

Monday, May 26, 2025

Mayor Wil Kennedy  
c/o City Council  
City of Iowa Colony  
3144 Meridiana Parkway  
Iowa Colony, TX 77553

Re: Application for Amendment to the Official Zoning District Map  
+/-4.6 acres of land of being A0289 of the HT&BRR Tract 4B12  
BCAD PID No. 167523 & 167533, Andy Trinh Property  
Letter of Recommendation to Disapprove of Zoning Amendment Application

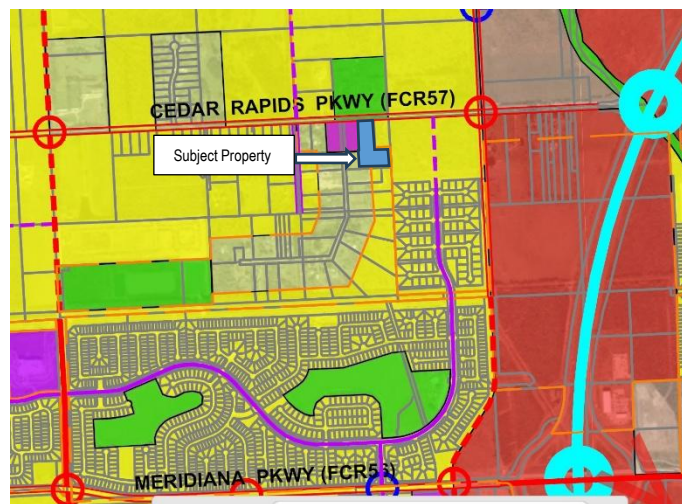
Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Application for Amendment to the Official Zoning District Map from Andy Trinh to rezone approximately +/-4.6 acres on Cedar Rapids Parkway (FCR 57).

The applicant is requesting to rezone the approximately 4.6-acre tract, Property ID No. 167523 & 167533. The property is currently zoned Single Family Residential District and seeking to change zoning to Business Retail District (BR). The Applicant has provided a proposed use for this site.

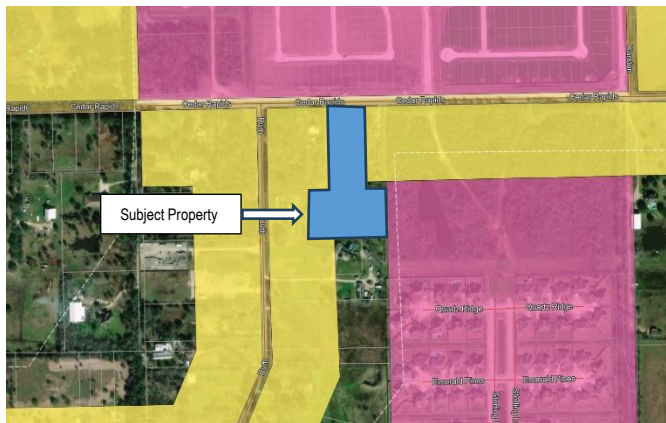
Based on our review of the application and supporting documents, the proposed zoning change request is inconsistent with the City of Iowa Colony Comprehensive Plan adopted in June 2020.

The tract is located south of Cedar Rapids, between Ruth Road and Sterling Lakes Drive.



The site is currently zoned Single Family Residential, consistent with the surrounding property.






As such, we are recommending **DISAPPROVAL** of 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  
Natasha Brooks-Anderson, COIC  
File: 710-25-002-016





Permit #: 6030

Permit Date: 03/25/25

Permit Type:

Permit Type: RE-ZONING

Residential or Commercial:

Flood Plain:

Owner Name: ANDY TRINH

Address: 2516 CEDAR RAPIDS PARKWAY

City, State, ZIP: IOWA COLONY TX 77583

Owner Phone Number:

Applicant Email:

Description: CHANGE ZONING FROM SFR TO BR

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: 2516 CEDAR RAPIDS PARKWAY

Status: Pending

Assigned To:

#### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
02890026110	2516 CEDAR RAPIDS PARKWAY	A0289 H T & B R R TRACT 4B9 ACRES 1.13	ANDY T TRINH		SFR - SINGLE FAMILY RESIDENTIAL

#### Fees

Fee	Description	Notes	Amount
RE-ZONING	Enter the Total Number of Acres.		\$2,000.00
		<b>Total</b>	<b>\$2,000.00</b>

#### Attached Letters

Date	Letter	Description
03/25/2025		<a href="#">Invoice</a>
03/25/2025		<a href="#">Web Form - New Home Permits Application</a>

#### Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
04/01/2025	ANDY TRINH		CHECK # 3388	Rachel Patterson	\$2,000.00
				<b>Outstanding Balance</b>	<b>\$0.00</b>

#### Uploaded Files

Date	File Name
03/25/2025	<a href="#">25065762-Iowa Colony Sketch 1.pdf</a>
03/25/2025	<a href="#">25065759-Form A - Application for Amendment to Regulations or to the official zoning - Signed 3.24.2025.pdf</a>



Form A  
**City of Iowa Colony**

"Where We Make It Happen"

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

Name/Address Andy Trinh / 2516 COUNTY ROAD 57 & Ruth Street

Individual/Company/Corporation

Description of Amendment Proposed Change address current zoning to business retail

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.

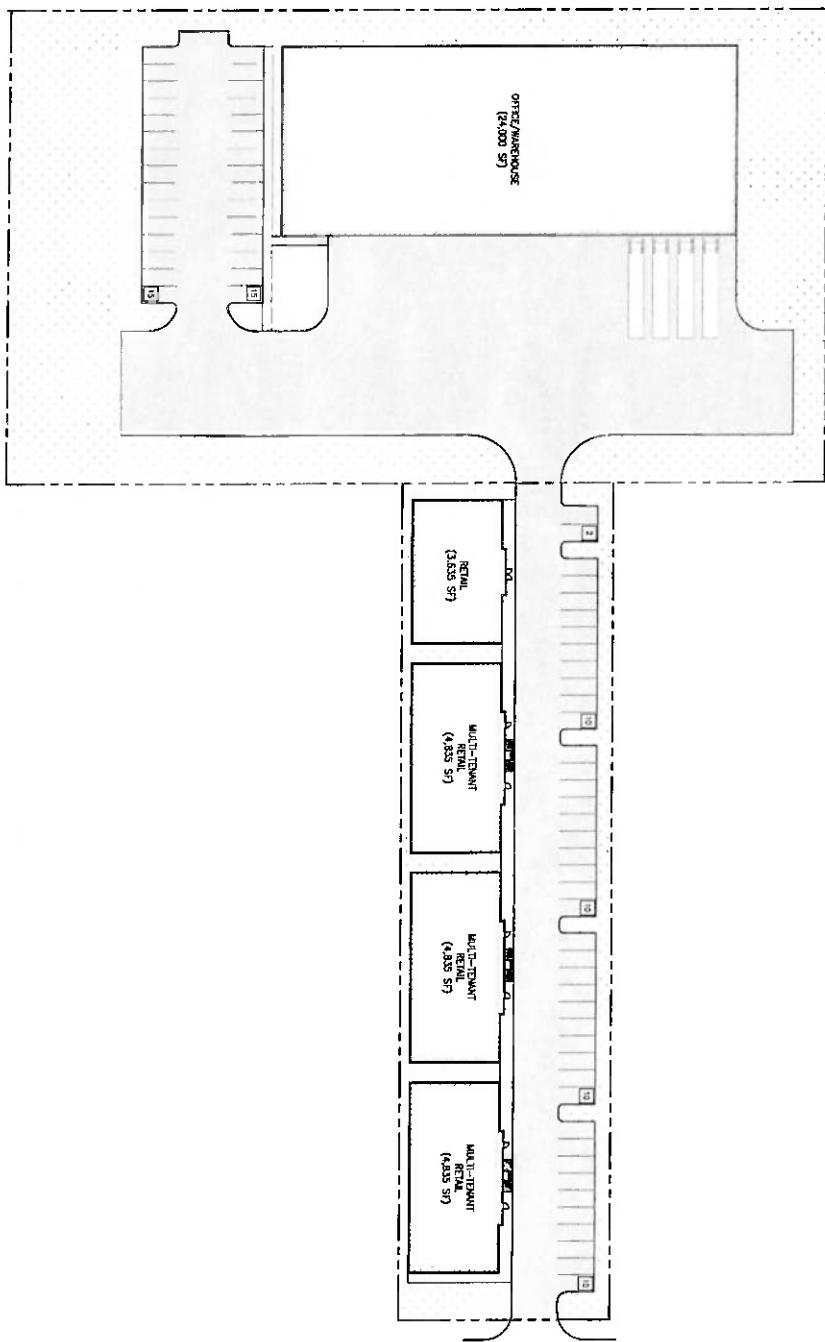
Signature required: Andy Trinh  
Andy Trinh (Mar 24, 2025 15:38 CDT)

Form approved: July 20, 2009



PRELIMINARY - FOR VISUAL REVIEW ONLY

PRELIMINARY - FOR VISUAL REVIEW ONLY



JULIFF MANVEL ROAD  
(50' ROW)



**LEGEND**  
[Symbol] PARKING COUNT  
**IMPORTANT NOTE:**  
ANY OFF-SITE DRAINAGE/LOCATION IS NOT SHOWN. ANY EXISTING OR PROPOSED UNDERGROUND OR BUILDING SHALL BE REDUCED/REMOVED TO ACCOUNT FOR A ON-SITE POND.

PRELIMINARY - FOR VISUAL REVIEW ONLY

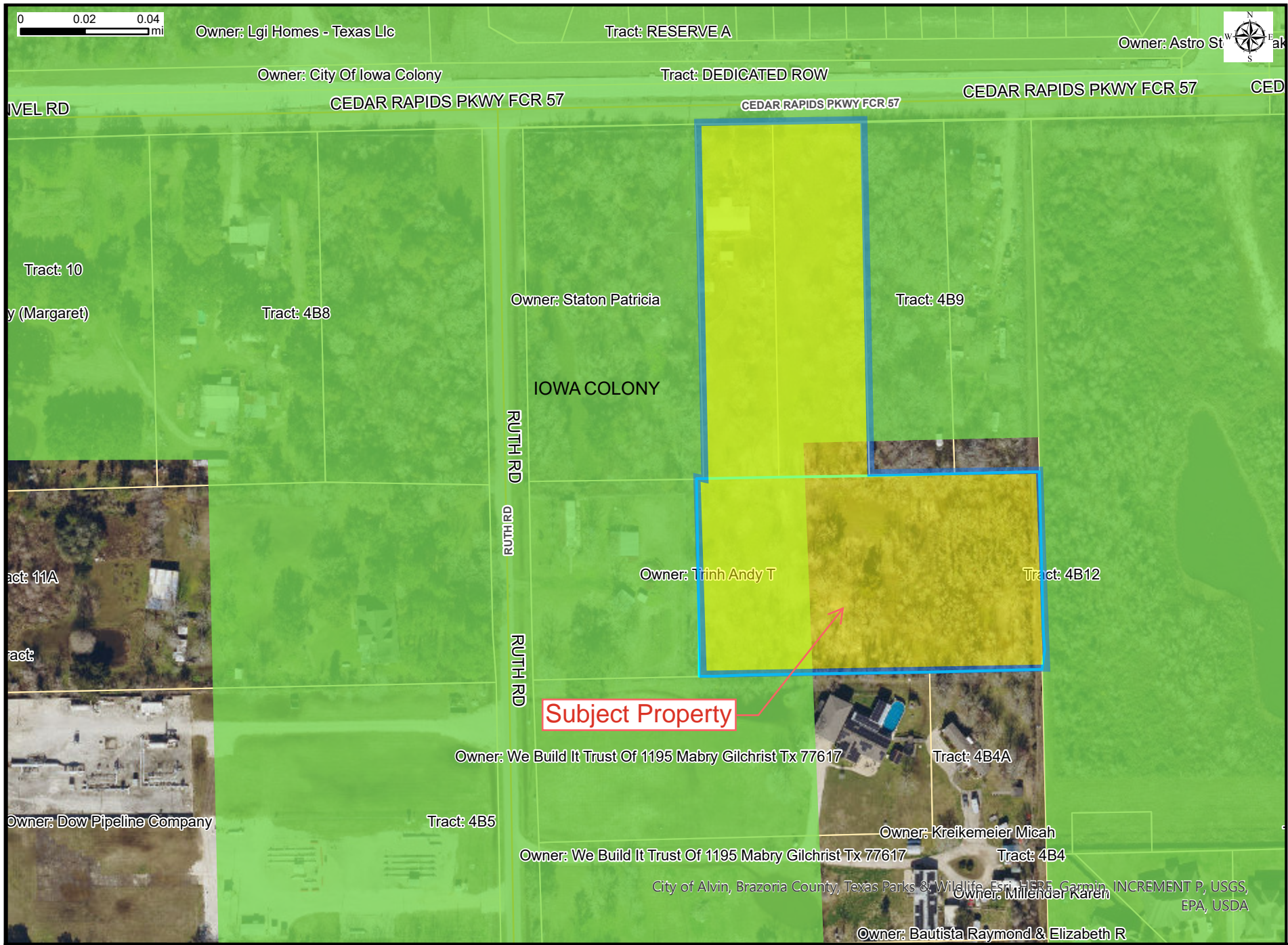
IOWA COLONY © HWY 288  
ROSHARON, TEXAS 77583  
NOTICE: PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL.

SKETCH NUMBER

1.0

PRELIMINARY - FOR VISUAL REVIEW ONLY





Brazoria County  
Engineering

Date Printed:  
May 18, 2025

**Legend**

- |            |              |                |                       |                 |              |                   |             |          |
|------------|--------------|----------------|-----------------------|-----------------|--------------|-------------------|-------------|----------|
| ESD 4      | County Roads | Private Street | BROOKSIDE VILLAGE ETJ | IOWA COLONY ETJ | PEARLAND ETJ | BROOKSIDE VILLAGE | IOWA COLONY | PEARLAND |
| State Hwys | City Street  | ALVIN ETJ      | HILLCREST VILLAGE ETJ | MANVEL ETJ      | ALVIN        | HILLCREST VILLAGE | MANVEL      |          |

City Limits ANGLETON

