

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING SUBDIVISION ORDINANCE NO. 2002-12, ARTICLE III “MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RESUBDIVISION”, SECTION 37 “LOTS”, PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the City Council of the City of Iowa Colony finds that the Subdivision Ordinance should remain consistent with the City’s Zoning Ordinance regarding setback requirements; and;

WHEREAS, clarifying that building setback requirements are governed by the Zoning Ordinance will eliminate conflicts between development regulations and promote consistent administration of the City’s development standards;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1. That the Subdivision Ordinance No. 2002-12, Section 37 “Lots” is hereby amended as follows:

Section 37. Lots.

A. One Acre and Larger Lots.

Section 37(A)(1) is amended to read as follows:

1. Minimum setback requirements shall be based on the City’s Zoning Ordinance for the designated district. Lots abutting across walkways shall be treated as corner lots.

B. Lots Smaller Than One Acre.

Section 37(B)(1) is amended to read as follows:

1. Minimum front setback lines shall be in accordance with the City’s Zoning Ordinance for the designated district. Lots abutting across walkways shall be treated as corner lots.

All other provisions of Section 37 shall remain unchanged.

SECTION 2. 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 3. This ordinance shall be effective immediately upon its passage and approval.

SECTION 4. 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