



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

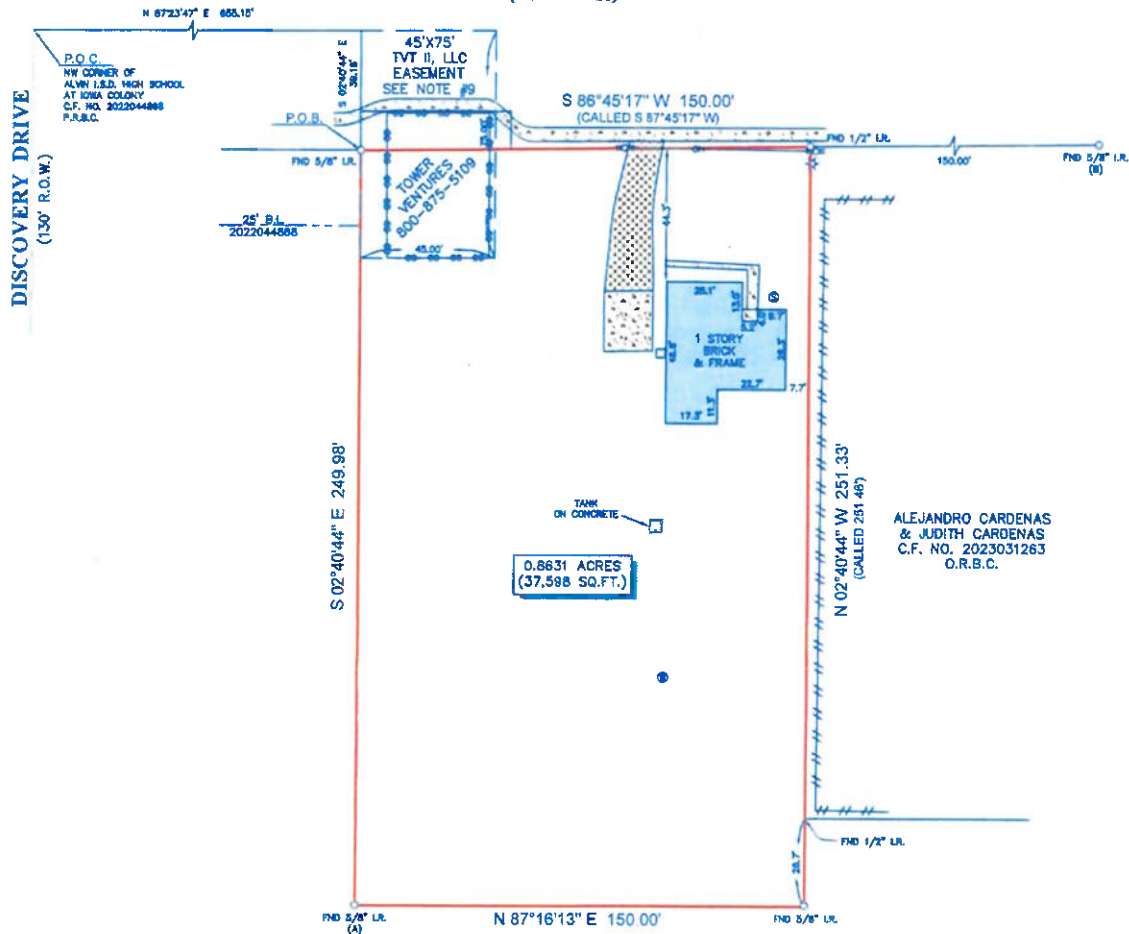
UPDATED JUNE 2025

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)



ALEJANDRO CARDENAS
& JUDITH CARDENAS
C.F. NO. 2023031263
O.R.B.C.

RESERVE "A"
ALVIN I.S.D.
HIGH SCHOOL AT
TOWA COLONY
C.F. NO. 2022044868
P.R.B.C.

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.

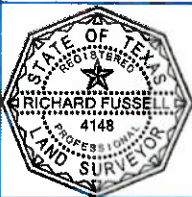
CLIENT:

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, 2025 AND THAT THE SURVEY SUBSTANTIALLY
COMPLIES WITH THE CURRENT REAL PROPERTY OF PROFESSIONAL
SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A
CATEGORY 1A, CONVEYANCE SURVEY AND THAT THERE ARE NO
ENCUMBRANCES OR INTERESTS EXCEPT AS SHOWN.

RICHARD FUSSELL
PROF. 4148



Survey 1, Inc.
Land Survey Company



LEGEND

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

Survey 1, Inc.
Land Survey Company

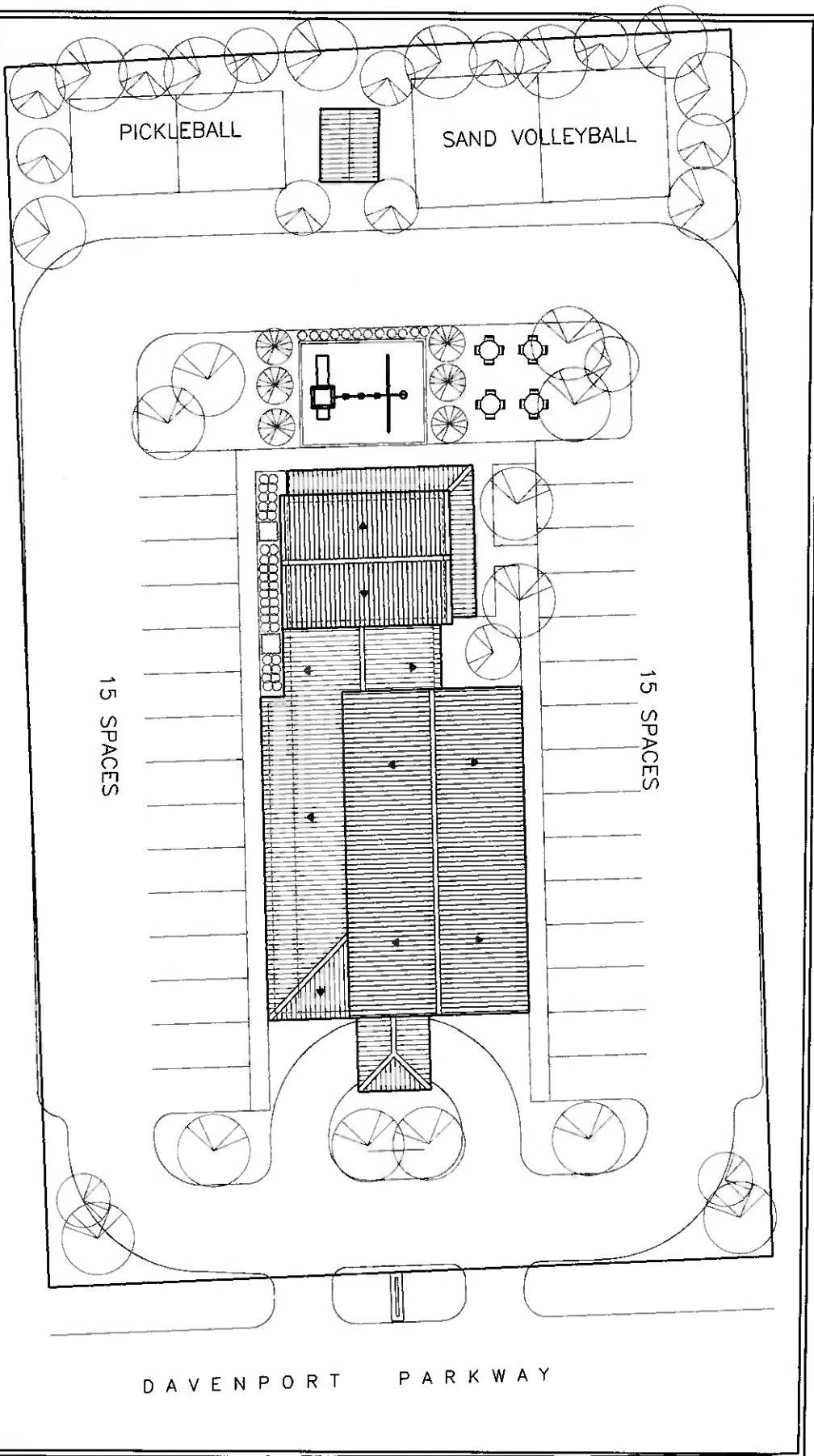
www.survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2643 | A.M.P., TX 77812
(281)363-1382 | Fax (281)363-1383

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

CALEB 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