

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'×75' 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.

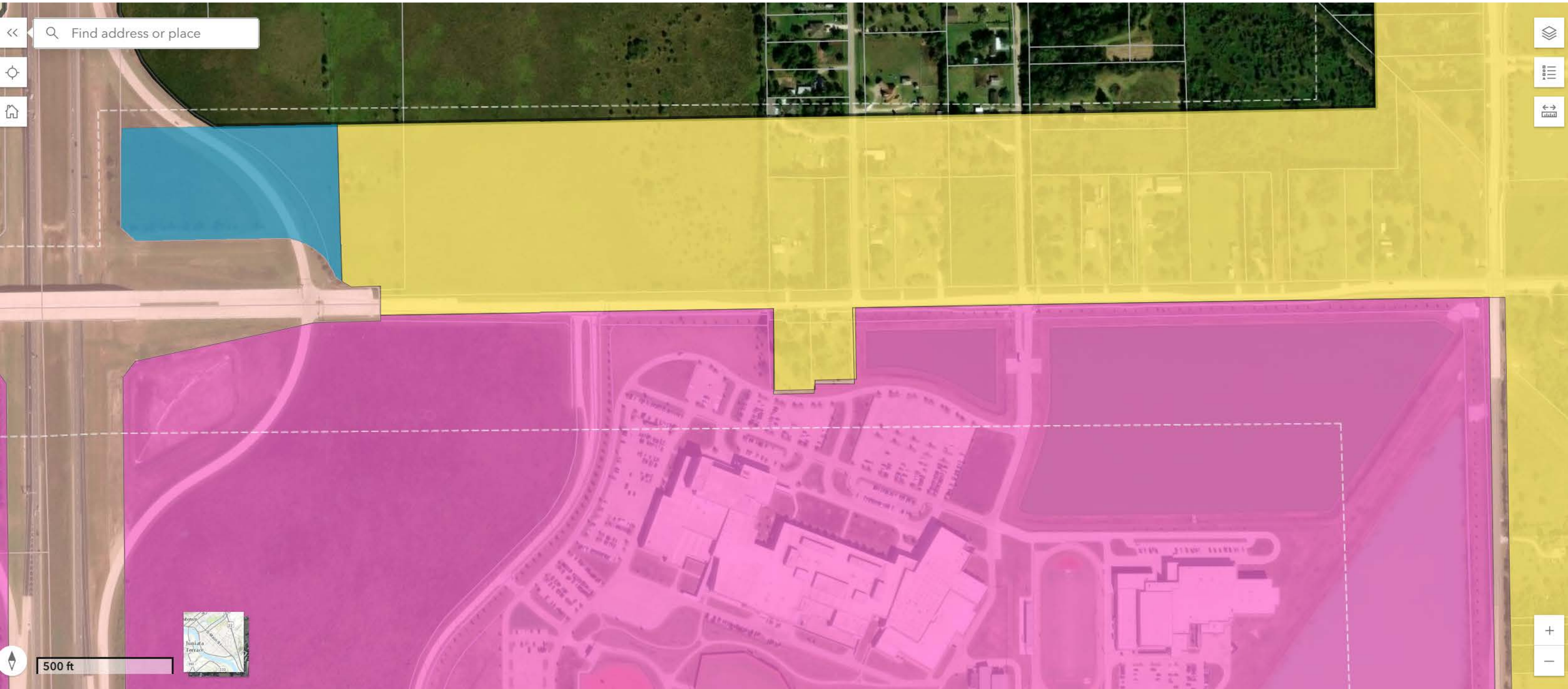
Given the parcel's size and residential surroundings, staff further recommends that Council consider granting the change through a Specific Use Permit, so the entitlement is tied to the proposed low-intensity neighborhood café rather than the full range of commercial uses.

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).



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500 ft





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:

Applicant Email:

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 #	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

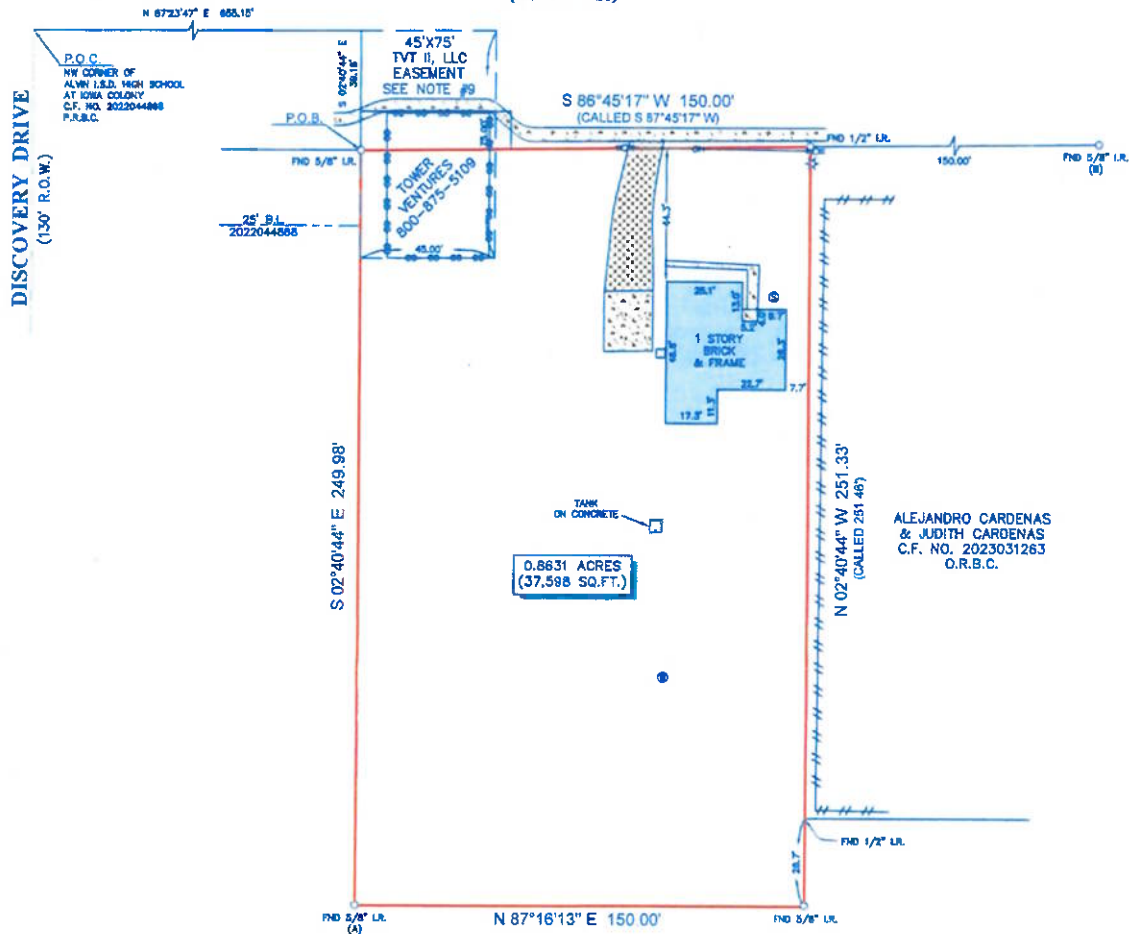
UPDATED JUNE 2025

H.T.&B. RAILROAD
COMPANY SURVEY
SECTION 49
ABSTRACT 259

LAND TITLE SURVEY

0' 20' 40' 80'
SCALE 1"=40'

DAVENPORT PARKWAY
(R.O.W. VARIES)



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ENDORSE AND COMPANY LLC AS RECORDED UNDER C.F. NO. 2025058410 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 PER 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, D.U.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, D.U.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. 2012054810, D.U.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. 2020063291, 2022008677, 2020053310, 202218760, 202201780, 2020022000, AND 2020022051, D.U.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

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 COMPLETES WITH THE CURRENT REAL SURVEY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONSIDERED A SURVEY AND THAT THERE ARE NO ENCUMBRANCES OR PROVISIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
PROF. 4148



Survey 1, Inc.
Your Land Survey Company

FIDELITY
NATIONAL TITLE COMPANY

www.survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2643 | A.M.P., TX 77812
(281)363-1382 | Fax (281)363-1383



DATE: MAR. 3, 2026
JOB# 2-162366-26

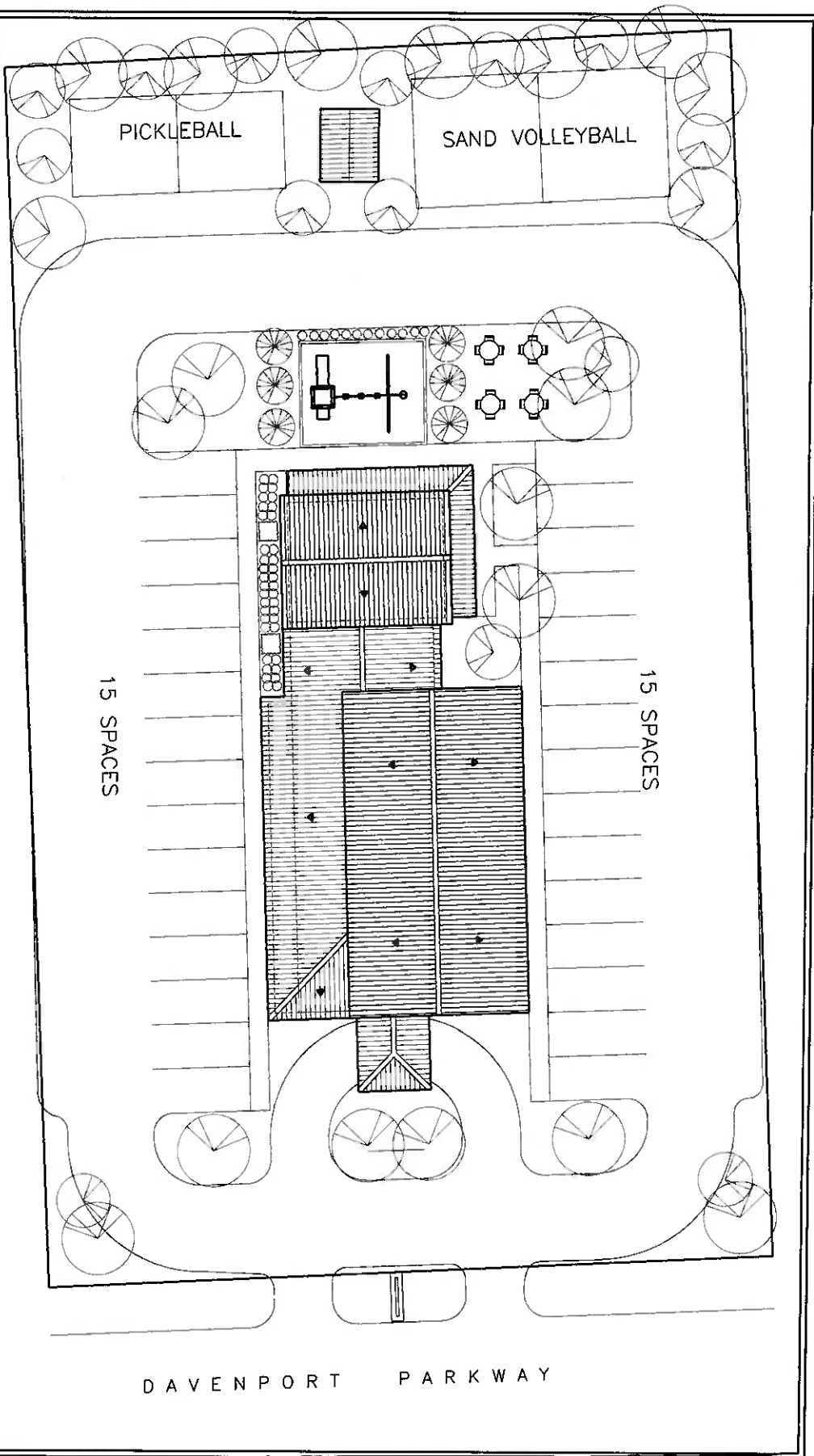
LEGEND

CONCRETE	CHAIN LINK
COVERED AREA	WOOD/WIRE
GRAVEL	B.L. = BUILDING LINE
SEPTIC LID	POWER POLE
WATER WELL	LIGHT POLE
	OVERHEAD UTILITY LINES

CALL
NORTH

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.



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.

MODERN FARMHOUSE DESIGN
ROOTED IN HERITAGE & PURPOSE

PROUDLY SERVING THE
IOWA COLONY COMMUNITY