

Friday, September 20, 2024

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

Re: David and Patricia Heath
Application for Amendment to the Official Zoning District Map
+/-10 acres, Tract 162 out of the H.T. & B.R.R Survey, Abstract 560 (3915 CR 418)
Letter of Recommendation to Approve the Zoning Amendment Application
COIC Project No. 4522
Adico Project No. 16007-2-395

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, has reviewed the Application for Amendment to the Official Zoning District Map from David and Patricia Heath to rezone approximately +/-10 acres, Tract 162 out of the H.T. & B.R.R Survey, Abstract 560, also known as 3915 County Road 418, Iowa Colony, TX.

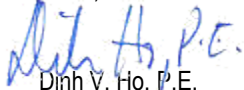
The applicant requests to rezone the approximately +/-10-acre tract, Property ID No. 178653. The property is currently split zoned Single Family Residential and Business Retail and seeking to change zoning to Multi-Use. The Applicant has not provided a proposed use for this site at this time.

Based on our review of the application and supporting documents, the proposed zoning change request is consistent with the City of Iowa Colony Comprehensive Plan adopted in June 2020.

As such, we are recommending APPROVING the Application for Amendment to the Official 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: 16007-2-395

Form A
City of Iowa Colony
"Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS
OR TO THE OFFICAL ZONING DISTRICT MAP

Name/Address David Heath and Patricia Heath
Individual/Company/Corporation

Description of Amendment Proposed Change zoning classification from a
combination of SFR and Bus/Retail to Multi-Use for all 10 acres.

Statement of need or justification for said amendment, including its consistency with the zoning policies and purposes set forth in this Ordinance and/or its consistency with the City's most current comprehensive planning document or documents. (Use separate sheet of paper for your statement).

The legal description and address of the property affected and the proposed boundaries of said property;

The signed consent of the property owner or owners whose property would be affected by the proposed amendment;

The applicant's interest in the subject property if the applicant is not the property owner of all or a portion of the subject property;

The present zoning classification and existing uses of the property proposed to be reclassified; and

Such other information or documents as the City Council and Zoning Administrator may deem necessary.

A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required:  David Heath

Form approved: July 20, 2009

Request for Zoning District Map Change

Property owners: David W. and Patricia V. Heath

15 John Rucker Drive

Ruckersville, Va 22968

(832) 264-0749

(434) 806-5973

Property location: Intersection of County Road 48 and County Road 418 (Shaw Road)

Legal description: A0560 H T & B R R

TRACT 162

Acres 10

Property Account Number: 178653 - 0560-0022-000

Zoning Classification: Split diagonally into SFR and business retail

Existing Uses: None

Proposed Uses: A triangle formed by SH288, CR48, and railroad tracks running along CR190 is identified on the comprehensive plan as high density mixed use (or high intensity mixed use). Our property is in the triangle not far from the southern tip. The intersection of CR48 and Shaw Road is at the northwest corner. The comprehensive plan shows that to be a signaled intersection in the future. SH288 intersects CR48 about 3/10 of a mile from the southern property line, which is an advantage for prospective businesses. Another attraction is the growing Iowa Colony city. When we bought the property, a sign on Highway 6 showed the Iowa Colony population to be 452. That sign is gone now.

We first put the property on the market in late 2017 as a home sale, but the comparables used by the appraiser were all in Rosharon on residential lots. It has been on the market since 2018 as commercial with zoning unsettled. Currently, the zoning map shows the property divided into a triangle and a trapezoid. The triangular western part is zoned as single family residential and the eastern part as business retail. This peculiar configuration discourages potential purchasers. Uniting it as a square under one zone should attract more attention and move things along. Because of its location and the city's plan for the future, the property is positioned for business retail use.

Retail, though, is under stress. "Every retailer now needs to face the reality that new products are less likely to be discovered in a store, and more likely to be discovered in a social media feed," Jason Goldberg, "Four US retail trends transforming the industry in 2024," *The Future of*

Commerce. The area of retail defined as consumer packaged goods has evolved into a competition between nationwide inventory outlets with streamlined transportation and delivery systems. A soap dispenser ordered from Amazon will arrive at my doorstep the next day or the day following. A car purchased online might take a little longer. A puppy purchased online will be flown to a location near me for \$749. Consequences are that some traditional models of retail are already extinct with others likely to follow.

Several other properties on both sides of CR48 north of Bullard are zoned as SFR, and many acres of land in northern Iowa Colony have few if any structures. SFR still has the potential to drive growth in the area.

The best solution, then, is to rezone this and potentially other properties here as multi-use, which accommodates both single family and business retail use. This is our formal request to rezone the ten-acre property as multi-use. We will be glad to discuss any questions, concerns, or comments you have, along with those of others in the community. We will also reach out to Iowa Colony for comment when evaluating an offer.

Thank you very much for your consideration.

Sincerely yours,

Dave Heath



Patricia Heath





Iowa Colony Public Web Map

