


# CITY OF IOWA COLONY

"Where We Make It Happen"

## APPLICATION FOR SPECIFIC USE PERMIT FORM 'B'

APPLICATION DATE: 10/17/2024

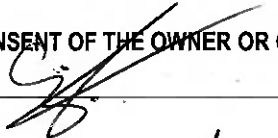
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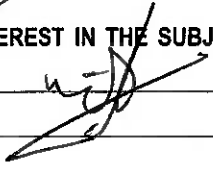
NAME OF APPLICANT: FELIX NGWA, 

THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:  
3233 MERIDIANA Parkway - 516500  
IOWA Colony TX Brazoria 77583

A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED: package store/liquor  
store: selling of wine, liquor, beer and  
beverages.

THE ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED. CIRCLE ONE: (MU) (SFR) (MH) (BR)

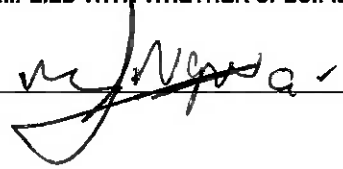
THE SIGNED CONSENT OF THE OWNER OR OWNERS OF THE SUBJECT PROPERTY, IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY: 

THE APPLICANT'S INTEREST IN THE SUBJECT PROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY: 

SUCH OTHER INFORMATION OR DOCUMENTATION AS THE CITY COUNCIL OR ZONING ADMINISTRATOR MAY DEEM NECESSARY.  
\_\_\_\_\_  
\_\_\_\_\_

EACH APPLICATION FOR SPECIFIC USE PERMIT MUST BE ACCOMPANIE DBY A NON-REFUNDABLE FEE OF \$1,000.00 TO DEFRAY THE COST OF NOTIFICATION, ATTORNEY'S FEES OR PROCESSING TH APPLICATION.

NOTE: THIS APPLICATION EXPIRES IN 180 DAYS IF NOT SUBMITTED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS AND/ OR ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE REQUIRED: 



# Business Justification for Selling Liquor in Iowa Colony

To: City Secretary, Iowa Colony

From: **Achiambo and Tumfong Business Associates corporation**

Date: 10/17/2024

Achiambo and Tumfong Business Associates, a partnership committed to community engagement and economic growth, is seeking approval to sell liquor within Iowa Colony. This proposal outlines the rationale behind our request and the positive impacts we anticipate on the local economy and community. [OBJ]

Our entry into the liquor market represents a significant opportunity for economic development in Iowa Colony. By establishing a licensed retail liquor store, we will: [OBJ]

**Generate Revenue:**

The sale of liquor will contribute to local tax revenues, which can be reinvested into community services, infrastructure, and public safety initiatives. [OBJ]

**Create Jobs:**

The establishment will create direct employment opportunities for residents, fostering job growth and reducing unemployment rates in the area.

**Community Engagement:**

Achiambo and Tumfong Business Associates are committed to responsible business practices that prioritize community well-being.

**Responsible Sale Practices:**

We plan to implement stringent age-verification protocols and responsible service training for all employees to minimize underage drinking and promote responsible consumption. [OBJ]

**Community Involvement:**

Our business model includes partnerships with local organizations to promote safe drinking initiatives and support community events, ensuring that our presence enriches rather than detracts from community life. [OBJ]

**Market Demand:**

Research indicates a growing demand for liquor sales in Brazoria County, as evidenced by market trends and consumer preferences. Our market analysis reveals:

[OBJ] **Consumer Preferences:**

A significant portion of the population seeks convenient access to quality liquor, with potential for growth in craft and local spirits.

**Limited Competition:**

There are currently few established liquor retailers in the area, indicating a market gap that we are strategically positioned to fill. Our business will enhance consumer choice

EXHIBIT "B"  
SHOPS AT STERLING LAKES  
SITE PLAN

