

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING IOWA COLONY, TEXAS CODE OF ORDINANCES, APPENDIX A “ZONING ORDINANCE”, ARTICLE VII – ZONING DISTRICT REGULATIONS, SECTION 70, DISTRICT SFR (SINGLE-FAMILY RESIDENTIAL DWELLING DISTRICT), TO ADD A LOT SIZE REQUIREMENT AND TO CLARIFY YARD REQUIREMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, this ordinance promotes the public health, safety, welfare, and enjoyment of the general public by clarifying lot size and yard requirements in the Single-Family Residential Dwelling District;

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 VII – Zoning District Regulations, Section 70 – District SFR (Single-Family Residential Dwelling District) is hereby amended as follows:

ADDING SUBSECTION Sec. 70. (c)(1)(iii) – Lot Size Requirements Section 70(c)(1) Minimum Lot Area to read as follows:

(iii) Minimum lot size serviced by public water and sewer as required by the subdivision ordinance.

DELETING AND REPLACING SECTION Sec. 70 (d) – Yard Requirements to read as follows:

(d) *Yard requirements.*

(1) For lots 3 acres and larger

(a) Required front yard: 50 feet.

(b) Required side yard: 25 feet for interior side lots. Side yards adjacent to side streets shall be not less than 50 feet, except that side yards adjacent to the turn-around portion of a cul-de-sac street shall be not less than 25 feet.

(c) Required rear yard: 50 feet;

(d) Maximum lot coverage: Not more than 50 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.

(2) For lots less than 3 acres but larger than 1 acre

(a) Required front yard: 40 feet.

(b) Required side yard: 15 feet for interior side lots. Side yards adjacent to side streets shall be not less than 25 feet.

(c) Required rear yard: 25 feet;

(d) Maximum lot coverage: Not more than 50 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.

(3) For lots less than 1 acre

(a) Required front yard: 25 feet.

(b) Required side yard: 5 feet for interior side lots. Side yards adjacent to side streets shall be not less than 10 feet.

(c) Required rear yard: 10 feet;

(d) Maximum lot coverage: Not more than 60 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.

SECTION 3. 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 4. This ordinance shall be effective immediately upon its passage and approval.

SECTION 5. 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.

PASSED AND APPROVED ON THE FIRST READING ON THE 16TH DAY OF MARCH 2026.

PASSED AND APPROVED ON THE SECOND READING ON THE _____ DAY OF APRIL 2026.

CITY OF IOWA COLONY, TEXAS

Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary