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IOWA COLONY PLANNING AND ZONING COMMISSION
MINUTES OF JANUARY 9, 2023

Members present: David Hurst, Tim Varlack, Brenda Dillon (arrived at 6:32 P.M.), Les Hosey, Brian Johnson, and Terry Hayes

Members absent: Steven Byrum-Bratsen

Others present: Dinh Ho, Larry Boyd, and Robert Hemminger

WORKSESSION -6:00 P.M.

1. Chairman Hurst called the worksession to order at 6:01 P.M.
2. Discussion on possible amendments to the Unified Development Code. The Planning and Zoning members discussed possible amendments to the Unified Development Code including the following:
 - Planning for future electrification charging stations in public parking areas.
 - Additional parking in residential areas to include 5 to 1 for subdivisions, townhomes, cottages, and duplexes.
 - Providing an amenities schedule per the number of rooftops in the overall development.
 - Updating the section regarding the City Manager's authority, as the UDC was written prior to the adoption of the city charter.
3. The worksession was closed at 6:55 P.M.

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:01 P.M.
2. Citizens Comments. There were no comments from the public.

"An opportunity for the public to address Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with the Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must observe a three-minute time limit."

PUBLIC HEARING

- Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit for production of alcoholic beverages with related warehousing, marketing, and office uses, but not for consumption of alcoholic beverages on the premises.

Approximately 1.956 acres of land, which is Property ID No. 167464 and Geographic ID No. 0287-0008-110 in the records of the Brazoria County Appraisal District, generally located north of Davenport Parkway (County Road 64) and east of Freedom Field stadium, and more fully described in a deed recorded under File No. 2017012765 of the Official Records of Brazoria County, Texas.

Chairman Hurst opened the public hearing at 7:02 P.M.

- Jackie Peltier Horn stated her concerns with the location being adjacent to her mother, an educational facility being in close proximity, and that it is next to chocolate bayou. She would like more information.
- Joe Fister stated that he just wants to find out more information and asked about the building being in the floodplain.
- Amber Ferrell-Steele (the applicant) introduced herself. She provided background of the product and how she got started. She stated that this will be a micro distillery meaning the facility will be under 3300 square feet. She addressed the questions and concerns of the citizens as well as concerns and questions by the Planning and Zoning members. Tim Varlack asked if she would have to pull permits. He also asked about the proximity of the facility to the high school and the stadium. Les Hosey asked about the production output and how many employees they are looking to have. Brenda Dillon asked about the hours of operation and how she will manage traffic. Amber Steele stated that she will have to pull permits and follow city regulations and procedures. The output is 14,000 cases a year. This will create about 25 jobs. They will have one master distiller come in for training and they are from Iowa. To control traffic, they will require an appointment as well as the hours being from 12:00 P.M. to 3:00 P.M. Tuesday through Saturday for trucks to load and unload. They will be cognizant of the school schedule including football games and programs.

Chairman Hurst closed the public hearing at 7:29 P.M.

3. Consideration and possible action on a recommendation to City Council concerning rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit for production of alcoholic beverages with related warehousing, marketing, and office uses, but not for consumption of alcoholic beverages on the premises.

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Tim Varlack made a motion to recommend approval to City Council of the rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit for production of alcoholic beverages with related warehousing, marketing, and office uses, but not for consumption of alcoholic beverages on the premises.

Approximately 1.956 acres of land, which is Property ID No. 167464 and Geographic ID No. 0287-0008-110 in the records of the Brazoria County Appraisal

District, generally located north of Davenport Parkway (County Road 64) and east of Freedom Field stadium, and more fully described in a deed recorded under File No. 2017012765 of the Official Records of Brazoria County, Texas.

Seconded by Brenda Dillon. Approved unanimously.

4. Consider approval of the following Planning and Zoning Commission meeting minutes

- December 6, 2022

Les Hosey made a motion to approve the minutes of the December 6, 2022 meeting. Seconded by Tim Varlack. Approved unanimously.

5. Consideration and possible action for the George Subdivision Final Plat. Les Hosey made a motion to approve the George Subdivision Final Plat. Seconded by Tim Varlack. Approved unanimously.

6. Consideration and possible action for the Meridiana Section 58B Final Plat. Tim Varlack made a motion to approve the Final Plat of Meridiana Section 58B. Seconded by Brenda Dillon. Approved unanimously.

7. Consideration and possible action for the Meridiana Section 58A Amended Plat. Brenda Dillon made a motion to approve the Meridiana Section 58A Amended Plat. Seconded by Terry Hayes. Approved unanimously.

8. Consideration and possible action for the Meridiana Section 57 Amended Plat. Brenda Dillon made a motion to approve the Meridiana Section 57 Amended Plat. Seconded by Les Hosey. Approved unanimously.

9. Consideration and possible action for the Caldwell Crossing Section 2 Preliminary Plat. Tim Varlack made a motion to approve the Caldwell Crossing Section 2 Preliminary Plat. Seconded by Terry Hayes. Approved unanimously.

10. Consideration and possible action on making recommendations to the City Council regarding amendments to the Unified Development Code. Brenda Dillon made a motion to present the preliminary report to the city council regarding the possible amendments to the Unified Development Code. Seconded by Tim Varlack. Approved unanimously.

11. The meeting was adjourned at 7:44 P.M. by a unanimous vote.

APPROVED THIS 7TH DAY OF FEBRUARY 2023.

ATTEST:


Kayleen Rosser, City Secretary


David Hurst, Chair

