

**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 TO ALLOW A 20-FOOT FREESTANDING MONUMENT SIGN ALONG STATE HIGHWAY 288; 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 20-foot freestanding monument sign along State Highway 288. The variance seeks to allow for an increase in the size of the monument signage for Parkway K II, LLC, (DBA Scrubway Wash and Lube III). 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 a 20-foot freestanding monument sign along State Highway 288; 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 MARCH 16, 2026.

**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  
PARKWAY K II, LLC  
(DBA SCRUBWAY WASH AND LUBE III)