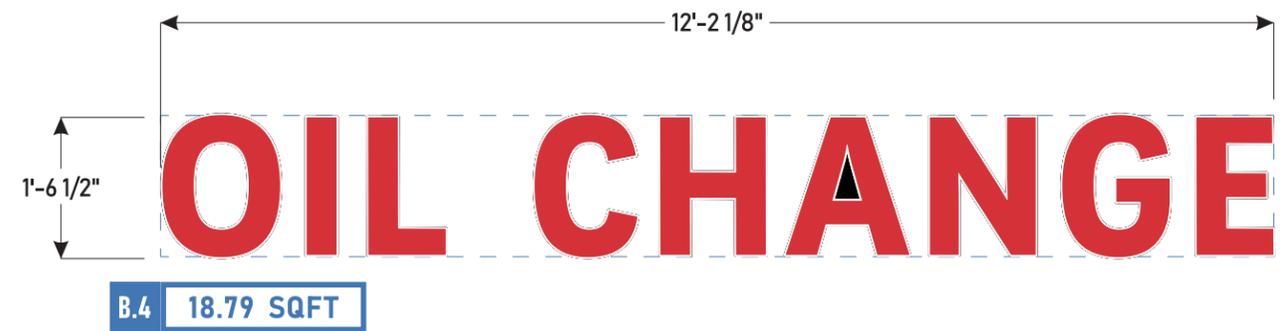
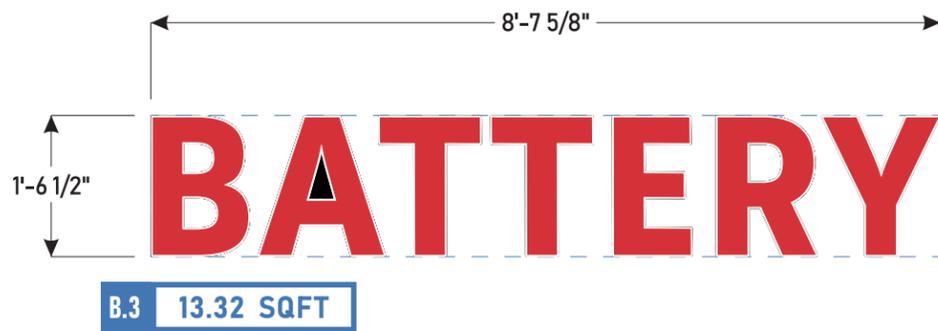
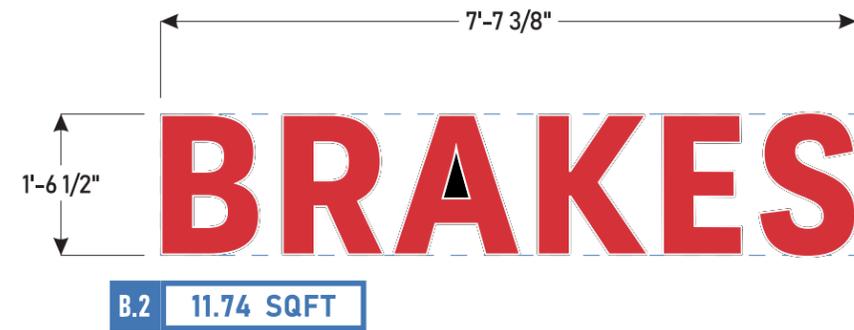
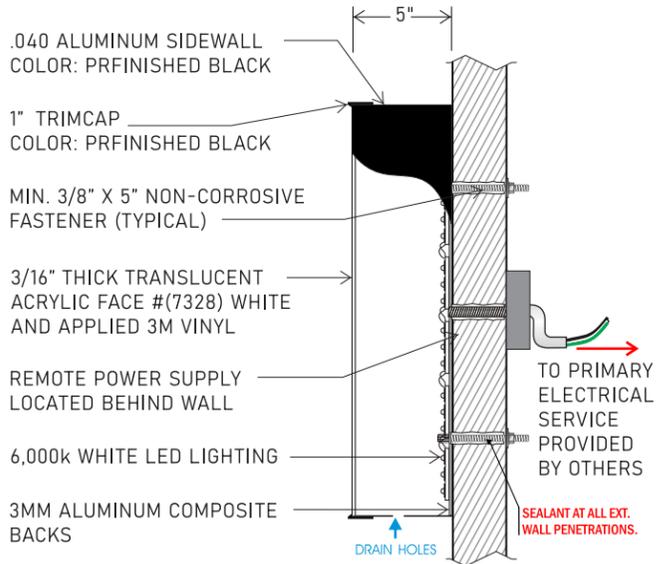
VINYL COLORS

- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black



EAST ELEVATION (LEFT HALF)

SCALE: 1/8"=1'-0"



52.3 TOTAL SQFT

SIGN ELEVATION

SCALE: 1/2"=1'-0"

NEW CONSTRUCTION

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SIGNS C, D

QTY: (C: 1) (D: 2)

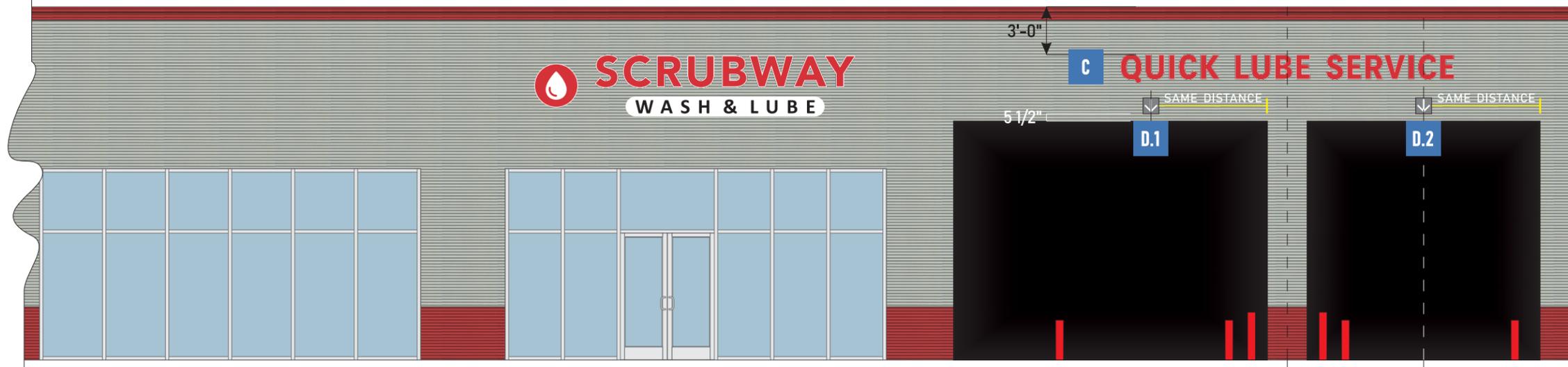
PROVIDE AND INSTALL ARCHITECTURAL-GRADE, FRONT-LIGHTED LED CHANNEL LETTERS

Front-Lighted Channel Letters

- Faces: 3/16" 7328 Trans. white acrylic with vinyl (V1) applied to first surface with 1/2" inline
- Returns: 5" Deep .040 aluminum pre-finished black
- Trim: 1" Pre-finished black
- Backs: 6mm ACM, white stock color
- Illumination: Internal white 6,000k LEDs
- Mounting: Flush with minimum 3/8" x 5" fasteners

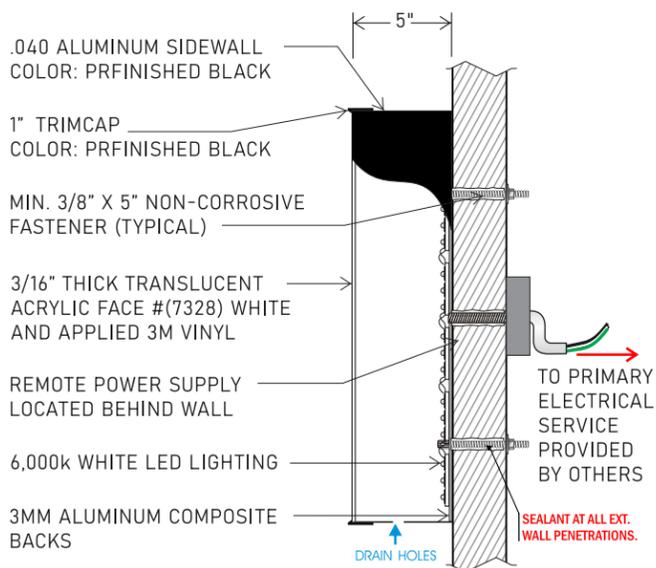
VINYL COLORS

- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black



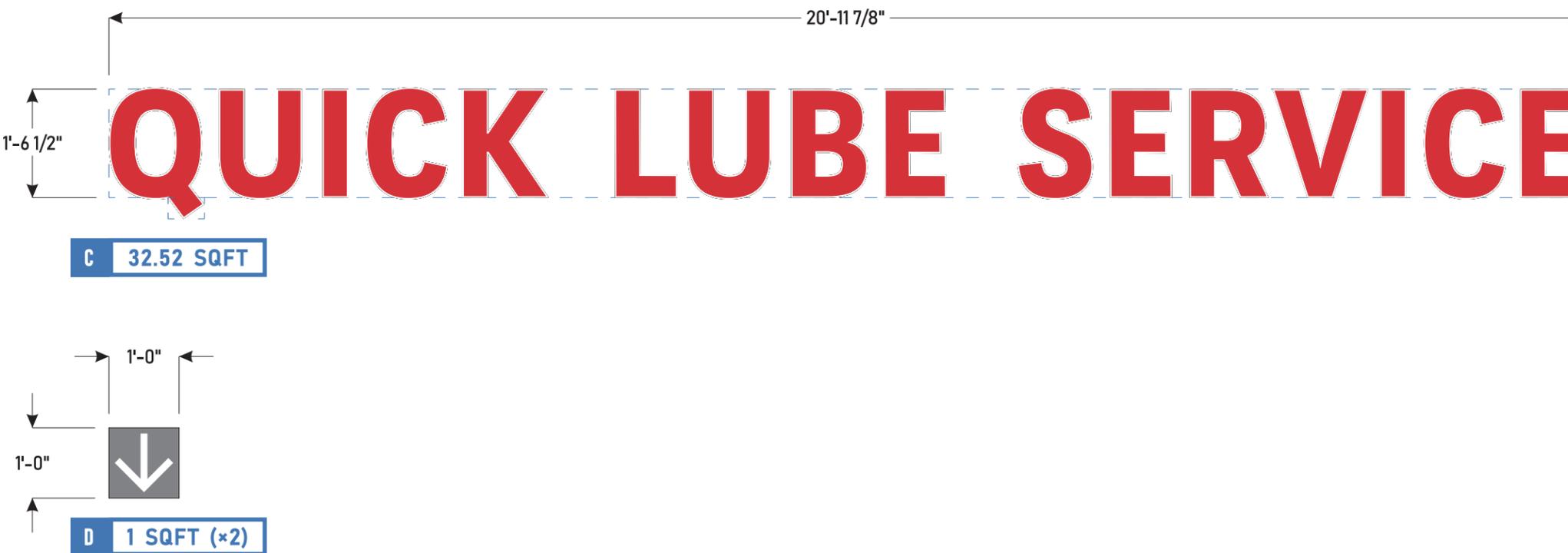
EAST ELEVATION (RIGHT HALF)

SCALE: 1/8"=1'-0"



TYP. SECTION CHNL LTR

SCALE: NOT TO SCALE



34.52 TOTAL SQFT

SIGN ELEVATION

SCALE: 1/2"=1'-0"

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PROJ. NAME	SCRUBWAY IOWA COLONY
CLIENT	SCRUBWAY
ADDRESS	25262 SH 288, BLDG 1, BLDG 2
CITY/STATE	ROSHARON, TX 77583
DATE	12.03.2025

PROJECT #	
FILE NAME	XXX
DESIGNER	HUNTER WILSON
SALES REP	JOE MINAVI
PROJ. MGR	ZIBA MINAVI

R01	XX
R02	
R03	
R04	
R05	

R06	
R07	
R08	
R09	
R10	

FILE PATH 14-PROJECTS\S\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BDLG 1, BLDG 2, RO SHARON, TX, 77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW

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EAST ELEVATION

SCALE: 1/16"=1'-0"



SOUTH ELEVATION

SCALE: 1/16"=1'-0"



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PROJ. NAME	SCRUBWAY IOWA COLONY	PROJECT #		R01	XX	R06	
CLIENT	SCRUBWAY	FILE NAME	XXX	R02		R07	
ADDRESS	25262 SH 288, BLDG 1, BLDG 2	DESIGNER	HUNTER WILSON	R03		R08	
CITY/STATE	ROSHARON, TX 77583	SALES REP	JOE MINAVI	R04		R09	
DATE	12.03.2025	PROJ. MGR	ZIBA MINAVI	R05		R10	
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SIGN E

QTY: 2

PROVIDE AND INSTALL ARCHITECTURAL-GRADE, FRONT-LIGHTED LED CHANNEL LETTERS

Front-Lighted Channel Letters

- Faces: 3/16" 7328 Trans. white acrylic with vinyl (V1, V2) applied to first surface with 1/2" inline
- Returns: 5" Deep .040 aluminum pre-finished black
- Trim: 1" Pre-finished black
- Backs: 6mm ACM, white stock color
- Illumination: Internal white 6,000k LEDs
- Mounting: Flag mounted under roof/canopy on a custom fabricated metal frame (to be engineered). Flush to frame with minimum 3/8" x 5" fasteners

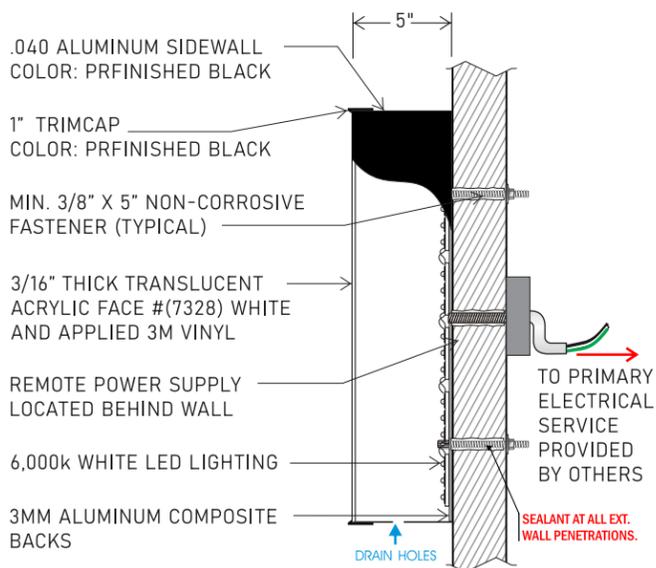
VINYL COLORS

- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black

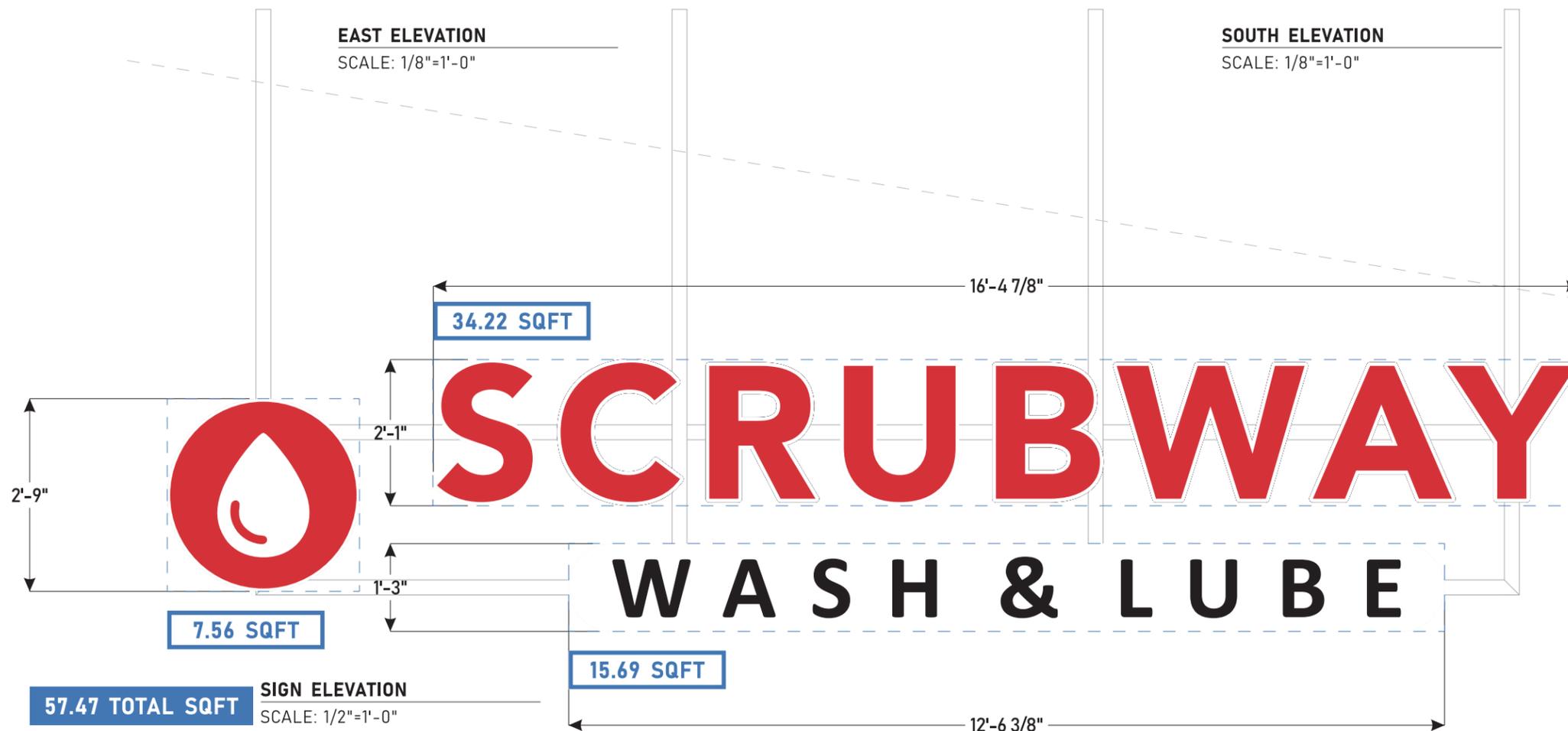


EAST ELEVATION
SCALE: 1/8"=1'-0"

SOUTH ELEVATION
SCALE: 1/8"=1'-0"



TYP. SECTION CHNL LTR
SCALE: NOT TO SCALE



57.47 TOTAL SQFT SIGN ELEVATION
SCALE: 1/2"=1'-0"

FABRICATE AND INSTALL (1) DOUBLE FACED ILLUMINATED MONUMENT SIGN

MAIN BODY

- All aluminum construction, Finish: P1
- Returns: 1/2" 2793 Red Acrylic
- Illumination: Internal Red LEDs
- Logo: Routed into face and backed w/ 3/4" Thick Clear Acrylic 3/8" to extend past face
- 1st surface: V1 or V2 Vinyl applied with 1/16" inset
- 2nd surface: Vinyl diffuser applied
- Illumination: Internal white LEDs

CHANNEL LOGO

- Faces: .150" Trans White Polycarbonate w/ V1 on face
- Returns: 4" Deep .040 aluminum, Pre-finished Red
- Trim: 2" Pre-finished Red
- Backs: .063" Aluminum, stock color
- Illumination: Internal white LEDs

ACCENT BODY & BASE BODY

- All aluminum construction, Accent Body Finish: P2; Base Body Finish: P3

SUPPORT / FOUNDATION

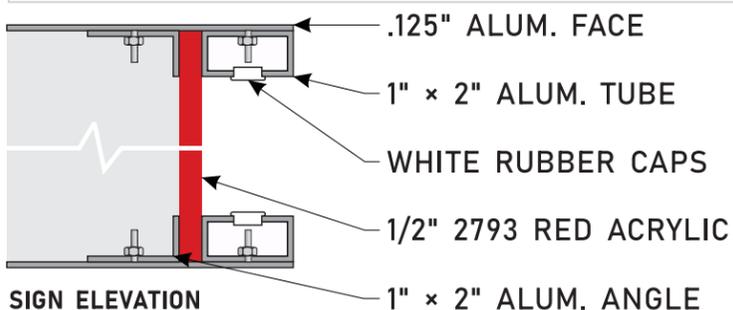
- Base Pipe: 10.75"o.d. Sch 40
- Concrete pier: Depth: 10'-0", Dia: 2'-6", 3,000 PSI typ.
- Concrete pad at bottom: 3" above & below grade with #5 rebar at mid-depth of slab 12" C-C each way

VINYL COLORS

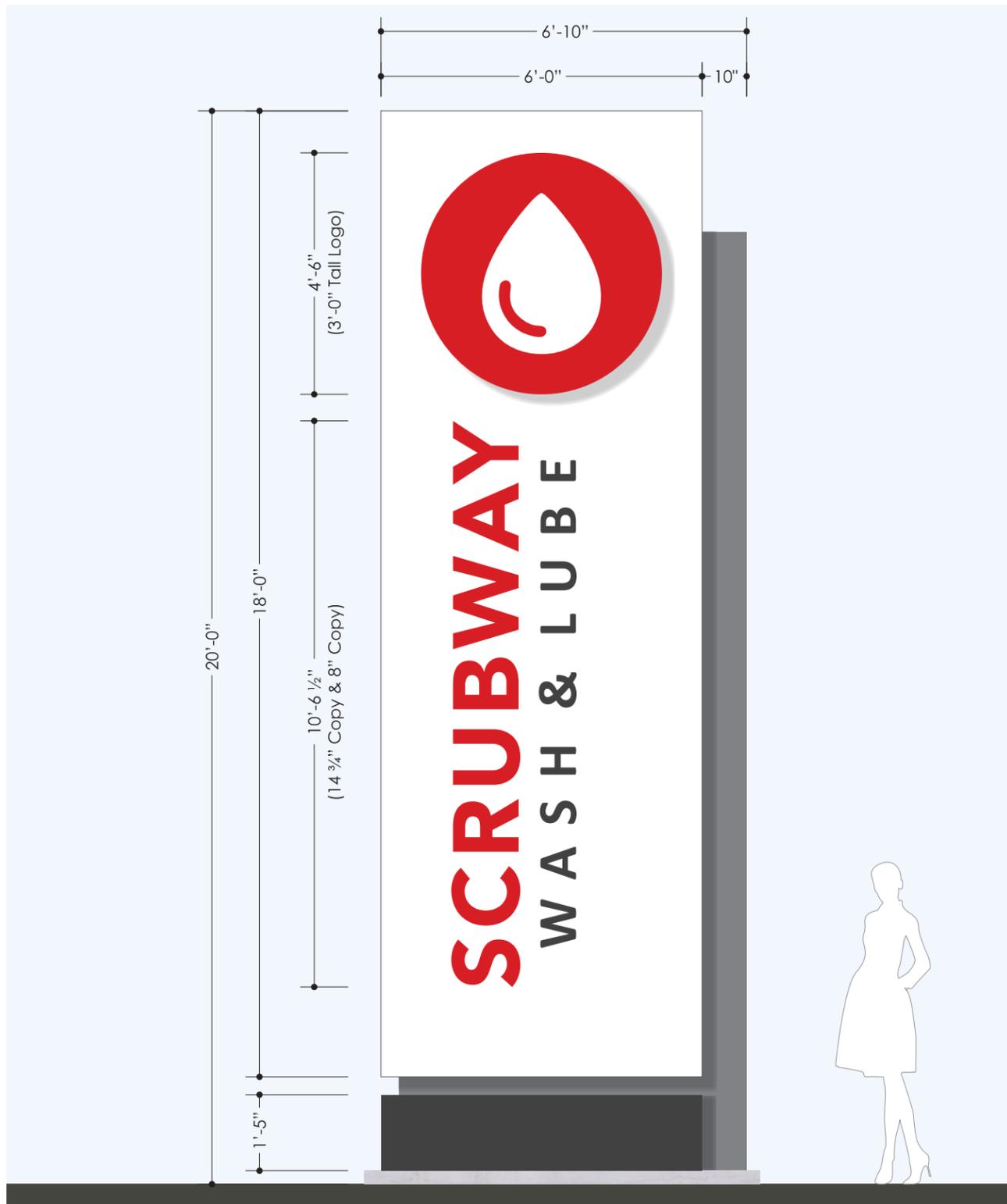
- V1: 3M Trans. Red 3630-33 | PANTONE 1797 C
- V2: 3M Opaque Black
- V3: 3M Dual Color Film 3635-222 - Black
- V4: 3M White Diffuser Film

PAINT COLORS

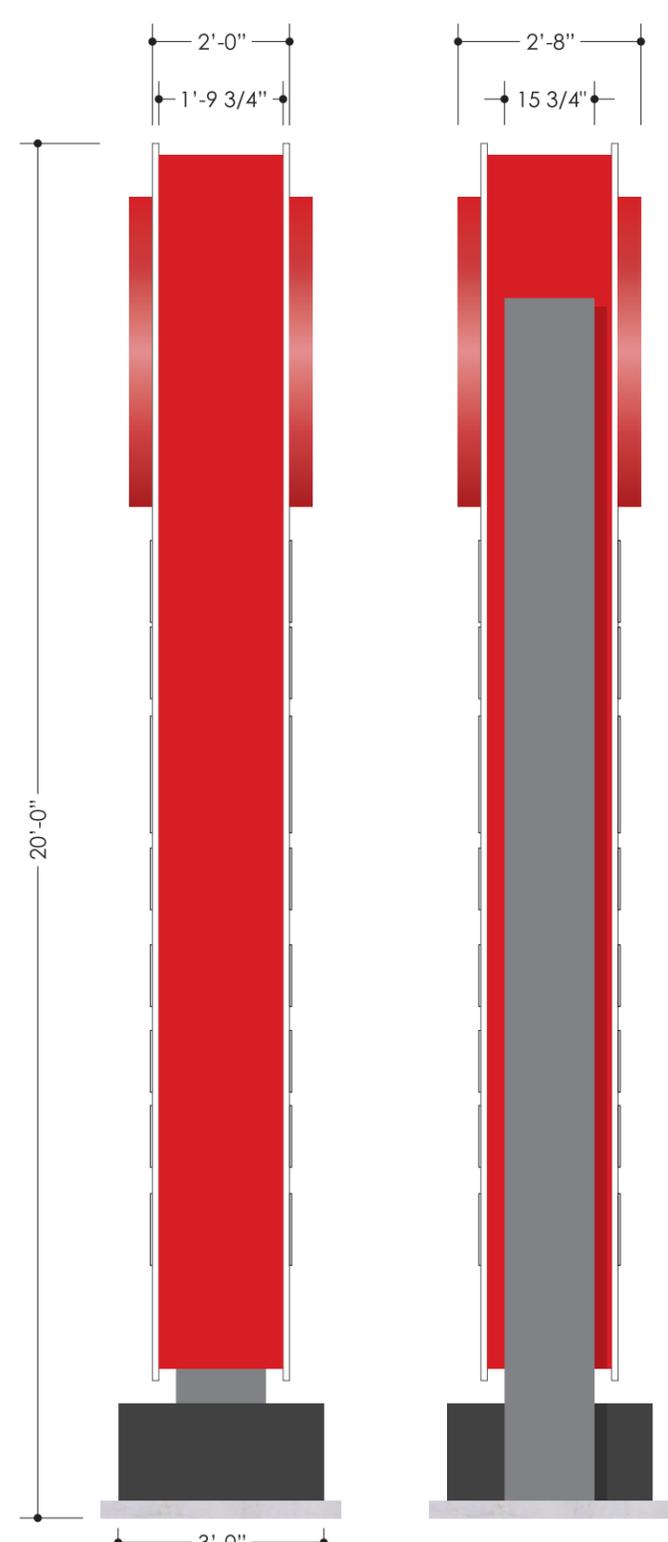
- P1: White
- P2: To Match PANTONE Cool Grey 8C
- P3: To Match PANTONE Cool Grey 11C



SIGN ELEVATION
SCALE: 3"=1'-0"



SIGN ELEVATION
SCALE: 3/8"=1'-0"



SIGN ELEVATION
SCALE: 3/8"=1'-0"

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SALES REP	JOE MINAVI
PROJ. MGR	ZIBA MINAVI

R01	XX
R02	
R03	
R04	
R05	

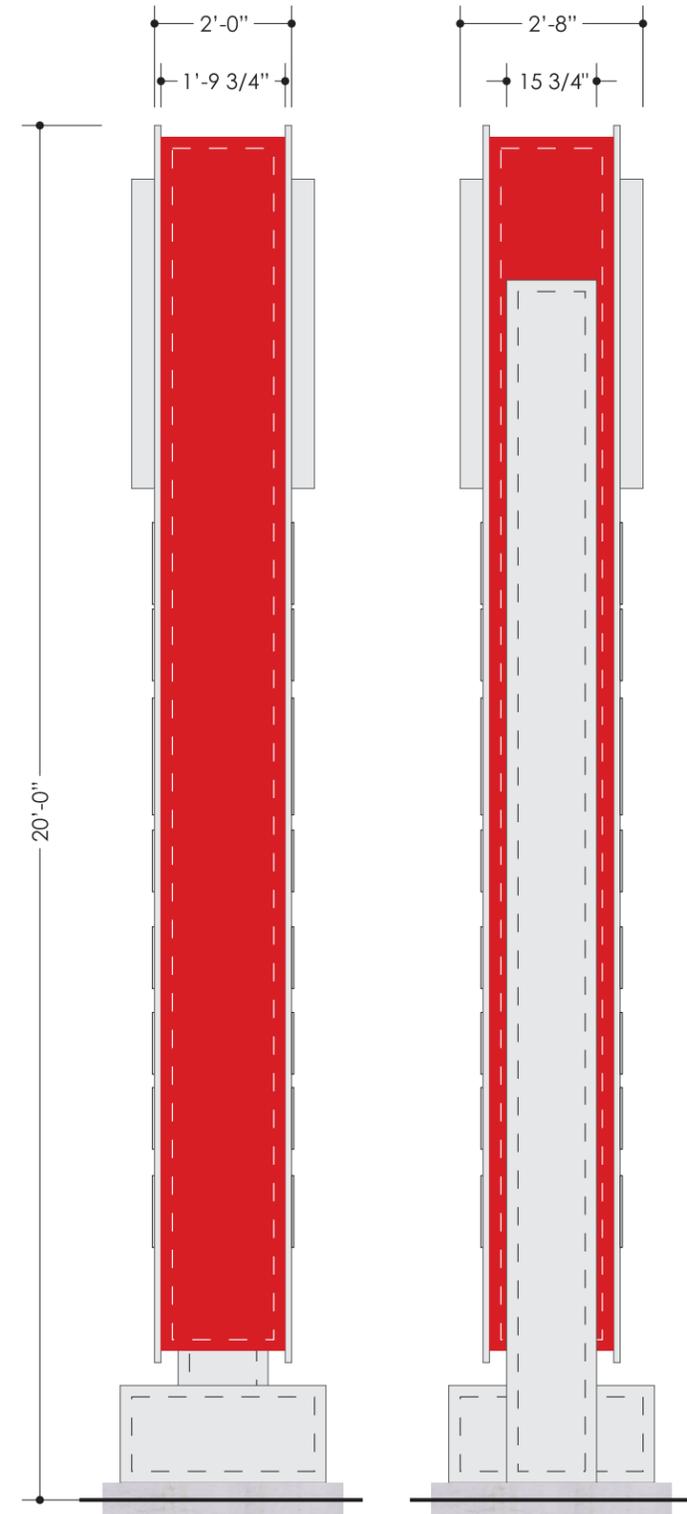
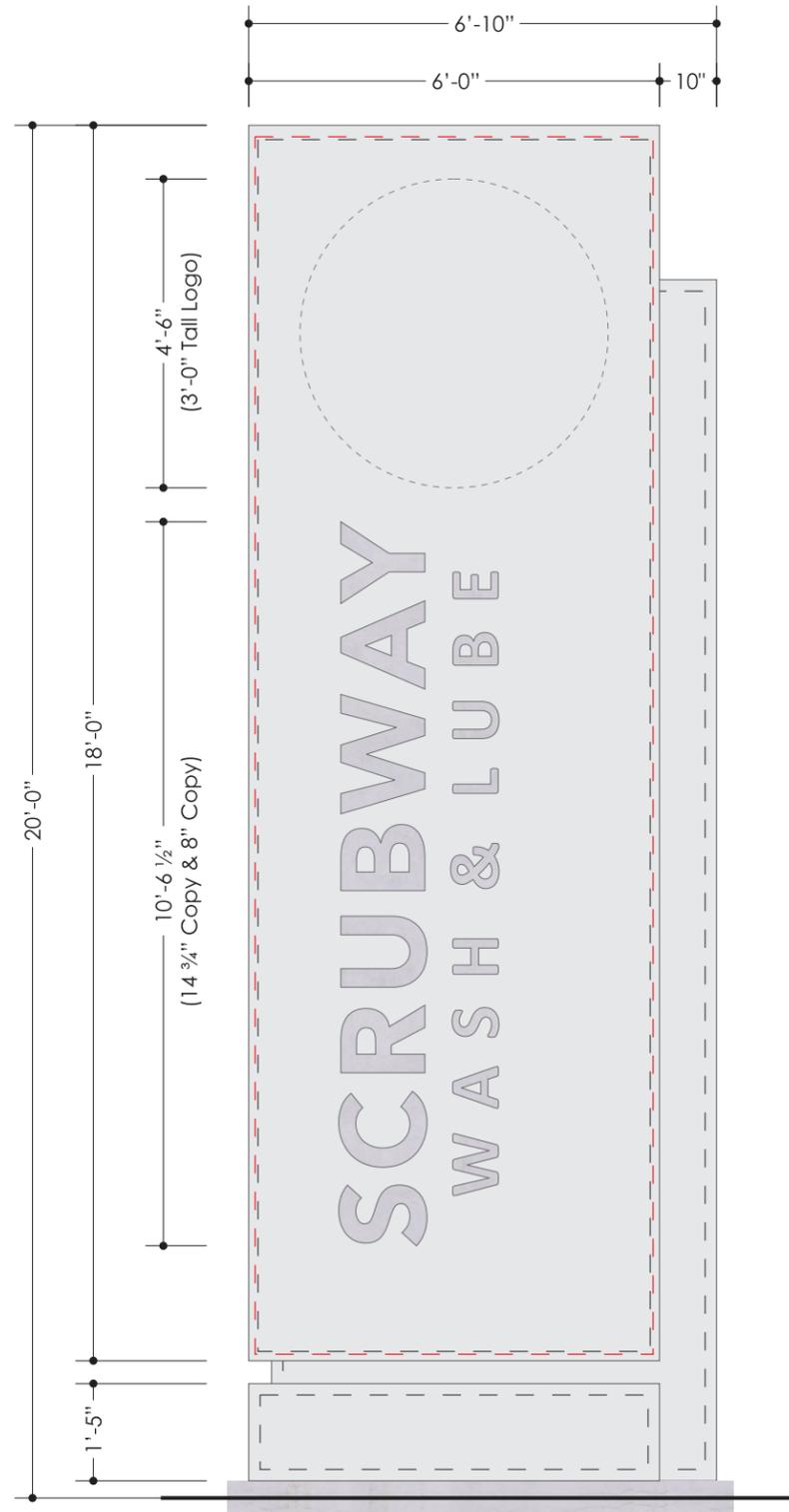
R06	
R07	
R08	
R09	
R10	

NEW CONSTRUCTION **Y** **N**

Ⓢ SPECIFICATIONS
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PRIMARY ELECTRICAL
UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 V. A.C. PRIMARY ELECTRICAL SERVICE. FINAL CONNECTION THEREOF IS THE RESPONSIBILITY OF THE CLIENT.

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**SIGNCO
AMERICA**

7938 WRIGHT ROAD | HOUSTON, TEXAS 77041
713-661-1500 | www.SIGNCOAMERICA.com

PROJ. NAME SCRUBWAY | IOWA COLONY
CLIENT SCRUBWAY
ADDRESS 25262 SH 288, BLDG 1, BLDG 2
CITY/STATE ROSHARON, TX 77583
DATE 12.03.2025

PROJECT # |
FILE NAME XXX
DESIGNER HUNTER WILSON
SALES REP JOE MINAVI
PROJ. MGR ZIBA MINAVI

R01 XX
R02
R03
R04
R05

R06
R07
R08
R09
R10

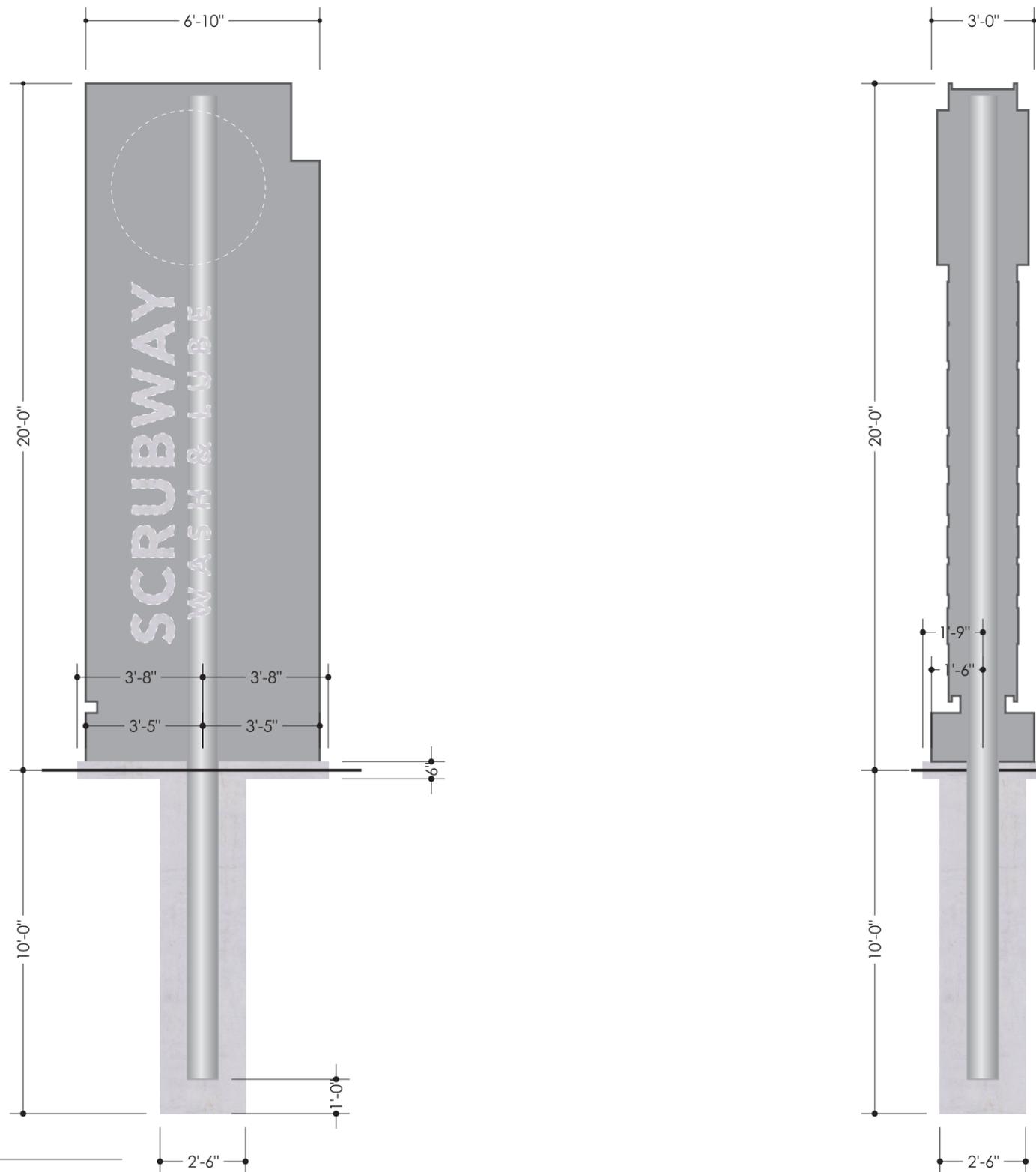
FILE PATH 14-PROJECTS\S\SCRUBWAY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BDLG 1, BLDG 2, ROSHARON, TX,77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW

NEW CONSTRUCTION **Y** **N**

SPECIFICATIONS
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SIGN ELEVATION
SCALE: 1/4"=1'-0"

PROJ. NAME	SCRUBWAY IOWA COLONY
CLIENT	SCRUBWAY
ADDRESS	25262 SH 288, BLDG 1, BLDG 2
CITY/STATE	ROSHARON, TX 77583
DATE	12.03.2025

PROJECT #	
FILE NAME	XXX
DESIGNER	HUNTER WILSON
SALES REP	JOE MINAVI
PROJ. MGR	ZIBA MINAVI

R01	XX
R02	
R03	
R04	
R05	

R06	
R07	
R08	
R09	
R10	

FILE PATH	14-PROJECTS\IOWA COLONY CAR WASH\SCRUBWAY - IOWA COLONY - 25262 SH 288, BLDG 1, BLDG 2, RO SHARON, TX, 77583\DRAWINGS\SCRUBWAY_IOWA-COLONY_25262-SH-288-BLDGS-1,2-ROSHARON-TX-77583_12.03.25_HW
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NEW CONSTRUCTION

SPECIFICATIONS
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