



PLANNING AND ZONING COMMISSION MEETING MARCH 8, 2005

The Planning and Zoning Commission met in regular session at Stafford City Hall on March 8, 2005 with the following in attendance:

Present:

Alma Birdwell, Chairman
Johnny Nunez
Joseph Olickan
Christine Rector
Joe Rome, Secretary

Mayor Leonard Scarcella
Lawrence Vaccaro, Jr., Director - Public Works
Cheryl Wilson, City Attorney, Olson & Olson

Absent:

Maria Alvarado – Called in to report that she was out of town with family.
Press Robinson – No notification of absence.

1. **Discussion and consideration of the February 8, 2005 Planning & Zoning Commission Minutes.**

Joe Rome made a motion to grant approval of the February 8, 2005 Planning and Zoning Commission minutes. Joseph Olickan seconded the motion with all present voting in favor.

2. **Discussion and possible action to determine whether Commission Press Robinson's absence on February 8, 2005 and Commissioner Christine Rector's absence on January 11, 2005 are excused or unexcused.**

Joe Rome made a motion to find Christine Rector's absence from the January 11, 2005 Planning & Zoning Commission meeting excused. Joseph Olickan seconded the motion with all present voting in favor.

Mayor recommended that future meetings begin with a roll call for a clearer record of absences.

Joe Rome made a motion that future meeting minutes include roll call and whether anyone absent has called in a reason. Christine Rector seconded the motion with all present voting in favor.

3. (a) Presentation, discussion and action on an application for a Specific Use Permit to amend the Zoning Ordinance to allow the construction and operation of a 4-story, 78-unit hotel on a 1.459 acre tract of land within the Zoning District MU-1, and further identified as being located at 4520 Techniplex.

Gene Bane noted that this application was withdrawn last month and is now being resubmitted with revisions. He also gave an overview of the revisions.

Applicant, Mike Mahoney with Western International and representing Homewood Suites stated that the revised plan has 78 units, 78 surface parking places and the parking garage has been eliminated.

Johnny Nunez made a motion to adopt the application as the preliminary report. Christine Rector seconded the motion with all present voting in favor.

3. (b) Public Hearing on the application described in Item 3(a).

Alma Birdwell officially opened the Public Hearing.

Applicant, Mike Mahoney with Western International and representing Homewood Suites stated that they are in favor of the SUP.

Ron Smith with Mayes & Associates, Inc. stated that they are in favor of the SUP.

There was no one in opposition.

Alma Birdwell officially closed the Public Hearing.

3. (c). Discussion and possible action to adopt a final report and approve a recommendation to City Council on the adoption of an ordinance amending Chapter 26 of the Code of Ordinances to grant a Specific Use Permit to allow the construction and operation of a 4-story, 78-unit hotel on a 1.4859 acre tract of land within the Zoning District MU-1, and further identified as being located at 4520 Techniplex.

Johnny Nunez asked if restrictions could be placed on the applicant regarding advertising requirements.

Cheryl Wilson noted that the Planning & Zoning Commission is to grant approval based on the applicant's particular use of a particular area and that such a requirement would not have an

effect on the land or the surrounding land. It was also noted that it would be an inappropriate condition to place on the approval of an SUP.

Joseph Olickan made a motion that the Final Report should include Exhibits A1.1, A1.2, A1.3, A1.4, A3.1, A3.2 and L1.01 of Homewood Suite floor plans; signage subject to approval; compliance with the site plan renderings; a 1-year construction timeframe and to recommend that City Council adopt an ordinance granting an SUP. Johnny Nunez seconded the motion with all present voting in favor.

4. (a) Presentation, discussion and action on an application for a Specific Use Permit to amend the Zoning Ordinance to allow the operation of an automobile/vehicle repair and service garage on a 0.689 acre tract of land within Zoning District RCT, and further identified as being located at 12914 Murphy Road.

Gene Bane gave a presentation and overview of the Specific Use Permit application, which would remodel the current location into a vehicle electrical component repair facility.

Roy W. Smith, attorney representing Lone Star Auto Electric gave a presentation on the proposed remodeling and description of property. Mr. Smith noted that the applicant plans to comply with all required standards recommended by the Planning & Zoning Commission.

Leticia Galvan, owner of Lone Star Auto Electric further elaborated on the proposed use of the property and emphasized their desire to work closely with the City to be accommodating.

Michael Lavetta, owner of Lone Star Auto Electric also gave an overview of the proposed use of property and reiterated their desire to comply with the City's requirements and provide a facility that will be an asset to the Stafford business community.

Discussion ensued regarding :

- Revenue sources
- Date land purchased
- Length of years business located at current location
- Extent of electrical repairs
- Explanation of repair requirements
- Types of circuitry repair required
- Inventory
- Walk-in business
- Space requirements and parking concerns
- Vehicle storage availability
- Daily customer traffic count
- Over night & extended housing of equipment accommodations
- Current property problems

Christine Rector made a motion to adopt the application as the preliminary report. Joseph Nunez seconded the motion with all present voting in favor.

4. (b) Public Hearing on the application described in Item 4(a).

Alma Birdwell officially opened the Public Hearing.

Michael Chance of Stafford stated that he was in favor.

Reginald Booker of Stafford and a previous customer, stated that Mr. Lavetta was a pillar of the community and that me was in favor.

Johnathon Smith of Sugar Land stated that Michael Lavetta and Leticia Galvan were the most honest people he knew and that he was in favor.

Michael Miles of Stafford and a previous customer stated that he was in favor.

Jay Redicker stated that he has known Mr. Lavetta for ten years. Also noted that he received excellent service and that he is in favor.

Rudy Ochoa stated that he has known Mr. Lavetta for over ten years, that he is a dedicated and fair man and that he is in favor.

Cecilio Cerda, III of Missouri City stated that he is a current customer and Lone Star Electric is fast, efficient, does quality work, conveniently located and plays by the rules. He also noted that he is favor.

Alma Birdwell officially closed the Public Hearing.

4. City Engineer's Report and discussion of:

- (a). Progress of developments on US 90A and railroad relocation project.
- (b). Stafford/Staffordshire Road project and update on Fort Bend County Mobility projects.
- (c). Local street and drainage improvements and effect of proposed bond sale.
- (d). Consideration of appropriate action on items (a) – (c)

Bob Jones gave an overview of their Monthly Status Report and Progress Summary noting that the February 7, 2005 TxDOT meeting went extremely well. Mr. Jones also stated that three major agreements were signed and commented on the proposed letting date of May, with construction anticipated to begin in June or July.

Mayor Scarcella stated that it is very important that the citizens understand what is going on and what is about to happen since we have never had a \$100M project in this City.

The Mayor also commented on the proposed use of the bond sale proceeds that City Council

voted unanimously to discuss regarding:

- 5th Street Project
- Missouri City Estates Drainage (north v. south)
- Detention Ponds in the north area of the City
- Left-hand turning lane off West Airport

4. Adjournment.

Christine Rector made a motion to adjourn the meeting at 8:30 p.m. Maria Alvarado seconded the motion and it was unanimously approved to adjourn.

Alma Birdwell, Chairman

Jo Ann Holloway, Recording Secretary