

Tuesday, May 30, 2023

Mayor Wil Kennedy
c/o City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

**Re: S.A. Real Estate Group, LLC
Application for Amendment to the Official Zoning District Map
+/- 5 acres out of PID No. 176327
Letter of Recommendation to Disapprove Zoning Amendment Application
Adico, LLC Project No. 16007-2-307**

Dear Mayor Kennedy and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Application for Amendment to the Official Zoning District Map from S.A. Real Estate Group, LLC to rezone approximately +/- 5 acres on County Road 48 (north of Meridiana Elementary School and on the west side of CR 48).

The applicant requests to rezone approximately +/- 5 acres, out of a 73.94-acre tract, PID No. 176327. The property is currently zoned Single Family Residential and seeking to change zoning to Mixed-Use. The Applicant has provided a summary of proposed use to include a shopping center and office space for purchase or rent for professional use (see attached).

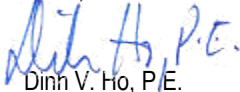
Based on our review of the application and supporting documents, this project is inconsistent with the City of Iowa Colony Comprehensive Plan adopted in June 2020.

Retail/Mixed Use Centers should be located at/near intersections of major thoroughfares and collectors as recommended by the Plan within Single Family Residential Zone.

As such, we are recommending disapproving the Application for Amendment to the Office Zoning District Map.

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
Robert Hemminger, COIC
File: 16007-2-280

PROPOSED REZONING OF 5 ACRES AT IOWA COLONY BOULEVARD/COUNTY ROAD 48

Submission Date: April 18, 2023

Applicant: S.A. Real Estate Group, LLC

Owner: Tyler Martin Kelly

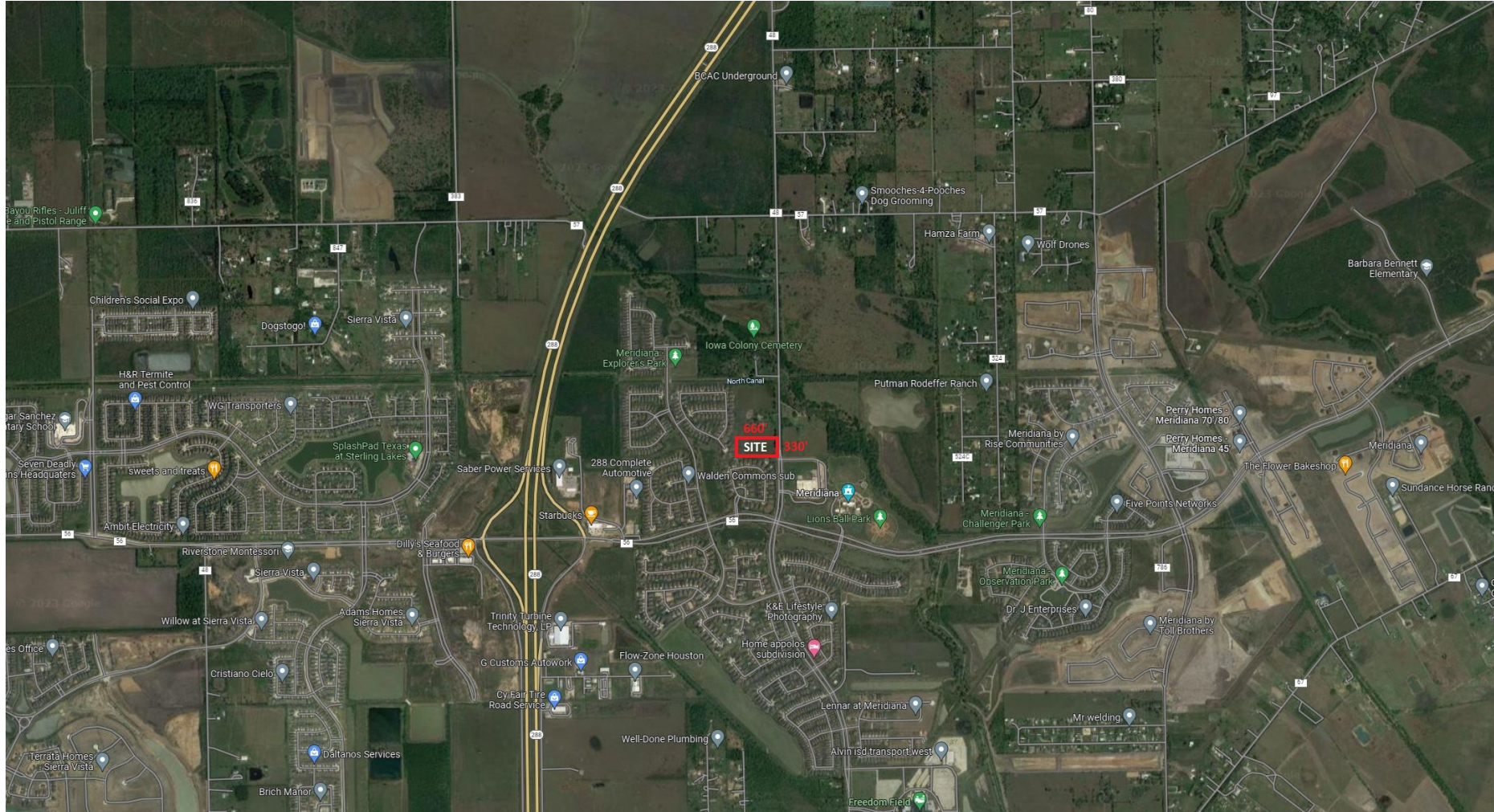
LEGAL DESCRIPTION & ADDRESS

- 9618 Iowa Colony Blvd, Rosharon, TX 77583
- Southernmost 5 acres out of BCAD Reference #: 176327
- Being approximately 5 acres of land being out of a called 73.94-acre tract as recorded in Volume 622, Page 129, Brazoria County Deed Records, out of a called 80-acre tract as recorded in Volume 98, Page 634, being the north half of southeast quarter of section 56 H.T.& B.R.R. Co. Survey, Abstract No. 515, Brazoria County, Texas, as shown on the Emigration Land Company Subdivision recorded under Volume 2, Page 113, Brazoria County Plat Records.

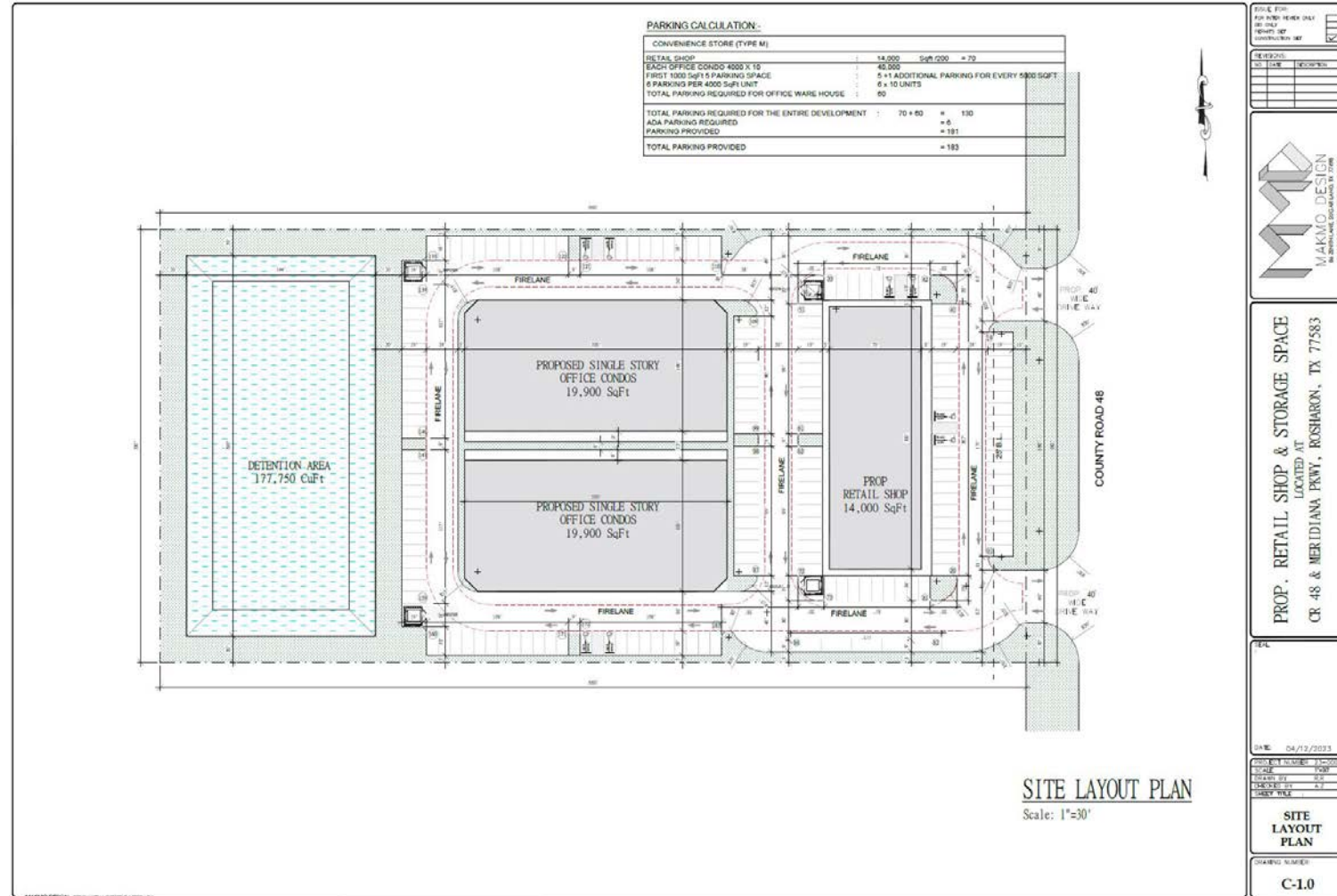
REZONING PURPOSE

- The Applicant requests the City of Iowa Colony to facilitate the rezoning of the Property from single family residential to mixed-use.
- The Applicant plans on developing a 14,000 square foot shopping center along Iowa Colony Boulevard/County Road 48 that will help meet the needs of the residents in Meridiana and provide convenient access to a diverse range of essential amenities. It intends to bring family-oriented tenants, such as general medicine, daycare facility, café, tutoring center, and other similar uses that will complement the surrounding development.
- Additionally, the Applicant plans on developing two 20,000 square foot office condo buildings that will be available to purchase or rent for professional office use. There currently is not any office space available within a 5-mile radius.

SATELLITE AERIAL



PROPOSED SITE PLAN



SIMILAR DEVELOPMENTS



FOR QUESTIONS OR COMMENTS,
PLEASE REACH OUT TO :

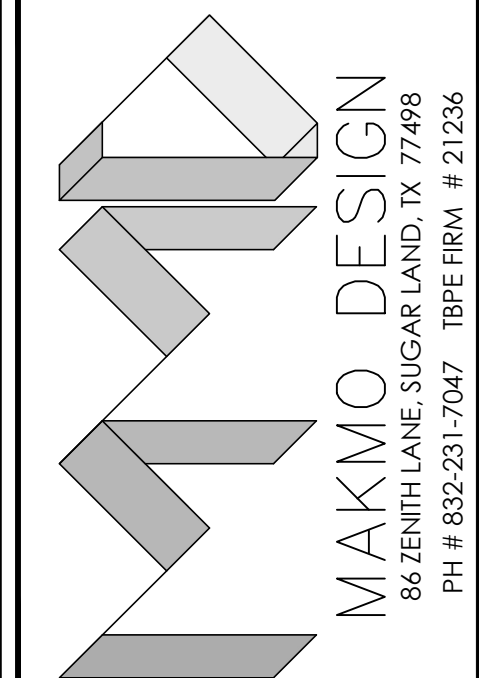
AFSHA ALI
(713) 353-2832
AFSHA@MYTALAPROPERTIES.COM

THANK YOU!

CONVENIENCE STORE (TYPE M)			
RETAIL SHOP	:	14,000	Sqft /200 = 70
EACH OFFICE CONDO 4000 X 10	:	40,000	
FIRST 1000 SqFt 5 PARKING SPACE	:	5 +1	ADDITIONAL PARKING FOR EVERY 5000 SQFT
6 PARKING PER 4000 SqFt UNIT	:	6 x 10	UNITS
TOTAL PARKING REQUIRED FOR OFFICE WARE HOUSE	:	60	
TOTAL PARKING REQUIRED FOR THE ENTIRE DEVELOPMENT : 70 + 60 = 130			
ADA PARKING REQUIRED		= 6	
PARKING PROVIDED		= 181	
TOTAL PARKING PROVIDED = 183			



REVISIONS:		
NO.	DATE	DESCRIPTION



PROP. RETAIL SHOP & STORAGE SPACE
LOCATED AT
CR 48 & MERIDIANA PKWY, ROSHARON, TX 77583

PROJECT NUMBER	23-000
SCALE	1"=30'
DRAWN BY	R:R
CHECKED BY	A.Z
SHEET TITLE	:

SITE LAYOUT PLAN

DRAWING NUMBER:

C-1.0

III. Future Land Use Plan

A. Purpose

The Future Land Use Plan (FLUP) is the primary decision-making document regarding future development in the City. It reflects all relevant criteria to provide a unified point-of-reference. The FLUP incorporates the Vision, the Guiding Principles, the physical realities, and the political realities affecting future development.

B. Basis of Plan Elements

The Steering Committee provided guidance related to the most appropriate scenario to guide future land use decisions for the City of Iowa Colony and its extra-territorial jurisdiction (ETJ).

The following land use relationships reflect the discussion outcomes from the Steering Committee:

- 1. The highest intensity land use area should be along both sides of SH 288 creating a corridor extending ¼ mile wide on each side of SH 288. It is anticipated that this freeway adjacent area on both sides of the freeway represents highly developable land and is designated as High Intensity Mixed Use (HIMU).
- 2. The next lesser level of land use intensity is designated Medium Intensity Mixed Use (MIMU) and is located adjacent to the HIMU area extending a distance of ¼ mile east and west. The MIMU is intended to provide a buffer between the HIMU and single family residential.
- 3. The remaining area of the city limit and the ETJ should be designated as single family residential containing two levels of density and intensity:
 - a. Medium Intensity Single Family (MISF) is designated for areas that have a potential for redevelopment into single family lots with an average lot size area of less than one acre and those areas that have the greatest potential for development of compatible non-residential generally at thoroughfare intersections;
 - b. Low Intensity Single Family (LISF) consists of the remaining area of single family residential that is presently divided into single family or agricultural lots equal to or greater than 1 acre and those areas less likely to be developed or redeveloped.

Each of the four land use intensity types should incorporate certain land use zones or uses within the intensity type as follows:

- The HIMU should allow uses indicated in the Business Retail zone and the Mixed-use Zone, in order to provide retail and non-residential uses maximizing the value of the corridor’s proposed higher intensity transportation and utility infrastructure.
- The MIMU should allow uses indicated in the Business Retail zone and the Mixed-use Zone. Additionally, the MIMU area could also include up to 25% area as higher intensity residential, including townhouses and multi-family apartments.
- The MISF area should allow uses indicated in the Single Family Residential zone but only include lots that average less than 1 acre in lot area. The MISF area should also include optional areas at the intersection of major arterials and at the intersection of major arterials and minor collectors that might become retail or mixed use as shown in graphic at right.
- The LISF area should include those land uses indicated as allowed within the Single Family Residential zone but include only single family residential lots that average 1 acre in lot area or larger. This LISF area should also include any mobile home parks existing within the current city limit or ETJ.

C. Relationship to Guiding Principles

The FLUP supports, promotes and reflects 5 of the Guiding Principles by:

- Quality of Life – Depicting a higher quality of life indicative of a planned relationship for a visually attractive community environment including both consistency and variety.
- Transportation – Illustrating a transportation network plan that provides generally good access for all types of transportation and allows both consistency, flexibility, and a reflection of the physical environment.
- Goods and Services – Planning for the efficient movement and location of goods and services that maximize the resources of the City by providing maximum revenue with the least cost of service.
- Safe Community – Providing land use relationships that reflect a future community that is safe for residents and visitors to pursue individual and communal activities.
- Municipal Services – Providing land use relationships that maximize the efficiency of municipal services while recognizing the need for flexibility and unique relationships of service needs.

D. Recommended Actions

- 1. Update the City of Iowa Colony zoning ordinance to match the goals of the comprehensive plan, see Recommendations Summary for details.
- 2. Prepare guidelines for negotiating development agreements and PUDs/PDs to encourage implementation of elements of the Comprehensive Plan by private development
- 3. Adopt a policy to re-visit the Future Land Use Plan on an annual basis with the purpose to determine if a more-detailed review is necessary. Incorporate new, updated information as an addendum to the most-recently adopted Future Land Use Plan.
- 4. Adopt a policy to review the Iowa Colony Comprehensive Plan at a minimum of every five years.
- 5. When the timing is appropriate, coordinate/exchange ETJ areas with the City of Alvin to provide a contiguous jurisdictional link for the City of Iowa Colony between SH 6 and the future Grand Parkway (SH 99).

