



## PLANNING AND ZONING COMMISSION MEETING MARCH 13, 2007

The Planning and Zoning Commission met in regular session at Stafford City Hall at 7:30 p.m. on March 13, 2007.

### **Present:**

Alma Birdwell, Chairman

Joseph Olickan, Vice Chairman

Virginia Rosas

Felix A. Vega

Fred Woolridge

Mayor Leonard Scarcella

Lawrence Vaccaro, Jr., Public Wks Director

Pam Madrigal, City Engineer

Gene Bane – Zoning Administrator

Jo Ann Holloway, P & Z Recording Secretary

Scott Bounds, Attorney – Olson & Olson

### **Absent:**

Christine Rector

Joe Rome, Secretary

### **1. Roll call.**

All commissioners were in attendance except Christine Rector and Joe Rome.

### **2. Discussion and consideration of the February 13, 2007 Planning & Zoning Commission regular meeting minutes.**

**Virginia Rosas made a motion to approve the February 13, 2007 Planning and Zoning Commission regular meeting minutes. Felix Vega seconded the motion, and it carried 5 - 0.**

### **3. (a) Presentation, discussion and action on an application for a Specific Use Permit (SUP) to allow the development and operation of a four-story, 20-room addition to an existing hotel at 4820 Techniplex Drive located within the City in Zoning District MU-1.**

Gene Bane stated that the City had received an SUP to allow the development and operation of a four-story, 20-room addition to an existing hotel at 4820 Techniplex Drive. Mr. Bane pointed out the geographic location on the zoning map, noted that the Comfort Suite's current parking adhered to the City's regulations including the addition of 4 more with this SUP, indicated that the exterior will be of a stucco finish to match what is currently in place including the roof line and commented on the rendering provided. Mr. Bane also stated that an ordinance was prepared years ago to allow 2-story hotels, but that this hotel was constructed prior to the ordinance.

The applicant, Mr. Naren R. Patel, then gave an overview of the Comfort Suites history and elaborated on normal marketing strategies and business-as-usual procedures which circumvent depreciation and allow for competitive enhancements. Mr. Patel noted that his establishment has been in operation since 1996 and has always adhered to the City's laws and regulations. Mr. Patel also stated that the parking lot has been fully developed and is currently being redesigned to provide better traffic flow.

Discussion ensued regarding:

- Ingress/egress flow
- Sprinkler system requirements
- Adequate parking
- Condition of the existing landscape
- Video surveillance

### **3. (b) Public Hearing on the application described in item 3(a).**

Alma Birdwell officially opened the Public Hearing.

John Ferro of Ferro-Land Investments and a Stafford resident stated that he has sold numerous properties to hotel developers throughout the years and this particular Comfort Suites is one of the top hotels in the state. Mr. Ferro noted that Mr. Patel does a good job of keeping up with the competition and is good business for Stafford. Mr. Ferro stated that he highly recommends this SUP be approved.

No one else spoke in opposition or in favor. Ms. 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 102 of the Code of Ordinances to grant a Specific Use Permit to allow the development and operation of a four-story, 20-room addition to an existing hotel at 4820 Techniplex Drive located within the City in Zoning District MU-1.**

**Felix Vega made a motion to adopt the applicant's SUP as the Preliminary and Final Report and to recommend that City Council approve the adoption of an ordinance amending Chapter 102 of the Code of Ordinances to grant a Specific Use Permit to allow the development and operation of a four-story, 20-room addition to an existing hotel at 4820 Techniplex Drive located within the City in Zoning District MU-1. Alma Birdwell offered an amendment to Felix Vega's motion that the approved ordinance be included in the applicant's SUP. Fred Woolridge seconded the motion with amendment, and it carried 5 – 0.**

### **4. Report on engineering matters:**

- Stafford/Staffordshire Road project including progress of right-of-way acquisition and preliminary engineering plans.**
- Fifth Street Improvement project.**
- Fort Bend County Mobility projects including Brand Lane, Dulles Avenue and Kirkwood Boulevard improvements.**
- Local street and drainage improvements including status of Missouri City Estates Drainage project.**

- (e) Progress of developments on US 90A Improvement Project including construction activities, current mobility situations and status of Wayside Horn installations.**
- (f) Major Thoroughfare Plan updates.**
- (g) Consideration of appropriate action on items (a) – (f).**

Pam Madrigal gave an overview of the Monthly Status Report. Ms. Madrigal also presented an update of the Major Thoroughfare Map.

**Joseph Olickan made a motion to accept the updated Thoroughfare Map and its presentation as the final update and to make a recommendation to City Council for approval. Felix Vega seconded the motion, and it carried 5 - 0.**

- 5. Discussion and possible action to determine whether Commissioners Joseph Olickan and Christine Rector's absence on February 13, 2007 is excused or unexcused.**

**Felix Vega made a motion to accept Joseph Olickan and Christine Rector's absence as excused. Fred Woolridge seconded the motion, and it carried 5 – 0.**

- 6. Adjournment.**

**Joseph Olickan made a motion to adjourn the meeting at 8:15 p.m. Fred Woolridge 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