



## PLANNING AND ZONING COMMISSION MEETING SEPTEMBER 13, 2005

The Planning and Zoning Commission met in regular session at Stafford City Hall on September 13, 2005.

### Commissioners

Alma Birdwell, Chairman  
Johnny Nunez  
Joseph Olickan, Vice Chairman  
Christine Rector  
Joe Rome, Secretary  
Felix A. Vega  
Fred Woolridge

### City Staff

Mayor Leonard Scarcella  
Lawrence Vaccaro, Jr., Public Works Director  
Jo Ann Holloway, P & Z Recording Secretary  
Cheryl Wilson, City Attorney  
Gene Bane, Zoning Administrator/Building  
Permits/Nuisance Abatement

#### 1. Roll call.

All commissioners were in attendance except Joseph Olickan.

#### 2. Discussion and consideration of the August 9, 2005 Planning & Zoning Commission Minutes.

**Joe Rome made a motion to grant approval of the August 9, 2005 Planning and Zoning Commission minutes. Johnny Nunez seconded the motion with all present voting in favor.**

#### 3. Discussion and consideration of a one-year extension of final plat approval of Colony Lake Estates – Section 1, Replat of Reserve “B”.

Lawrence Vaccaro gave a summary of Colony Lake Estates – Section 1, Replat of Reserve “B” plat that was approved in 2004.

**Johnny Nunez made a motion to grant approval of a one-year extension of final plat approval of Colony Lake Estates – Section 1, Replat of Reserve “B”. Felix Vega 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 sales and rentals at 12978 Sugar Ridge Blvd., located within the Residential, Commercial and Technology zoning district.

Gene Bane displayed an enlarged photo of the site, gave a presentation of the application and pointed out where the business would be located on the zoning map. Mr. Bane also noted that although the building was built earlier this year, it became apparent during the permitting process that a Special Use Permit would be required. All vehicles will be stored inside the building, not outside.

Kosta Leontaritis, owner of Zante Enterprises, Inc. and his son John came forward and answered the following questions from the Commissioners. Mr. Leontaritis also noted that their business is a unique dealership and all their cars are well protected because they are very expensive:

- How will vehicles be transported?  
Zante Enterprises will use 4-car haulers and flat bed trucks to transport vehicles. Cars are delivered in whole, no parts. These cars are delivered to other dealerships (10% to individuals).
- How does the company acquire customers?  
It's mainly an Internet business. The company acquires, packages and ships exotic cars. It's a brokerage business, which involves forwarding freight.
- Where are the cars currently stored?  
Cars are currently stored at the other location - Global Motorcars, LLC at 4004 Arc Street, Houston, TX.
- What is currently in the building on Sugar Ridge?  
Business offices are functioning in this building.
- How many units does the company expect to be housed in the building at any given time?  
The company anticipates 40 – 45 cars maximum based on the square footage of the warehouse.
- What types of enhancements are done?  
None.
- What type of service equipment is used?  
None.
- Is the building climate controlled?  
Not yet, but the setup is in progress.
- Is the business required to be licensed?  
Yes. We're registered with the DMV.
- Of the vehicles stored, what's the highest mileage.  
The mileages range from 50 to 20,000.
- Can the cars be seen through the windows; there's a security concern.  
Cars can be seen through the windows, but there is adequate security.

**Johnny Nunez made a motion to adopt the application package as the Preliminary Report with the Planning & Zoning Commission meeting minutes. Felix Vega 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.

Mark Espino of Seabrook, Texas and Godfather to Mr. Leontaritis's grandson spoke in favor of approving an SUP.

Angela Bongat an attorney living in Sugar Land, Texas and fiancée of John Leontaritis spoke in favor of approving an SUP. Ms. Bongat also noted that the applicant is in compliance with all Stafford standards.

Mrs. Sophia Leontaritis of Sugar Land, Texas and part owner of Zante Enterprise, Inc. spoke in favor of approving an SUP. Mrs. Leonaritis also noted that if their business interferes in any way with the harmony of the community, they will discontinue doing business in Stafford.

Alma Birdwell officially closed the Public Hearing.

**4. (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 operation of an automobile/vehicle sales and rentals at 12978 Sugar Ridge Blvd., located within the Residential, Commercial and Technology zoning district.**

**Johnny Nunez made a motion to adopt the application as the Final Report with the Planning & Zoning Commission meeting minutes and to recommend that City Council adopt an ordinance amending Chapter 26 of the Code of Ordinances to allow the operation of an automobile/vehicle sales and rentals at 12978 Sugar Ridge Blvd., located within the Residential, Commercial and Technology Zoning district subject to the following six (6) conditions:**

- 1. No outside storage of cars or parts on the Sugar Ridge site.**
- 2. Units to be delivered in whole from 9:00 a.m. – 5:00 p.m., Monday thru Friday.**
- 3. No outside storage of equipment.**
- 4. No outside storage of cleaning materials or solvents.**
- 5. That only sales of whole units are conducted at this location.**
- 6. That the sales operations are limited to the 20,000 sf building shown on the site plan of the 2-acre tract of land on Sugar Ridge Blvd.**

**Christine Rector seconded the motion with all present voting in favor.**

Mayor Scarcella noted that this agenda item would be on the September 21 City Council agenda for consideration and reminded the applicant that their presentation would be beneficial.

**5. 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 including Fifth Street, Avenue E, Corporate Park Detention Ponds and Missouri City Estates Drainage.**
- (d). Consideration of appropriate action on items (a) – (c).**

Lawrence Vaccaro gave an overview of the Engineer's Monthly Status Report noting that the Stafford Business Park and Harrison Interests Drainage is moving forward and that on September 15 he will have more information to report. Mr. Vaccaro commented on the Bond fund projects, completion of the West Airport left-turn lane and noted that the US 90A kick-off meeting was held September 13. The contracts have been prepared for US 90A and the signing formalities are in progress.

Mayor Scarcella commented on US 90A contract negotiations, mobility bond funds and Fifth Street drainage issues.

**6. Brief review by Mayor of proposed budget for 2005-2006 and budget message.**

Mayor Scarcella stated that he is very pleased with this year's budget and noted that he will be commenting Wednesday on economic development in the City. The previous presentation hi-lighted some of those things. He noted that we have zero City property taxes and that we've seen the general fund grow from \$2M to \$9M. The Mayor stated that this occurred by good fiscal responsibility by our Department Heads and sales taxes. Meetings will start September 14 from 4 – 7 p.m. and September 21 from 4 – 7 p.m. If not concluded, there will be a final meeting on September 28 from 4 – 7 p.m. and a Public Hearing will be held at 7:30 p.m. on September 28 on the budget. The City reduced the debt services and freed up \$2.5M. Stafford is the only City in the state of Texas that can make this claim and the Mayor expects to see significant expenditures from that. The Mayor emphasized the fact that the City has never laid-off any employees, resulting in excellent City services and quite satisfied employees. The City of Stafford has the best and most comprehensive benefits and health plans, which includes a prescription plan, a retirement plan and social security. These are incentives to keep good people and

not get a bloated bureaucracy. The budget dropped because of the US 90A expenses for ROW acquisitions. The money that came from the Economic Development Corporation was seed money and a strong incentive for TxDOT to build the 90A project at a total cost of \$101M and I feel very good about that. The City's fund balance is very strong.

In conclusion, the Mayor pointed out some unique achievements. The last payment on the HCC Science and Technology building has been made at no cost to the City's tax payers. The City of Stafford's Fire Department achieved a rating of 1 from the ISO, who rates all 48,000 fire departments in the nation. This should give homeowners a benefit on their property insurance. The City is proposing to place an order for another pumper, with an anticipated delivery in the winter of 2006. The Mayor anticipates a very sound budget that the citizens of Stafford can be very pleased with.

**7. Discussion of effect and impact of Hurricane Katrina upon the City and planning approaches to address those effects.**

Mayor Scarcella noted that the City has received a significant fall out from the Katrina evacuees and stated that in two weeks the City's population increased by approximately 2,000 people and that he is very proud of that. The Mayor also noted that everyone he talked with is very pleased. The Mayor gave accolades to Chief Krahn, Fire Marshall David Popoff and the Department Heads for their coordination efforts. The Mayor recognizes that there are a lot of people who need us as well as the need to protect our citizens and the City's properties from the ramifications of over crowding. There were over 100 children enrolled in the SMSD and they should be commended on their efforts. Warm responses to the evacuees' needs are crucial. The Mayor emphasized the fact that the City could easily be next and it could have huge devastation. Everyone's attitude and approach will have to be changed, recognizing that it takes leadership and comforting of the people. The City needs to work on the Emergency Management Plan to be able to do that. It is most critical to maintain communications with the people; let the people know what to do and tell the people how they can help others as well as themselves and their families. The City has learned a lot; the staff should be proud of themselves at ground zero.

**8. Adjournment**

**Joe Rome made a motion to adjourn the meeting at 9:00 p.m. Felix Vega seconded the motion and it was unanimously approved to adjourn.**

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Alma Birdwell, Chairman

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Jo Ann Holloway, Recording Secretary