

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF IOWA COLONY,
TEXAS, AMENDING THE UNIFIED DEVELOPMENT
CODE SECTION 3.5.3.1. - SETBACK, DRIVEWAYS,
SIDEWALKS, AND PARKING FOR
COMMERCIAL/RETAIL/OFFICE/INDUSTRIAL USE
BUILDINGS; PROVIDING FOR AN EFFECTIVE DATE;
AND CONTAINING OTHER PROVISIONS RELATING TO
THE SUBJECT**

WHEREAS, this ordinance promotes the public health, safety, welfare, and enjoyment of the general public and to protect the public from hazards and conflicts that may be caused by inadequate or uncoordinated setbacks, driveways, sidewalks, and parking associated with commercial, retail, office, and industrial use buildings.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF IOWA COLONY, TEXAS:**

SECTION 1. That the Iowa Colony Code of Ordinance, Appendix B – Unified Development Code, Sec. 3.5.3.1. - Setback, driveways, sidewalks, and parking for commercial/retail/office/industrial use buildings are hereby amended as follows:

**Sec. 3.5.3.1. - Setback, driveways, sidewalks, and parking for
commercial/retail/office/industrial use buildings.**

DELETING LANGUAGE AS FOLLOWS:

- (a) the language in the sentence starting with “one of only three locations relative to the distance from the front property line, that property line that provides both legal and physical vehicular access to the property,” and all text, thereafter, including subsections (1) through (7).

AMENDING TO READ AS FOLLOWS:

- (a) Front building setback for commercial/retail/office use buildings. To encourage both pedestrian and vehicular building access, depending on the type of street frontage, the front wall of a building shall be located at or behind the building setback line per the zoning ordinance.

AMENDING TO READ AS FOLLOWS:

- (b) Front building setback for industrial use buildings. All industrial use buildings, regardless of the type of street frontage, shall be set back a minimum 50 feet from the front property line but may be more than 50 feet if the owner can provide evidence satisfactory to the city that a deeper setback is required for public safety.

SECTION 2. 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 3. This ordinance shall be effective immediately upon its passage and approval.

SECTION 4. That it is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING ON THE 26TH DAY OF JANUARY 2026.

PASSED AND APPROVED ON THE SECOND READING ON THE _____ DAY OF FEBRUARY 2026.

CITY OF IOWA COLONY, TEXAS

By: _____
Wil Kennedy, Mayor

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY