



3144 Meridiana Parkway  
Iowa Colony Tx. 77583  
Phone: (346) 395-4551  
Fax: (281) 369-0005  
[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

May 24, 2024

McDonald's  
3215 Meridiana Parkway  
Iowa Colony, TX 77583

Re.: Letter of Recommendation  
Transparency Variance

Attn.: Planning and Zoning Commission  
City Council

On April 30, 2024, JR Permits/Jasmine Rios applied for a variance in reference transparency on the Westside of the building facing Karsten Blvd. City Staff is recommending allowing the variance for the following reasons listed below.

The Unified Development Code Section 3.5.3.12 (b) requires 65% transparency on a public road.

Due to the large amount of kitchen equipment and the minimum footprints to choose from, staff is recommending that we allow the variance as requested. McDonald's Corporation only have 5 pre-selected footprints. All drive through windows is placed on the left side of the structure facing the building. With the kitchen equipment and drive through windows it minimizes the amount of transparency they can put on that one side.

See attached plans.

Thanks,

*Albert Cantu*

Albert Cantu,  
Building Official/Fire Marshal