

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING IOWA COLONY, TEXAS CODE OF ORDINANCES, APPENDIX A “ZONING ORDINANCE”, ARTICLE 1 “GENERAL PROVISIONS” SECTION 3 “NEWLY ANNEXED AREAS” TO PROVIDE THAT NEWLY ANNEXED AREAS SUBJECT TO A DEVELOPMENT AGREEMENT WILL AUTOMATICALLY BE DESIGNATED AS A PLANNED UNIT DEVELOPMENT; AND CONTAINING RELATED PROVISIONS

WHEREAS, this ordinance promotes the public health, safety, and welfare;

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

SECTION 1. Findings

That the City Council of the City of Iowa Colony, Texas, (“the City”) makes the following findings of fact:

a. The Planning and Zoning Commission and the City Council of the City have each held a public hearing on this zoning action in compliance with Chapter 211, Texas Local Government Code, and the Zoning Ordinance.

b. More than fifteen (15) days before the date of each of those hearings, public notice thereof was published once in the Alvin Sun, a newspaper of general circulation in and the official newspaper of the City, stating the date, time, and place of each of those hearings.

c. Before the City Council hearing on this zoning action, the Planning and Zoning Commission made a recommendation to the City Council on this zoning action.

d. The City Council is of the opinion that this zoning action is consistent with the purposes, goals, objectives, and standards of the Comprehensive Plan of the City.

e. The health, safety, morals, and general welfare of the people of the City will best be served by the adoption and the passage of this ordinance.

f. All requirements of law concerning this zoning action have been satisfied.

SECTION 2. That the Iowa Colony, Texas Code of Ordinances, Appendix A “Zoning Ordinance” Article 1. “General Provisions” Section 3 “Newly Annexed Areas” is hereby amended to read as follows:

Sec. 3. - Newly annexed areas.

(a) *Zoning annexed areas.* Within 60 days following the annexation of territory into the city, the city council shall initiate proceedings to establish permanent zoning classifications for all such newly annexed territory, except as otherwise specified in paragraph (d) below. Pending completion of such proceedings, such territory shall be classified as District SFR Single-Family Residential. Such temporary zoning classification shall remain in effect only until such time as the city council establishes the permanent zoning classification, following procedures required by Chapter 211, Texas Local Government Code, and the Zoning Ordinance.

SECTION 3. That the Iowa Colony, Texas Code of Ordinances, Appendix A “Zoning Ordinance” Article 1. “General Provisions” Section 3 “Newly Annexed Areas” is hereby amended to add the following:

Sec. 3. - Newly annexed areas.

(d) *Development Agreement.* Newly annexed areas subject to a development agreement will automatically be classified as a planned unit development (PUD).

SECTION 4. 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 5. This ordinance shall be effective immediately upon its passage and approval.

SECTION 6. 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.

READ, PASSED AND ADOPTED ON 9TH DAY OF SEPTEMBER 2024.

CITY OF IOWA COLONY, TEXAS

By: _____
Wil Kennedy, Mayor

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY