



**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING**

**Tuesday, July 07, 2026
6:30 PM**

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION OF IOWA COLONY** WILL HOLD A **PUBLIC MEETING AT 6:30 PM ON TUESDAY, JULY 7, 2026 AT IOWA COLONY CITY HALL, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-369-2471.

CALL TO ORDER

CITIZEN COMMENTS

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

PUBLIC HEARING

1. Hold a public hearing pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Business and Retail:

Approximately 0.9352 acres of land at 3518 Davenport Pkwy, A0259 H.T. & B.R.R., Tract 2C, Brazoria County, Texas.

ITEMS FOR CONSIDERATION

2. Consideration and possible action to provide a recommendation to City Council concerning rezoning the following property from Single Family Residential to Business and Retail.

Approximately 0.9352 acres of land at 3518 Davenport Pkwy, A0259 H.T. & B.R.R., Tract 2C, Brazoria County, Texas.

3. Consider approval of the R & E Estate Final Plat.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony Planning and Zoning Commission was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on June 30, 2026.



Kayleen Rosser, City Secretary

**CITY OF IOWA COLONY NOTICE OF PUBLIC HEARING
ON REZONING**

Planning and Zoning Commission Public Hearing: **July 7, 2026, at 6:30 p.m.**

City Council Public Hearing: **July 20, 2026, at 7:00 p.m.**

City Council Chambers

3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony **Planning and Zoning Commission** will hold a public hearing at 6:30 p.m. on July 7, 2026, and the Iowa Colony **City Council** will hold a public hearing at 7:00 p.m. on July 20, 2026, each in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Business and Retail:

Approximately 0.9352 acres of land at 3518 Davenport Pkwy, A0259 H.T.
& B.R.R., Tract 2C, Brazoria County, Texas

All interested persons may be heard concerning this matter. A copy of the application for action by the City of Iowa Colony and a map of the area subject to this action are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
City Secretary



Permit #: 8014

Permit Date: 04/30/26

Permit Type:

Permit Type: RE-ZONING

Residential or Commercial:

Flood Plain:

Owner Name: JENNIFER KAMARA & IBRAHIM KAMARA

Address: 3518 DAVENPORT PARKWAY

City, State, ZIP: IOWA COLONY TX 77583

Owner Phone Number: [REDACTED]

Applicant Email: [REDACTED]

Description: LOOKING TO REZONE THE PROPERTY FROM SFR TO BR TO ALLOW CONSTRUCTION FOR A COFFEE SHOP

Project Cost: 0

Number of Bathrooms: 0.0

Number of Bedroom: 0

Number of Garage Bays: 0

Number of Stories: 0

Living Area SQF: 0

Garage Area SQF: 0

Total SQF: 0

Parcel Address: 3518 DAVENPORT PARKWAY

Status: Pending

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
02590004000	3518 DAVENPORT PARKWAY	ABST - 259 Tract - 2C	JENNIFER & IBRAHIM KAMARA		SFR - SINGLE FAMILY RESIDENTIAL

Fees

Fee	Description	Notes	Amount
CHANGE IN ZONING UP TO 1 ACRE			\$1,000.00
		Total	\$1,000.00

Attached Letters

Date	Letter	Description
04/30/2026	Web Form - New Home Permits Application	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
04/30/2026	232 alero holding llc		check # [REDACTED]	Rachel Patterson	\$1,000.00
				Outstanding Balance	\$0.00

Uploaded Files

Date	File Name
04/30/2026	31969321-3518 DAVENPORT PKWY GENERAL PLAN REZONE.pdf
04/30/2026	31969322-3518 DAVENPORT PKWY SURVEY REZONE.pdf
04/30/2026	31969323-3518 DAVENPORT PKWY APPLICATION REZONE.pdf



APPLICATION FOR AMENDMENT TO REGULATIONS OR TO THE OFFICIAL ZONING DISTRICT MAP

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 346-395-4528 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

APPLICANT INFORMATION:

Name: 232 Alero Holdings
Address: 3518 Davenport Pkwy
Iowa Colony, TX 77583
Phone: [REDACTED]
Email: [REDACTED]

OWNER INFORMATION:

Name: Jennifer Kamara & Ibrahim Kamara
Address: 10623 Wagner St
Iowa Colony
Phone: TX 77583
Email: [REDACTED]

DESCRIPTION OF PROPOSED AMENDMENT:

We are looking to rezone current property from a resident class to commercial to allow construction of a coffee shop.

PROPERTY INFORMATION:

Legal Description:

A0259 H T & B R R TRACT 2C ACRES 0.9352

Brazoria County Tax Account Number(s) and Parcel ID No(s).

- | | | | | |
|----|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
| 1. | Tax Acct No. <u>166986</u> | Parcel ID No. <u>166986</u> | Current Zoning: <u>Residential</u> | Requested Zoning: <u>Commercial</u> |
| 2. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |
| 3. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |
| 4. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |
| 5. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |

SUBMITTAL REQUIREMENTS:

- Application
- Survey/ Metes and Bounds Description
- Fee: Less than 1 acre: \$1,000.00, More than 1 acre: \$2,000.00
- Authorization letter, if applicable
- General plan/site plan, if available

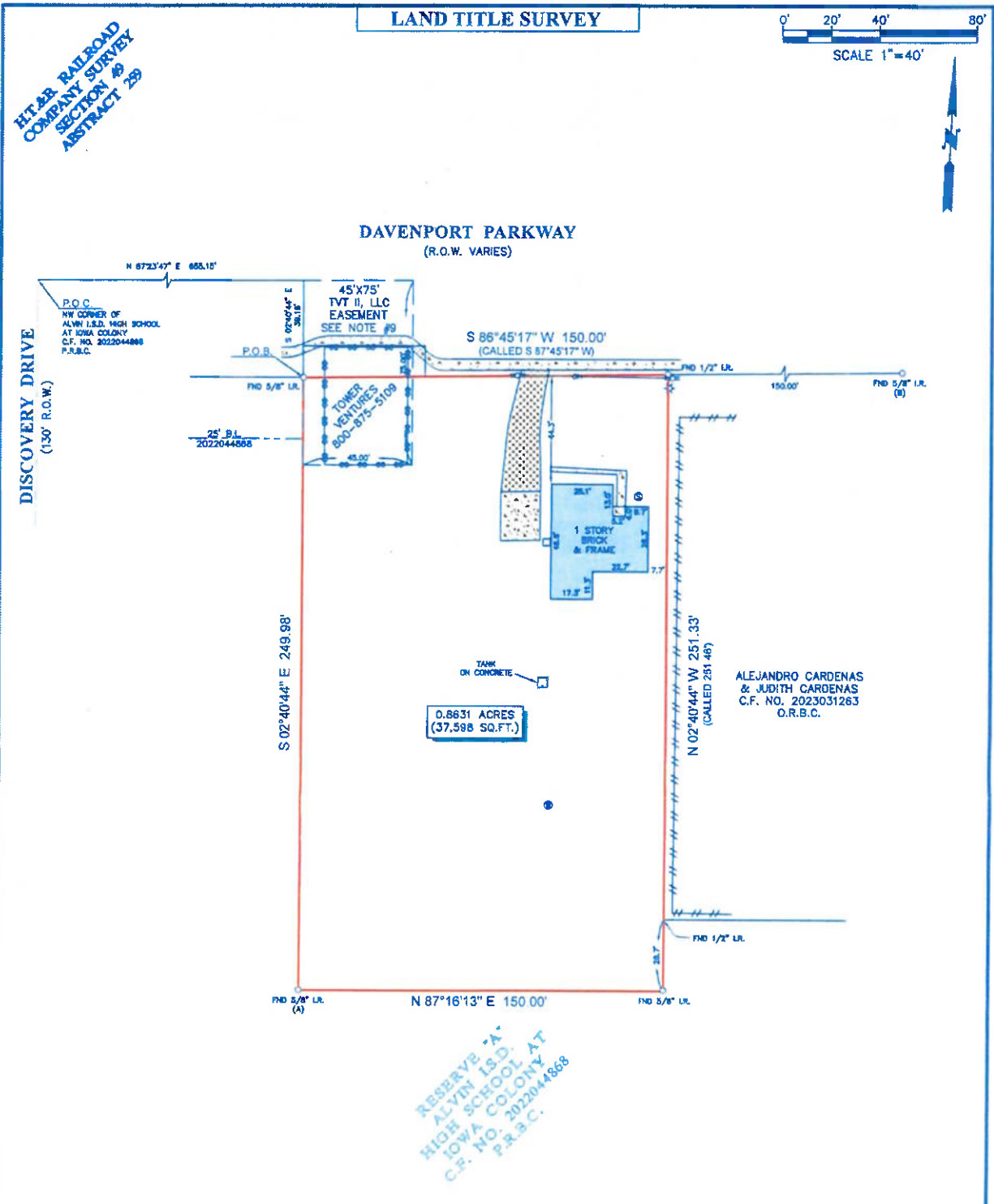
This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

I K 4/29/2026

Applicant Signature and Date

FOR CITY USE ONLY:

RECEIVED BY: RLH DATE RECEIVED: 4-29-26 PAYMENT TYPE: _____ PROJECT NO.: 8014



1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ENGLISH AND COMPANY LLC AS RECORDED UNDER C.F. NO. 2025056410 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.

2. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

3. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.

4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.

5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

6. A PERMANENT EASEMENT AGREEMENT GRANTED TO SEAWAY CRUDE PIPELINE COMPANY LLC AS RECORDED UNDER C.F. NO. 2019043300, O.R.B.C. ((DOES NOT APPLY TO SUBJECT PROPERTY)).

7. A PERMANENT EASEMENT AGREEMENT GRANTED TO SEAWAY CRUDE PIPELINE COMPANY LLC AS RECORDED UNDER C.F. NO. 2019043301, O.R.B.C. ((DOES NOT APPLY TO SUBJECT PROPERTY)).

8. A PERMANENT EASEMENT AGREEMENT GRANTED TO SEAWAY CRUDE PIPELINE COMPANY LLC AS RECORDED UNDER C.F. NO. 2012054610, O.R.B.C. ((DOES NOT APPLY TO SUBJECT PROPERTY)).

9. A GRANT OF EASEMENT AND ASSIGNMENT AND ASSUMPTION OF EASEMENTS GRANTED TO TVT II, LLC AS RECORDED UNDER C.F. NOS. 2020063201, 2022009677, 2020053390, 202218760, 202201780, 2020022000, AND 2020022051, O.R.B.C.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.8631 ACRES (37,598 SQUARE FEET) SITUATED IN THE H.T.&B. RAILROAD COMPANY SURVEY, SECTION 49, ABSTRACT 259, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: IBRAHIM KAMARA & JENNIFER ANDREA KAMARA
ADDRESS: 3518 DAVENPORT PARKWAY



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 25, 2026 AND THAT THE SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT PRACTICE REQUIREMENTS OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDUCTED BY SURVEYOR AND THAT THERE ARE NO ENCUMBRANCES OF PROFESSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
PROF. SURV. 4148



FIDELITY NATIONAL TITLE COMPANY

www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2643 | A.M., TX 77612
(281)363-1382 | Fax:(281)363-1383

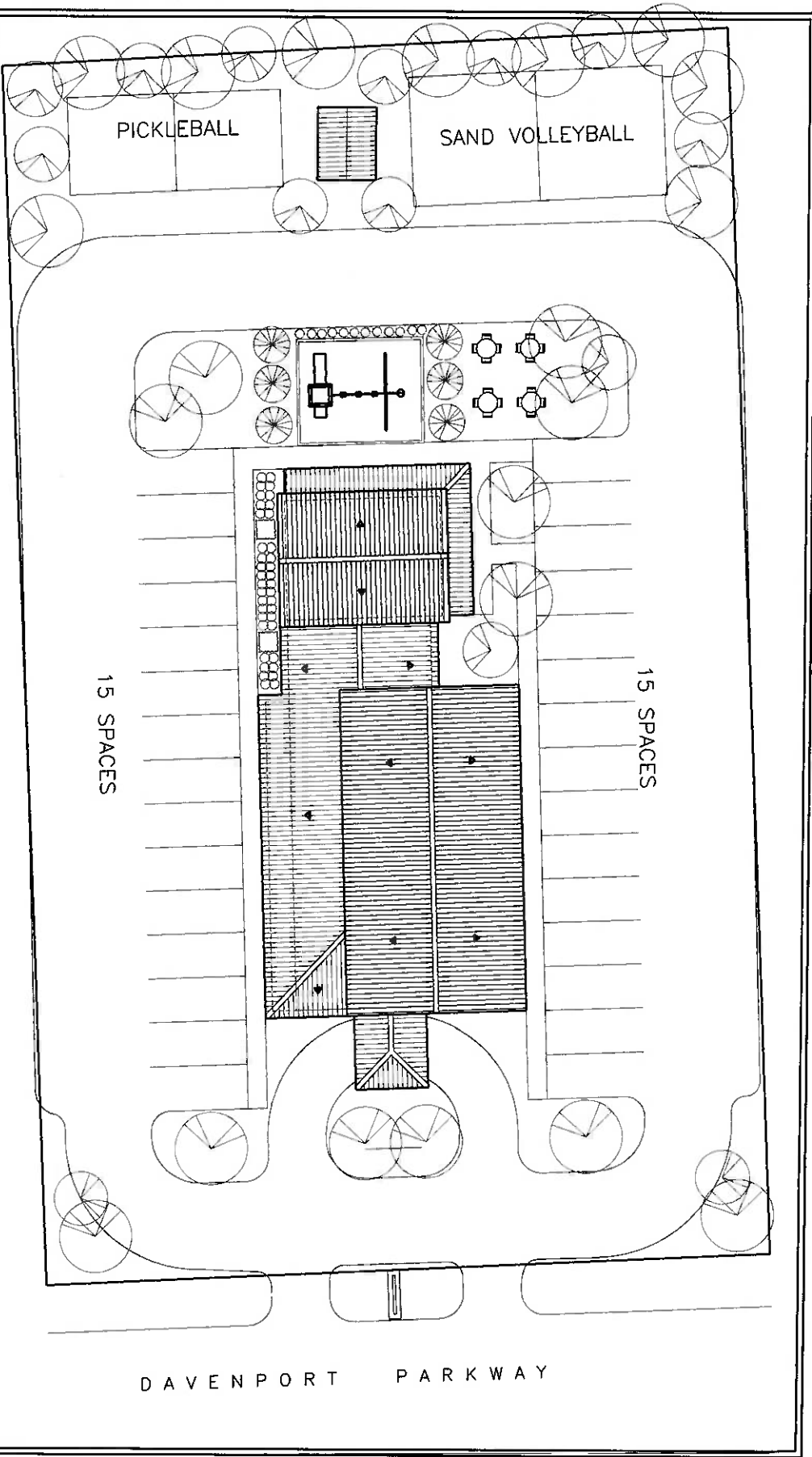
FIELD CREW: JF
TECH: ARH/EF
DATE: MAR. 3, 2026
DRAFTER: MC
FINAL CHECK: EF
JOB#: 2-162366-26





PRELIMINARY SITE PLAN

SCALE 1" = 20'-0"



MAXIMUM OCCUPANCY 150
 SQUARE FOOT AREA 4,590 SF
 1 CAR PER 200 SF = 23 MINIMUM
 A-2 ASSEMBLY/BUSINESS GROUP B CLASSIFICATION

STUDIO FITTZ
 DESIGN + BUILD
 www.studiofittz.com
 406 CEDAR STREET BASTROP, TEXAS 78002
 817.715.9540 MARK@STUDIOFITZ.COM

CAFE 504
 FOR
 IBRAHIM AND JENNIFER KAMARA
 3518 DAVENPORT PKWY IOWA COLONY, TEXAS

DATE: MARCH 15, 2026
 DRAWN BY: MDF
 DESIGNED BY: MDF, FITTZ & SHIPMAN, INC.



COFFEE	
Flat White	2.75
Latte	3.25
Cappuccino	3.75
Mocha	4.25
Cold Latte	4.25

SPECIALTIES	
Carrot Latte	4.75
Matcha Latte	4.50
Hot Chocolate Latte	4.50
Blueberry Latte	4.50
Matcha Latte	4.50
Vanilla Honey Latte	4.50

TEA & MORE	
Hot Tea	2.75
Iced Tea	3.25
Smoothie	4.75

SWEET & SAVORY BAKED GOODS	
Donut	1.50
Cake Slice	2.50
Pie Slice	3.50

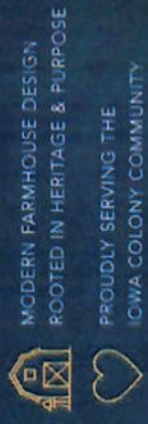


A LOCAL COFFEE SHOP FOR EVERYDAY GATHERINGS
A PLACE WHERE FAMILIES AND FRIENDS CONNECT

CAFÉ 504 | IOWA COLONY, TEXAS

COFFEE. COMMUNITY. CELEBRATION.

More than a coffee shop—Café 504 is a gathering place for Iowa Colony. A space where neighbors connect, families grow, and dreams are celebrated. Rooted in purpose. Built for our community. Inspired by the world.



PLANNING & ZONING STAFF REVIEW AND RECOMMENDATION

TO:	Planning & Zoning Commission and City Council, City of Iowa Colony
CC:	Dr. Tarron Richardson, CM, Natasha Anderson, CA, Kayleen Rosser, CS
FROM:	Dinh Ho, P.E., ADICO, LLC
DATE:	June 30, 2026
RE:	Zoning Map Amendment (Rezoning) — Project No. 8014 3518 Davenport Parkway — proposed “Café 504” coffee shop
RECOMMENDATION:	Approval subject to conditions

1. Request

The applicant requests a zoning map amendment to change the zoning of an approximately 0.86-acre tract at 3518 Davenport Parkway from Single-Family Residential (SFR) to a Business Retail District (BRD), to allow construction and operation of a neighborhood coffee shop (“Café 504”). The application form states the requested district as “Commercial”; the City permit record notes “BR.” The specific commercial district to be granted should be identified in the rezoning ordinance (see Section 7).

Applicant	232 Alero Holdings
Owner of record	Jennifer Kamara & Ibrahim Kamara, 10623 Wagner St, Iowa Colony, TX 77583
Project / Permit No.	8014 (Re-Zoning)
Action requested	Amendment to the Official Zoning District Map (Texas LGC Ch. 211; Iowa Colony Zoning Ordinance)

2. Subject Property and Existing Conditions

Address	3518 Davenport Parkway, Iowa Colony, TX 77583
Parcel / Tax ID	Parcel 02590004000; Brazoria CAD Acct/Parcel ID 166986
Legal description	A0259 H.T. & B.R.R. Co. Survey, Abstract 259, Tract 2C
Area	Survey: 0.8631 ac (37,598 sf). Application legal description states 0.9352 ac — reconcile (see Section 7); both are under 1 acre, so the \$1,000 fee tier applies either way.
Current zoning / use	Single-Family Residential; occupied by a one-story brick-and-frame dwelling
Utilities (existing)	On-site water well and septic system (OSSF) per survey — no public water/sewer connection shown

Frontage / access	±150 ft of frontage on Davenport Parkway (north); ±250 ft deep; Discovery Drive (130-ft ROW) along the west
Easements / constraints	TVT II, LLC 45'x75' easement (communications/tower) at the northwest; Seaway Crude Pipeline easements are referenced but noted by the surveyor as not applying to the subject tract — verify
Survey	Land Title Survey by Richard Fussell, RPLS No. 4148, Survey 1, Inc., dated March 3, 2026

3. Surrounding Land Use and Context

The tract sits at a visible, higher-traffic location within a developing corridor:

- **South:** Iowa Colony High School (Alvin ISD)
- **North:** Large Lot SFR
- **East (adjacent):** Single-family residential (Cardenas)
- **Area trajectory:** Proximity to the Meridiana master-planned community and ongoing residential growth supports demand for small, neighborhood-serving commercial.

This location — arterial frontage at a corner opposite an institutional use — is the type of node where a low-intensity, neighborhood-serving commercial use can function as a logical transition between the school/arterial and the residential interior, provided the residential edge to the east is properly buffered.

4. Proposed Development (Conceptual)

The applicant’s preliminary site plan (Studio Fittz / Fittz & Shipman, Inc., dated March 15, 2026) depicts:

Use	Coffee shop / café with indoor and outdoor seating, plus accessory recreation (one pickleball court and one sand volleyball court)
Building area	±4,590 SF; stated maximum occupancy 150; Use Group A-2 Assembly / Business Group B
Parking	30 spaces shown (15 + 15); applicant’s minimum 23 spaces at 1 space / 200 SF — confirm ratio against the City ordinance for food-service/assembly use (Section 6)
Architecture	“Modern farmhouse”; marketed as a community gathering place

5. Review Criteria and Findings

Iowa Colony adopted its Comprehensive Plan in 2020 (Ord. No. 2020-14) and zones under its Comprehensive Zoning Ordinance (Ord. No. 2000-08, as amended). The request is evaluated against the criteria customarily applied to map amendments:

(a) Consistency with the Comprehensive Plan — gating finding

The Comprehensive Plan allows for consideration of neighborhood commercial along Major Arterial (Davenport Parkway) near cross-street. The location of the site near Rosemary St. qualifies under for this consideration.

(b) Compatibility with surrounding uses

A coffee shop is a low-intensity, neighborhood-serving use that is generally compatible with an arterial corner opposite a high school and can buffer the residential interior. The principal compatibility risks are traffic/queuing near the school, and noise/light/activity reaching the adjacent residence to the east (amplified by the outdoor courts). These are addressable through the conditions in Sections 6 and 8.

(c) Adequacy of public facilities and infrastructure

The site is currently on well and septic. A commercial food-service use at the stated occupancy will require connection to public water and sanitary sewer (or a TCEQ-approved commercial OSSF, which is unlikely at this intensity), on-site stormwater detention, and a managed driveway on an arterial near a school. Confirmation of water/sewer availability and capacity is the second gating item alongside Comprehensive Plan consistency.

(d) Spot-zoning consideration

Rezoning a single small parcel surrounded by residential can raise a spot-zoning question. Council may prefer to grant the change through a rezone with Specific Use Permit / conditions, consistent with the City's recent practice of conditioning commercial rezonings.

(e) Schools and public safety

Adjacency to Iowa Colony High School cuts both ways: it supports a walkable gathering place but introduces real conflict during school arrival/dismissal and lunch periods. Driveway location, sight distance at Davenport Parkway, and prevention of vehicle queuing into the roadway or school zone should be coordinated with Alvin ISD and addressed at site plan (Section 6).

6. Engineering & Development-Stage Comments

If the rezoning is approved, the following must be satisfied before development, at platting / site-plan / permit stage:

1. **Platting.** The metes-and-bounds tract must be platted in accordance with the City's Subdivision Ordinance prior to development; no building permit until drainage improvements (including any detention) are constructed.
2. **Water & sanitary sewer.** Provide a public water and sanitary-sewer availability/capacity confirmation and connect to the public system; properly abandon the existing well and septic per TCEQ requirements.
3. **Drainage / detention.** Provide on-site detention and drainage analysis per the City Design Criteria Manual and Brazoria Drainage District No. 5 criteria, demonstrating no adverse impact to adjacent property or the Davenport Parkway system.
4. **Access & traffic.** Obtain a driveway permit; evaluate driveway spacing and sight distance on Davenport Parkway, the need for a deceleration/turn lane, and coordination with the adjacent school zone and Discovery Drive intersection. Determine whether a Traffic Impact Analysis is warranted.

5. **Parking & ADA.** Confirm the required parking ratio for a food-service/assembly use against the City ordinance (restaurant ratios commonly exceed 1/200 SF) and provide compliant ADA parking and access.
6. **Easements / pipeline.** Keep all structures and assembly/parking areas clear of the TVT II 45'x75' easement; verify the proximity and setback of any Seaway crude-oil pipeline (the surveyor notes the referenced Seaway easements do not encumber this tract — confirm) and coordinate any required pipeline setbacks.
7. **Buffering, lighting & noise.** Provide a landscape buffer and screening along the east property line adjoining the residence; use shielded/dark-sky lighting directed away from residential; and address noise and hours of operation for the outdoor pickleball and sand-volleyball courts.
8. **Fire protection.** Satisfy Fire Marshal review for fire flow, hydrant coverage, and emergency access for an assembly occupancy.
9. **Floodplain.** Confirm the FEMA flood-zone designation and panel for the tract (the permit floodplain field is blank) and comply with the City's floodplain regulations as applicable.
10. **Signage.** Any signage to comply with the City's sign regulations.

7. Administrative, Completeness & Process Items

11. **Owner authorization.** The applicant (232 Alero Holdings) is not the owner of record (the Kamaras).
12. **Acreage / legal description.** Reconcile the 0.9352-ac figure in the application's legal description with the surveyed 0.8631 ac (37,598 sf); the metes-and-bounds survey controls and should be used in the ordinance.
13. **Requested district.** Clarify and name the specific commercial district to be granted ("Commercial" / "BR" on the records) so the ordinance amends the map to a defined district.
14. **Statutory notice & hearings.** Per Texas LGC §211.006-.007: publish notice at least 15 days before the hearing and mail written notice to owners within 200 feet; the Planning & Zoning Commission makes a recommendation and the City Council holds a public hearing. A valid written protest by owners of 20% or more of the affected/adjacent land triggers a three-fourths Council supermajority to approve.

8. Recommendation

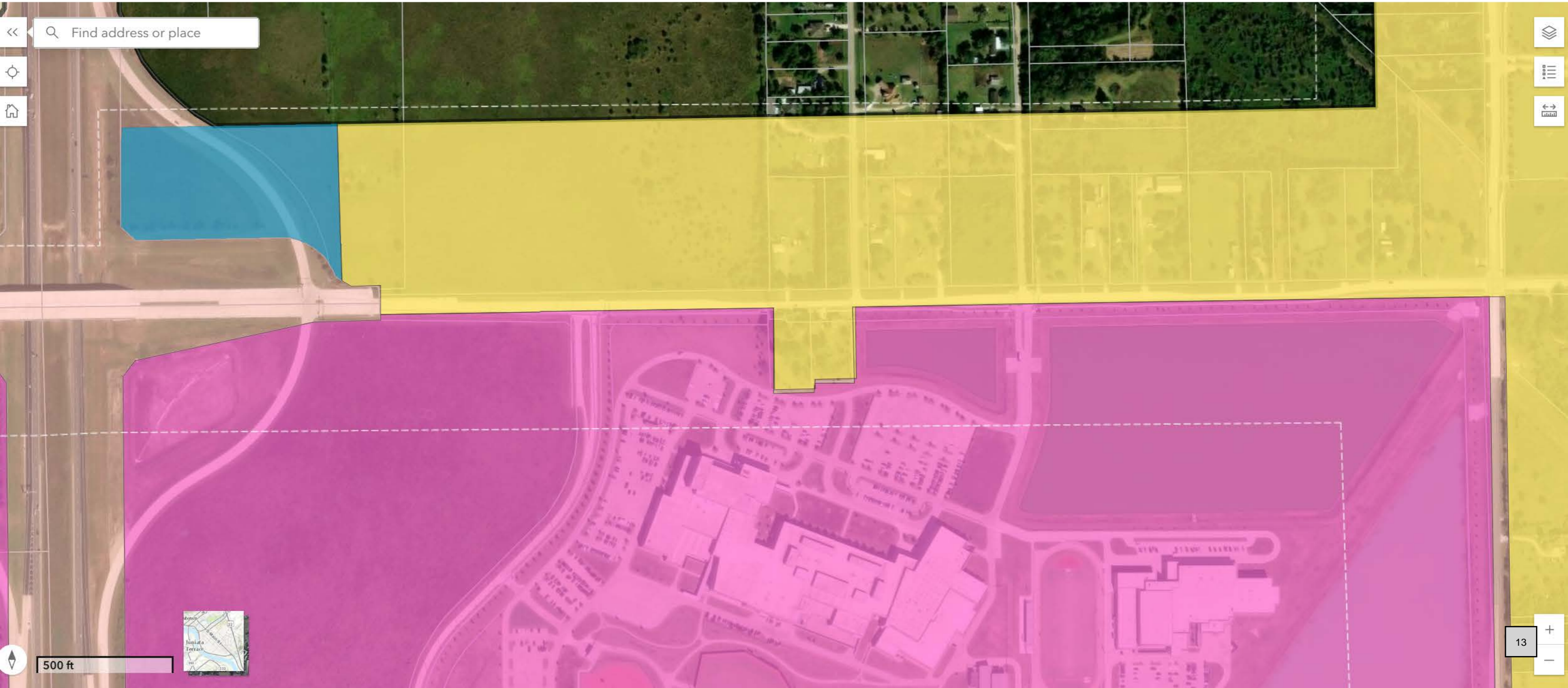
Staff recommendation: APPROVAL SUBJECT TO CONDITIONS

Staff recommends that the Planning & Zoning Commission and City Council APPROVE the requested zoning map amendment for the ±0.86-acre tract at 3518 Davenport Parkway to the City's applicable commercial / business-retail district, SUBJECT TO the conditions below.

Given the parcel's size and residential surroundings, staff further recommends that Council consider granting the change through a Specific Use Permit, so the entitlement is tied to the proposed low-intensity neighborhood café rather than the full range of commercial uses.

Recommended conditions of approval:

- Confirmation of public water and sanitary-sewer availability and connection; abandonment of the existing well/septic per TCEQ.
- Platting of the tract and satisfaction of all Section 6 engineering items at site-plan/permit stage (drainage/detention, access/traffic, parking, easement/pipeline clearance, buffering/lighting/noise, fire, floodplain).
- A landscape buffer, screening, and lighting and noise controls along the east boundary adjoining the residence, and defined hours for the outdoor courts.
- Resolution of the administrative items in Section 7 (owner authorization, acreage/legal reconciliation, named district).



Find address or place



500 ft

13





Permit #: 8014

Permit Date: 04/30/26

Permit Type:

Permit Type: RE-ZONING

Residential or Commercial:

Flood Plain:

Owner Name: JENNIFER KAMARA & IBRAHIM KAMARA

Address: 3518 DAVENPORT PARKWAY

City, State, ZIP: IOWA COLONY TX 77583

Owner Phone Number: [REDACTED]

Applicant Email: [REDACTED]

Description: LOOKING TO REZONE THE PROPERTY FROM SFR TO BR TO ALLOW CONSTRUCTION FOR A COFFEE SHOP

Project Cost: 0

Number of Bathrooms: 0.0

Number of Bedroom: 0

Number of Garage Bays: 0

Number of Stories: 0

Living Area SQF: 0

Garage Area SQF: 0

Total SQF: 0

Parcel Address: 3518 DAVENPORT PARKWAY

Status: Pending

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
02590004000	3518 DAVENPORT PARKWAY	ABST - 259 Tract - 2C	JENNIFER & IBRAHIM KAMARA		SFR - SINGLE FAMILY RESIDENTIAL

Fees

Fee	Description	Notes	Amount
CHANGE IN ZONING UP TO 1 ACRE			\$1,000.00
Total			\$1,000.00

Attached Letters

Date	Letter	Description
04/30/2026	Web Form - New Home Permits Application	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
04/30/2026	232 alero holding llc		check # [REDACTED]	Rachel Patterson	\$1,000.00
Outstanding Balance					\$0.00

Uploaded Files

Date	File Name
04/30/2026	31969321-3518 DAVENPORT PKWY GENERAL PLAN REZONE.pdf
04/30/2026	31969322-3518 DAVENPORT PKWY SURVEY REZONE.pdf
04/30/2026	31969323-3518 DAVENPORT PKWY APPLICATION REZONE.pdf



APPLICATION FOR AMENDMENT TO REGULATIONS OR TO THE OFFICIAL ZONING DISTRICT MAP

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 346-395-4528 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

APPLICANT INFORMATION:

Name: 232 Alero Holdings
Address: 3518 Davenport Pkwy
Iowa Colony, TX 77583
Phone: [REDACTED]
Email: [REDACTED]

OWNER INFORMATION:

Name: Jennifer Kamara & Ibrahim Kamara
Address: 10623 Wagner St
Iowa Colony
Phone: TX 77583
Email: [REDACTED]

DESCRIPTION OF PROPOSED AMENDMENT:

We are looking to rezone current property from a resident class to commercial to allow construction of a coffee shop.

PROPERTY INFORMATION:

Legal Description:

A0259 H T & B R R TRACT 2C ACRES 0.9352

Brazoria County Tax Account Number(s) and Parcel ID No(s).

- | | | | | |
|----|----------------------------|-----------------------------|------------------------------------|-------------------------------------|
| 1. | Tax Acct No. <u>166986</u> | Parcel ID No. <u>166986</u> | Current Zoning: <u>Residential</u> | Requested Zoning: <u>Commercial</u> |
| 2. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |
| 3. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |
| 4. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |
| 5. | Tax Acct No. _____ | Parcel ID No. _____ | Current Zoning: _____ | Requested Zoning: _____ |

SUBMITTAL REQUIREMENTS:

- Application
- Survey/ Metes and Bounds Description
- Fee: Less than 1 acre: \$1,000.00, More than 1 acre: \$2,000.00
- Authorization letter, if applicable
- General plan/site plan, if available

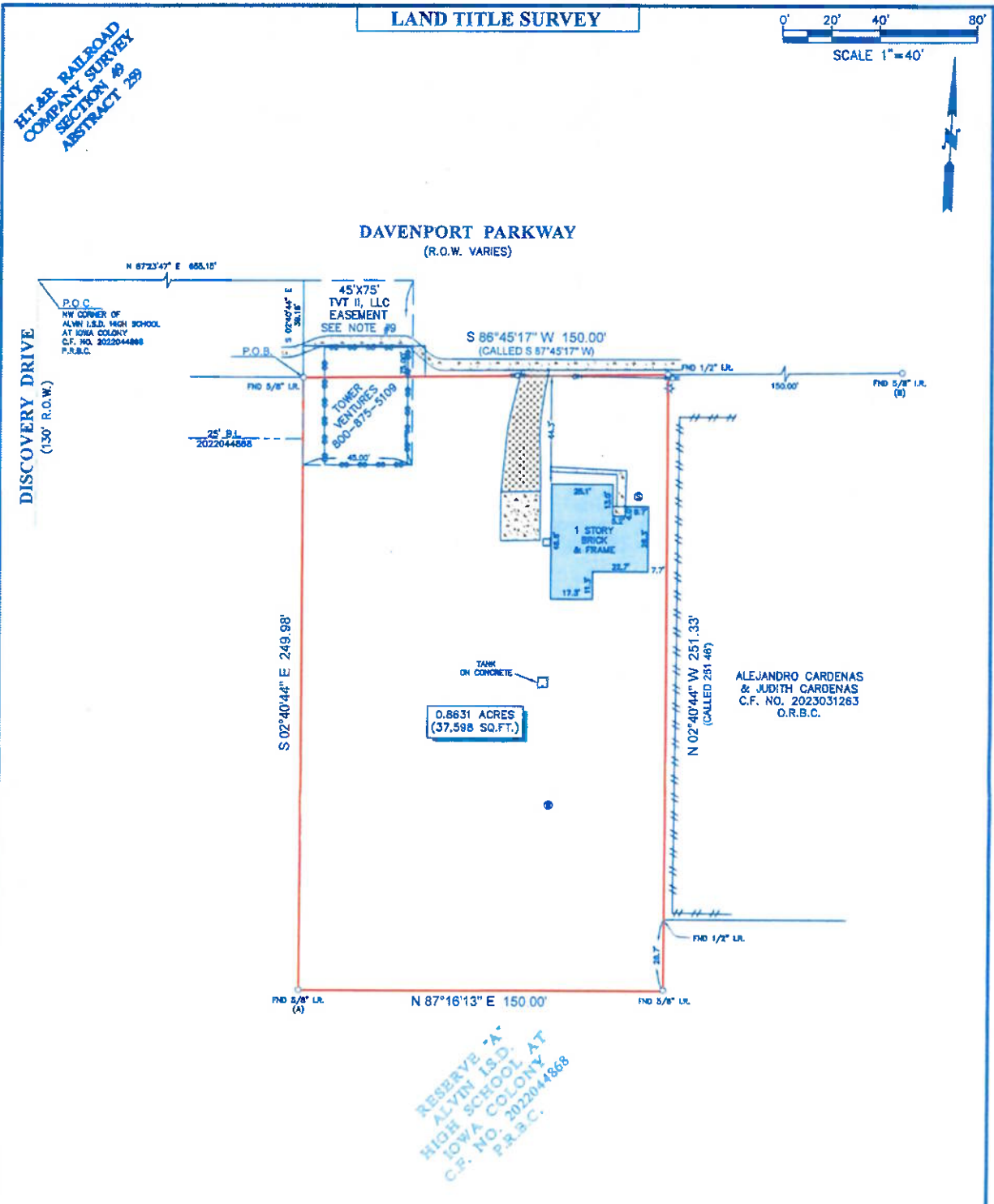
This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

I K 4/29/2026

Applicant Signature and Date

FOR CITY USE ONLY:

RECEIVED BY: RLH DATE RECEIVED: 4-29-26 PAYMENT TYPE: _____ PROJECT NO.: 8014



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ENGLISH AND COMPANY LLC AS RECORDED UNDER C.F. NO. 2025056410 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. A PERMANENT EASEMENT AGREEMENT GRANTED TO SEAWAY CRUDE PIPELINE COMPANY LLC AS RECORDED UNDER C.F. NO. 2019043300, O.R.B.C. ((DOES NOT APPLY TO SUBJECT PROPERTY)).
7. A PERMANENT EASEMENT AGREEMENT GRANTED TO SEAWAY CRUDE PIPELINE COMPANY LLC AS RECORDED UNDER C.F. NO. 2019043301, O.R.B.C. ((DOES NOT APPLY TO SUBJECT PROPERTY)).
8. A PERMANENT EASEMENT AGREEMENT GRANTED TO SEAWAY CRUDE PIPELINE COMPANY LLC AS RECORDED UNDER C.F. NO. 2012054610, O.R.B.C. ((DOES NOT APPLY TO SUBJECT PROPERTY)).
9. A GRANT OF EASEMENT AND ASSIGNMENT AND ASSUMPTION OF EASEMENTS GRANTED TO TVT II, LLC AS RECORDED UNDER C.F. NOS. 2020063201, 2022009677, 2020053390, 202218760, 202201780, 2020022000, AND 2020022051, O.R.B.C.

LEGEND

	CONCRETE		CHAIN LINK FENCE
	COVERED AREA		WOOD/WARE FENCE
	GRAVEL		BUILDING LINE
	WATER WELL		POWER POLE
	SEPTIC LID		LIGHT POLE
	UTILITY LINES		OVERHEAD UTILITY LINES

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.8631 ACRES (37,598 SQUARE FEET) SITUATED IN THE H.T.&B. RAILROAD COMPANY SURVEY, SECTION 49, ABSTRACT 259, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: IBRAHIM KAMARA & JENNIFER ANDREA KAMARA
ADDRESS: 3515 DAVENPORT PARKWAY
TITLE COMPANY:



SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 25, 2026 AND THAT THE SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT PRACTICE REQUIREMENTS OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDUCTED BY SURVEYORS AND THAT THERE ARE NO ENCUMBRANCES OF PROFESSIONS EXCEPT AS SHOWN.

Richard Fussell
 Richard Fussell
 Surveyor



FIDELITY NATIONAL TITLE COMPANY

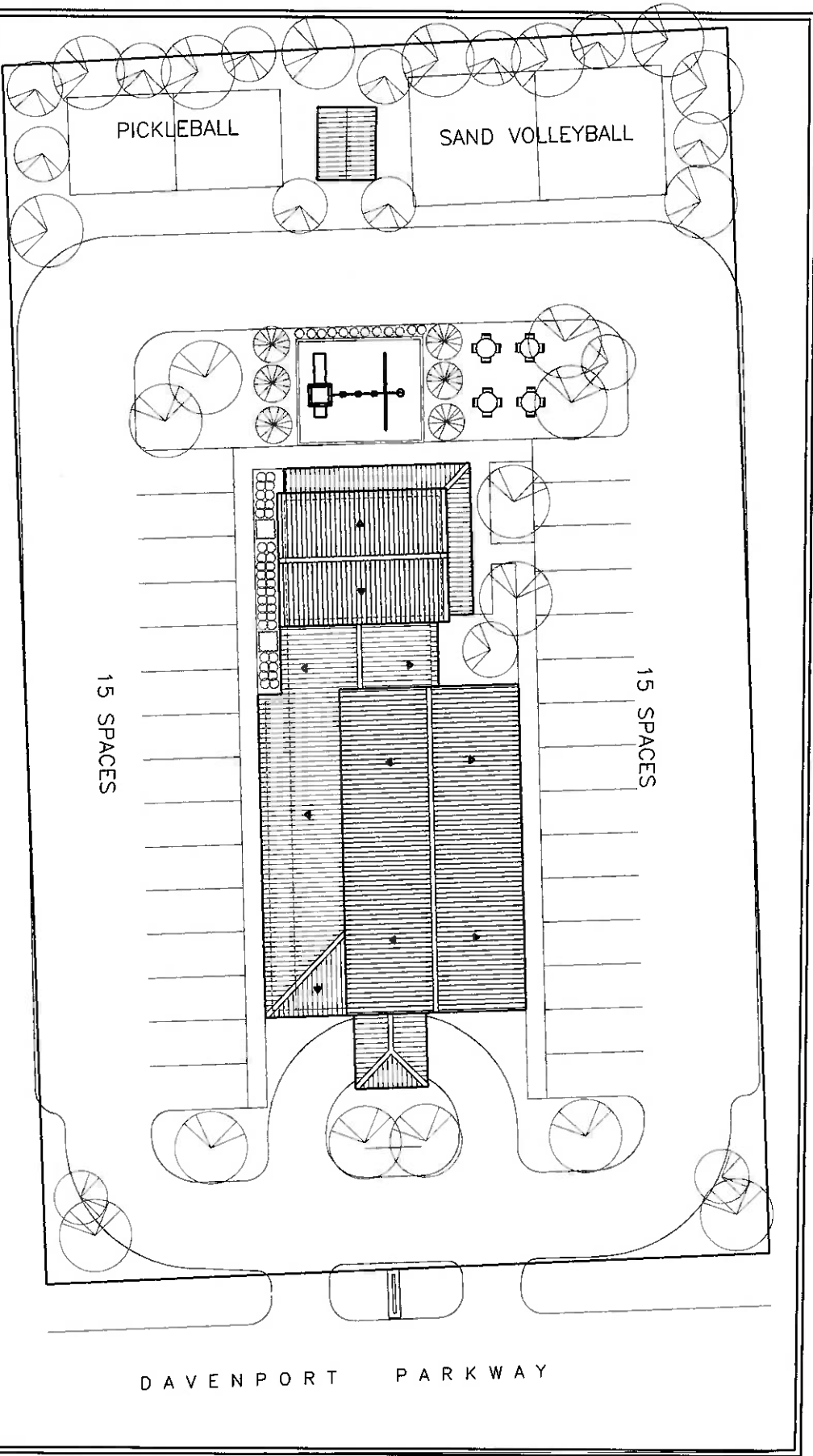
www.fidelitytitle.com
 survey1@survey1inc.com
 Firm Registration No. 100758-00
 P.O. Box 2643 | A.M., TX 77612
 (281)363-1382 | Fax:(281)363-1383

FIELD CREW	TECH	DATE
ASH/EF	ASH/EF	MAR. 3, 2026
DRAFTER	FINAL CHECK	JOB#
MC	EF	2-162366-26

Survey 1, Inc.
 You Land Survey Company

PRELIMINARY SITE PLAN

SCALE 1" = 20'-0"



MAXIMUM OCCUPANCY 150
 SQUARE FOOT AREA 4,590 SF
 1 CAR PER 200 SF = 23 MINIMUM
 A-2 ASSEMBLY/BUSINESS GROUP B CLASSIFICATION

STUDIO FITTZ
 DESIGN + BUILD
 www.studiofittz.com
 406 CEDAR STREET BASTROP, TEXAS 78002
 817.715.9540 MARK@STUDIOFITZ.COM

CAFE 504
 FOR
 IBRAHIM AND JENNIFER KAMARA
 3518 DAVENPORT PKWY IOWA COLONY, TEXAS

DATE: MARCH 15, 2026
 DRAWN BY: MDF
 DESIGNED BY: MDF, FITTZ & SHIPMAN, INC.



CAFÉ 504 | IOWA COLONY, TEXAS
COFFEE. COMMUNITY. CELEBRATION.

More than a coffee shop—Café 504 is a gathering place for Iowa Colony. A space where neighbors connect, families grow, and dreams are celebrated. Rooted in purpose. Built for our community. Inspired by the world.

MODERN FARMHOUSE DESIGN
 ROOTED IN HERITAGE & PURPOSE

PROUDLY SERVING THE
 IOWA COLONY COMMUNITY



Monday, June 29, 2026

Naomi Strauss
Fulcrum Land Surveying
P.O. Box 130024
Spring, TX 77393
naomi@fulcrumsurveying.com

Re: R & E Estate – Final Plat
Letter of Recommendation to Approve
COIC Project No. 8198
Adico, LLC Project No. 710-26-002-026

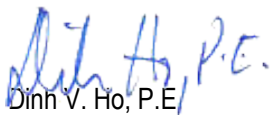
Dear Ms. Strauss:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the R & E Estate Final Plat, being +/- 1.374 acres out of the Lavaca Navigation Company Survey, Abstract No. 531, City of Iowa Colony, TX, received on or about June 29, 2026. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted June 29, 2026. Please provide at least two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, 3144 Meridiana Pkwy., Iowa Colony, TX 77583, by no later than Wednesday, July 1, 2026, for consideration at the July 7, 2026, Planning and Zoning meeting.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC
File: 710-26-002-026

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, Evelyn Mora and Reydesel Rangell II, owners of the property subdivided in the above and foregoing map of the R&E ESTATE, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines and easements as shown hereon, and dedicate for public use, the streets, alleys, parks and easements shown hereon, forever, and do hereby waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

WITNESS my hand in the City of Iowa Colony, Brazoria County, TX, this _____ day of _____, 2026.

Evelyn Mora

Reydesel Rangell II

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Evelyn Mora and Reydesel Rangell II, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

This is to certify that I Clemente Turruarbares Jr., a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

Clemente Turruarbares Jr.
Texas Registration No. 6657



PLANNING AND ZONING COMMISSION APPROVALS

I certify that the above and foregoing replat of R&E ESTATE Subdivision, was approved this the _____ day of _____, 2026.

BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS.

- | | |
|--------------------------------|-------------------------------|
| _____
David Hurst, Mayor | _____
Demond Woods, Member |
| _____
Brenda Dillon, Member | _____
Terry Hayes, Member |
| _____
Les Hosey, Member | |
| _____
Robert Wall, Member | |

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

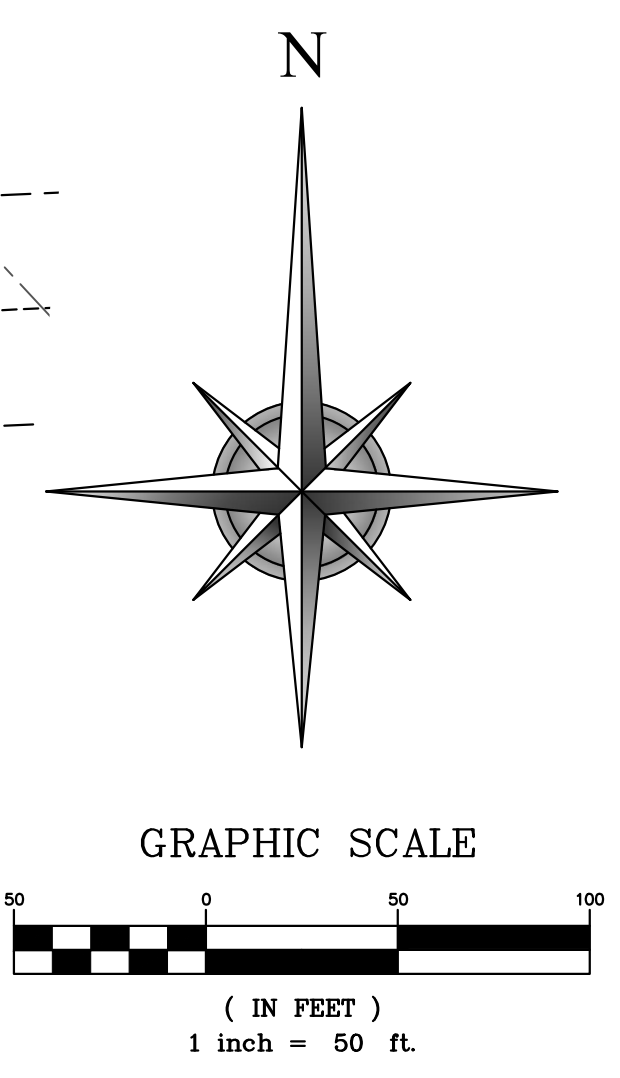
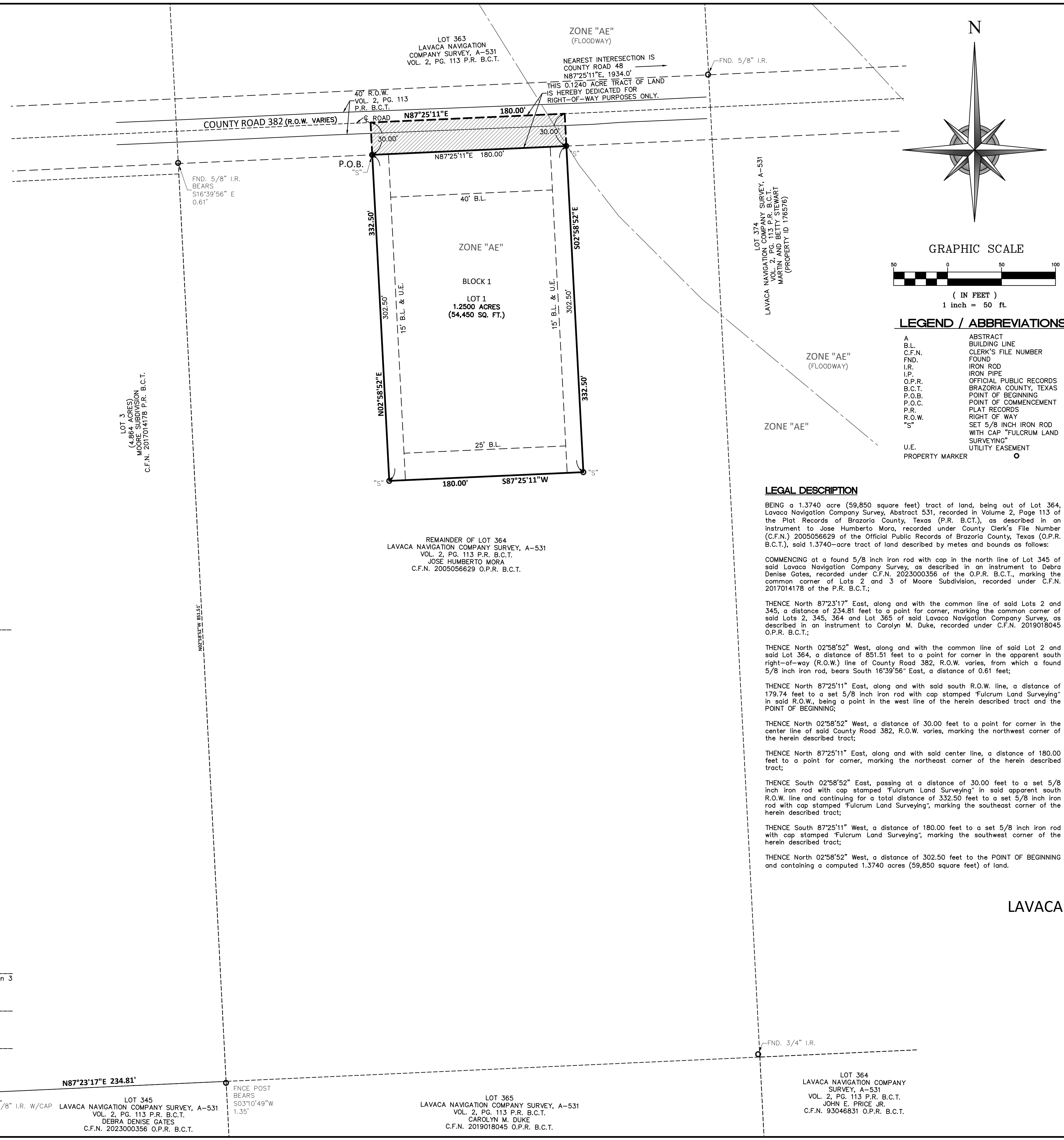
- | | | | |
|--|------|---|------|
| _____
Lee Walden, P.E.
President | Date | _____
Kerry Osburn
Vice President | Date |
| _____
Brandon Middleton,
Secretary/Treasurer | Date | _____
Dinh V. Ho., P.E.
District Engineer | Date |

CITY COUNCIL APPROVALS

I certify that the above and foregoing replat of R&E ESTATE Subdivision, was approved this the _____ day of _____, 2026.

BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS.

- | | |
|---|---|
| _____
Wil Kennedy, Mayor | _____
Margaret Madariaga, Council Position 1 |
| _____
Arnetta Hicks-Murray, Council Position 2 | _____
Marquette Greene-Scott, Council Position 3 |
| _____
Timothy Varlack, Council District A | _____
Kareem Boyce, Council District B |
| _____
Sydney Hargroder, Council District C | _____
Dinh V. Ho., P.E., City Engineer |



LEGEND / ABBREVIATIONS

A	ABSTRACT
B.L.	BUILDING LINE
C.F.N.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
B.C.T.	BRAZORIA COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.	PLAT RECORDS
R.O.W.	RIGHT OF WAY
"S"	SET 5/8 INCH IRON ROD WITH CAP "FULCRUM LAND SURVEYING"
U.E.	UTILITY EASEMENT
PROPERTY MARKER	○

LEGAL DESCRIPTION

BEING a 1.3740 acre (59,850 square feet) tract of land, being out of Lot 364, Lavaca Navigation Company Survey, Abstract 531, recorded in Volume 2, Page 113 of the Plat Records of Brazoria County, Texas (P.R. B.C.T.), as described in an instrument to Jose Humberto Mora, recorded under County Clerk's File Number (C.F.N.) 2005056629 of the Official Public Records of Brazoria County, Texas (O.P.R. B.C.T.), said 1.3740-acre tract of land described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod with cap in the north line of Lot 345 of said Lavaca Navigation Company Survey, as described in an instrument to Debra Denise Gates, recorded under C.F.N. 2023000356 of the O.P.R. B.C.T., marking the common corner of Lots 2 and 3 of Moore Subdivision, recorded under C.F.N. 2017014178 of the P.R. B.C.T.;

THENCE North 87°23'17" East, along and with the common line of said Lots 2 and 345, a distance of 234.81 feet to a point for corner, marking the common corner of said Lots 2, 345, 364 and Lot 365 of said Lavaca Navigation Company Survey, as described in an instrument to Carolyn M. Duke, recorded under C.F.N. 2019018045 O.P.R. B.C.T.;

THENCE North 02°58'52" West, along and with the common line of said Lot 2 and said Lot 364, a distance of 851.51 feet to a point for corner in the apparent south right-of-way (R.O.W.) line of County Road 382, R.O.W. varies, from which a found 5/8 inch iron rod, bears South 16°39'56" East, a distance of 0.61 feet;

THENCE North 87°25'11" East, along and with said south R.O.W. line, a distance of 179.74 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying" in said R.O.W., being a point in the west line of the herein described tract and the POINT OF BEGINNING;

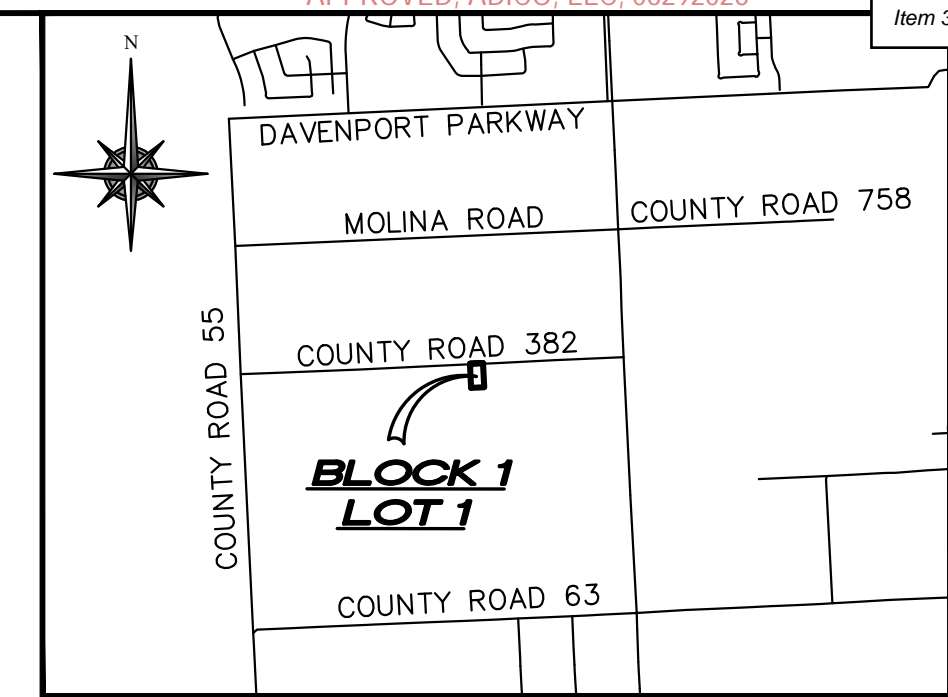
THENCE North 02°58'52" West, a distance of 30.00 feet to a point for corner in the center line of said County Road 382, R.O.W. varies, marking the northwest corner of the herein described tract;

THENCE North 87°25'11" East, along and with said center line, a distance of 180.00 feet to a point for corner, marking the northeast corner of the herein described tract;

THENCE South 02°58'52" East, passing at a distance of 30.00 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying" in said apparent south R.O.W. line and continuing for a total distance of 332.50 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying", marking the southeast corner of the herein described tract;

THENCE South 87°25'11" West, a distance of 180.00 feet to a set 5/8 inch iron rod with cap stamped "Fulcrum Land Surveying", marking the southwest corner of the herein described tract;

THENCE North 02°58'52" West, a distance of 302.50 feet to the POINT OF BEGINNING and containing a computed 1.3740 acres (59,850 square feet) of land.



GENERAL NOTES

- This plat lies within the City Limits of Iowa Colony.
- Flood Statement: This site (proposed area) is situated in Zone "AE" and "AE-Floodway" in Brazoria County, Texas according to FEMA map number 48039C0115K dated DECEMBER 30, 2020. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District # 5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District # 5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District # 5 (see District Resolution No 2007-06 & No 2007-07). Access will be gated and locked with Brazoria County Drainage District # 5's lock.
- Prohibited use of "rip-rap" in storm water/sewer applications (District policy). No 2007-08).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District # 5 by the property owner will be initiated and recorded, at property owner's expense, in Brazoria County, Texas with a Recorded Document Number affixed to said easement prior to final project approval granted by Brazoria County Drainage District # 5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 Dedicated drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub -Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District # 5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

**FINAL PLAT
R&E ESTATE
A SUBDIVISION OF
1.3740 ACRES (59,580 SQ. FT.)
BEING A PARTIAL REPLAT OF LOT 364
LAVACA NAVIGATION COMPANY SURVEY, ABSTRACT 531
RECORDED UNDER
VOLUME 2, PAGE 113 P.R. B.C.T.
CITY OF IOWA COLONY
BRAZORIA COUNTY, TEXAS**

**1 LOT 1 BLOCK
MAY 2026**

SURVEYOR:
Fulcrum SURVEYING
P.O. BOX 130024 SPRING, TX 77393
T: 281.443.0207

TSPS REG. NO. 10194886
c@fulcrumsurveying.com
fulcrumsurveying.com

OWNER:
EVELYN MORA AND
REYDESEL RANGELL II
238 WILLOW STREET
FRESNO, TX 77754

C:\Users\cturn\OneDrive - Fulcrum Land Surveying\Projects\2025\25-079-2 PLAT\DWG\25-079 R&E ESTATE PLAT.dwg