



12003 Iowa Colony Blvd.
Iowa Colony Tx. 77583
Phone: 281-369-2471
Fax: 281-369-0005
www.cityofiowacolony.com

IOWA COLONY PLANNING COMMISSION
MINUTES OF AUGUST 4, 2020

Members present: Steve Bradbery, Les Hosey, David Hurst, Vince Patterson,
and Steven Byrum Bratsen

Members absent: None

Others present: Dinh Ho and Kent Marsh

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:00 P.M.

2. Citizens Comments. No comments from the public.

"An opportunity for the public to address Planning Commission on agenda items or concerns not on the agenda. To comply with the Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must observe a three-minute time limit."

3. PUBLIC HEARINGS

- Hold a public hearing for a variance application by Texas Republic Signs, LLC for variance to Sign Ordinance section 25 and related provisions concerning the size of wall signs at the Check Out gas station at 3262 Meridiana Parkway, Iowa Colony, Texas. Chairman Hurst opened the public hearing at 7:01 P.M. No comments from the public. Chairman Hurst closed the public hearing at 7:50 P.M.
- Hold a public hearing for a variance application by Sierra Vista Corner, LLC for variances as follows at the southeast corner of Meridiana Parkway and Sierra Vista Boulevard: Chairman Hurst opened the public hearing at 7:13 P.M. No comments from the public. Chairman Hurst closed the public hearing at 7:50 P.M.
 - Uniform Development Code sections 3.5.3.1 (a)(4) and related provisions concerning the building setback along Meridiana Parkway;
 - Uniform Development Code sections 3.5.3.1 (a)(1) and related provisions concerning the building setback along Sierra Vista Boulevard; and
 - Engineering Design Manual section 8.7 subsection C1(i) and related provisions concerning the spacing for driveways.

- Hold public hearing on request by Sierra Vista Corner, LLC for replat of Restricted Reserve A of Sierra Vista Section 1. Chairman Hurst opened the public hearing at 7:47 P.M. No comments from the public. Chairman Hurst closed the public hearing at 7:50 P.M.

4. Consider approval of the meeting minutes of July 7, 2020. Steven Byrum-Bratsen moved to approve the minutes. Seconded by Steve Bradbery. Approved unanimously.

5. Consideration and possible action for a variance to Sign Ordinance section 25 and related provisions concerning the size of wall signs at the Check Out gas station at 3262 Meridiana Parkway, Iowa Colony, Texas. Les Hosey moved to approve the 24% increase in sign area based on the increase in distance from Meridiana Parkway. Seconded by Steve Bradbery. Approved unanimously.

6. Consideration and possible action for variances as follows at the southeast corner of Meridiana Parkway and Sierra Vista Boulevard:

- Uniform Development Code sections 3.5.3.1 (a)(4) and related provisions concerning the building setback along Meridiana Parkway; Steven Byrum-Bratsen made a motion to approve the Uniform Development Code sections 3.5.3.1 (a)(4) and related provisions concerning the 53-foot building setback along Meridiana Parkway. Seconded by Les Hosey. Approved unanimously.
- Uniform Development Code sections 3.5.3.1 (a)(1) and related provisions concerning the building setback along Sierra Vista Boulevard. Steven Byrum-Bratsen moved to approve a minimum 20-foot building setback line along Sierra Vista Boulevard. Seconded by Les Hosey. Approved unanimously.
- Engineering Design Manual section 8.7 subsection C1(i) and related provisions concerning the spacing for driveways. Vince Patterson moved to approve the variance with recommendations as attached from Kent Marsh, Consultant City Planner. Seconded by Steven Bradbery. Approved unanimously.

7. Consideration and possible action for a variance request by Sierra Vista Corner, LLC for replat of Restricted Reserve A of Sierra Vista Section 1. Steve Bradbery moved to approve subject to recommendations as attached from Kent Marsh, Consultant City Planner. Seconded by Les Hosey. Approved unanimously.

8. Consideration and possible action for Meridiana Section 81B Final Plat. Steve Bradbery moved to approve The Meridiana Section 81 B Final Plat. Seconded by Les Hosey. Approved with three ayes. Steve Bradbery and Steven Byrum-Bratsen opposed.

9. Consideration and possible action for Sierra Vista West Section 7 Preliminary Plat. Steve Bradbery moved to approve the Sierra Vista West Section 7 Preliminary Plat. Seconded by Steven Byrum-Bratsen. Approved unanimously.

10. Les Hosey made a motion to adjourn. Seconded by Steve Bradbery. Approved unanimously. The meeting was adjourned at 8:25 P.M.

APPROVED THIS 1st DAY OF SEPTEMBER, 2020.

ATTEST:

Kayleen Rosser
Kayleen Rosser, City Secretary

David Hurst
David Hurst, Chairman



July 24, 2020

LETTER OF RECOMMENDATION

Wall Sign Variance – 3262 Meridiana Parkway - CheckOut

The Staff of the City of Iowa Colony has received a variance request from Texas Republic Signs for a variance to the City of Iowa Colony Sign Ordinance 2016-19. The requested variance is to permit greater than allowed wall sign area and greater than allowed wall sign height.

BACKGROUND

This property is located at the southeast corner of the intersection of Meridiana Parkway and Karsten Boulevard and is one of three tracts developed along the south side of Meridiana Parkway: this Checkout convenience store, the CVS pharmacy, and the 288 Retail Center. The front portion of the tract contains a gasoline service canopy and the retail convenience store, considered the principal building, is located farther from Meridiana Parkway behind the gasoline service canopy. The front wall of the convenience store building is located approximately 233 feet from the Meridiana Parkway right-of-way. The building area is approximately 4,468 square feet. The building wall height is approximately 21 feet and the building wall area is approximately 740.51 square feet. The proposed sign proportion of length to height is 3.42 to 1.

REVIEW

Section 25 of the City of Iowa Colony Sign Ordinance regulates the area and height of wall signs within the city limit and the extra-territorial jurisdiction. Section 25, B, 1, a, 1 regulates the area allowed for building wall signs located on non-residential buildings having a total gross leasable area less than 10,000 square feet. This section indicates "The effective Area of all wall signs located on a principal building serving as a Non-residential Use may not exceed 15% of the area of the wall or façade upon which they are located or 300 square feet whichever is less". The allowed total sign area for this location is 111.07 square feet (15% of 740.51 square feet). Section 25, B, 2, b regulates the maximum height allowed for wall signs. This section indicates "For Buildings containing less than 10,000 square feet in Floor Area, the maximum height of the Wall Sign is 1 ½ inches for every 1 foot in height of the wall to which it is attached. Under this provision, the height of the wall is measured from the base of the wall vertically to the highest point of the wall to which the sign is affixed". The allowed total sign height for this location is 2.625 feet or 31.5 inches (1 ½ inches x 21 feet).

RECOMMENDATION

In April of 2018, the Iowa City Council reviewed a wall sign request for the only other known convenience store in Iowa Colony, the AM-PM Express convenience store and gas station located at 16377 State Highway 6. The wall sign is located approximately 177 feet from the State Highway 6 right-of-way. The building wall of the subject tract at 3262 Meridiana Parkway is located

approximately 233 feet from the Meridiana Parkway right-of-way. This is approximately 24% farther from the front street right-of-way than the AM-PM Express building wall sign. The applicant's contention that a greater distance from the street right-of-way warrants a larger sign is valid. Since the visual effect of signage is usually based on the sign area, staff supports a larger pro-rata area based on the greater distance. A 24% increase in the allowed sign area would result in a variance sign area of 137.3 square feet (111.07 square feet + 26.23 square feet). 137.3 square feet is 88.9% of the requested sign area. Accordingly, based on the 24% increased distance from Meridiana Parkway right-of-way (24% farther than the AM + PM Express on SH 6), staff supports a 24% variance in the allowed sign height to 39.06 inches or 3.255 feet (2.625 feet + .63 feet). 3.255 feet is 48% of the requested sign height.

Therefore, staff recommends the Planning Commission allow and recommend to City Council, a variance in the area of the proposed wall sign located at 3262 Meridiana Parkway to a maximum area of 137.3 square feet and staff recommends the Planning Commission allow and recommend to City Council, a variance in the height of the proposed wall sign located at 3262 Meridiana Parkway to a maximum height of 39.06 inches or 3.255 feet. This combination of allowed maximum sign height and the proposed sign proportion (3.42:1) would allow a wall sign 3.255 feet high by 11.43 feet wide.

J. Kent Marsh, AICP CUD

Staff Planner for the City of Iowa Colony