



APPLICATION FOR VARIANCE REQUEST or APPEAL

12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.CITYOFIOWACOLONY.COM

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.cityofiowacolony.com 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 ☐ SUBDIVISION ORDINANCE ☐ SIGN ORDINANCE ☐ APPEAL

APPLICANT INFORMATION:

Name of Applicant: Identity Architecture
Address of Applicant: 111 Travis Street Phone: 346-772-4242
Houston, TX 77002 Email: ghillsman@identityarchitects.com
Name of Owner: Malabar Hill Capital LLC
Address of Owner: 5400 Pointe W Circle Phone: 832-585-5016
Richmond, TX 77469 Email: chris@noblemerchantproperties.com

PROPERTY INFORMATION:

Address Of Subject Property: 13532 Valley Vista Road, Iowa Colony, TX 77583 - Building B
Legal Description Of Subject Property: A0235 H T & B R R TRACT 5A4 ACRES 1.2904
Brazoria County Tax No(s): 165997 / 0235-0007-111
Current Zoning: Planned Unit Development Water and Sanitary Served 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: Section 3.5.3.12 Storefronts (B) - Transparency
Request and reason: We are requesting a variance to reduce the sixty-five (65) percent transparent material requirement for design needs
List Ordinance or Code: _____
Request and reason: _____

List of supplemental documentation provided: Building B Transparency Exhibit - Meets 65 Transparency, Proposed for Variance, Redesign of Original, Site Exhibits

Planning Commission Date Requested: May 6, 2025 City Council Date Requested: Next Date after Planning Commission meets
Requestor Signature or Owner and Date: Bernard Hillsman - 4/2/2025

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
☐ Written Notice of Decision



IOWA COLONY FIRE MARSHAL'S OFFICE

3144 Meridiana Parkway
Iowa Colony, TX 77583

Albert Cantu, CFM

Office Phone: (346) 395-4551
Email: acantu@iowacolonytx.gov

Cell Phone: (346) 278-9218
Website: iowacolonytx.gov

February 6, 2025

Malabar Hills Shops at Creekhaven Building B
13532 Valley Vista Road
Iowa Colony, TX 77583

Plan Review Notes

On Thursday February 6, 2025, a plan review was conducted. The plans were denied. See comments below.

If you have any questions, feel free to contact me.

Notes:

1. Driveway around building shall withstand 75,000 lbs. as required in the 2018 IFC Appendix D.
2. Fire Sprinkler, and fire alarm is a separate fire permit with plans submitted for review.
3. A-201 Shall post address to the front of the building to be visible from the street. Shall post suite numbers to all front and rear doors,
4. S101 Shall bond foundation to meet NEC Section 250.
5. E1.2 Please verify photometric calculations.
6. E3.1 Post suite numbers to each electrical panel that it serves.
7. Sec. 3.5.3.12. - Storefronts The primary purpose of a storefront is to display merchandise or market services to the public, both pedestrian and vehicular. Modern storefronts often consist of simple metal tubing and glass. Storefronts shall either align with the building wall or be slightly inset behind the building wall but not project from the building wall into the pedestrian space.

(b) Transparency. Each exterior wall of a commercial/retail/office building facing a public street must contain at least 65 percent transparent material to allow visual penetration of at least three feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.

Thanks,

Albert Cantu

Albert Cantu,
Building Official/Fire Marshal