

MINUTES OF JOINT PUBLIC HEARING
OF MAY 18, 2004
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
OF THE CITY OF MEADOWS PLACE, TEXAS

The joint public hearing of the Meadows Place City Council and the Planning and Zoning Commission of the City of Meadows Place was called to order at 7:00 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Mark McGrath

Aldermen: Charles Jessup
Joe McCann
David Piwonka
Leen Zellers

Planning & Zoning Chair: Steve Gardner

P&Z Commissioners: Jeff Graebert
EJ Messarra
Theresa Bathe
Marti Pattinson
Charles Kulhanek

and the following absent:

Alderman: Terry Henley

thus constituting a quorum of both bodies.

Planning and Zoning member Rick Staigle was present but not acting as a member of the Commission due to his interest as an employee of Traffic Engineers, Inc. and was presenting an exhibit on behalf of The Oasis.

Mayor McGrath said the purpose of this meeting was to hold a joint public hearing before the City Council of the City of Meadows Place and the Planning and Zoning Commission of the City of Meadows Place to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to consider amending Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," Article VIII, entitled "Planned Development Amendments," by adding thereto a New Section 24-802, entitled "Planned Development Amendment," approving a Planned Development Amendment with appropriate conditions to Chaparral Corporation for the construction of a multi-use Planned Development to be called, "The Oasis." No action on the request will be taken tonight. The meeting is to provide Planning & Zoning members with information so that they can make a recommendation to Council at a later meeting whether to approve the request or not.

Chaparral Corporation showed a short video presentation of the planned project. Mr. Al Fairfield said that when complete, the entire complex will contain 31 acres and be called "The Oasis Senior Medical Complex". It will include the 182 independent senior residences at Meadows Place Senior Village on Kirkwood. Phase two will consist of 14 acres along Kirkwood and West Airport and plans are for it to contain a medical office building and clinic services.

Phase one, on 14 acres, will house two buildings, three stories each. The first will be a 249 bed assisted living center with residents needs ranging from short term personal care to Alzheimer's patients. The second building will house a critical care hospital (smaller than a full blown emergency care facility.) Two other buildings and two parking garages will sit on the Stafford side of the property. All buildings will face into a proposed city park and be heavily landscaped.

The buildings in the entire complex will not exceed nine stories and will have Mediterranean features with a residential rather than a commercial look. It is expected the entire complex will be built out within six years. Construction company E.E. Reed has been chosen as they have extensive medical construction experience. The finished value of the entire campus will be approximately \$200 million. Construction is expected to begin this summer. A landscape architect has prepared preliminary plans for a detention area in the park consisting of one to four ponds. The park will be a separate tract owned by a building owner's association and will be maintained by them. The project will have a looped, 28 foot street to service all four buildings. The office building is currently 80% leased and the owners are talking to several hospitals for management information. It is anticipated one building per year will be built. The facilities will be fully sprinkled and will have staff on duty 24 hours per day.

Rick Staigle with Traffic Engineers, Inc. presented the traffic study his company performed along West Airport Boulevard. He said currently 26,000 vehicles per day travel along this road. Capacity is considered to be 24,000. The first two buildings of this project will add approximately 400 vehicles in the morning and 700 at night. Phase two will add approximately 700 vehicles in the morning and 900 at night. This facility will not make an inordinately major impact on traffic. His recommendation is to build a new entrance to the project between Amblewood and Meadow Valley with a left turn lane going west. Approximately 70% of the increase in traffic will be coming from U.S. 59. With the addition of the third building, a traffic signal should be installed at that entrance. With the addition of the fourth building a driveway to Kirkwood should be installed.

Audience questions and comments followed.

Myra McMillan asked why the recommendation was for a traffic light between Amblewood and Meadow Valley and not at one of those intersections. The reason was that the proposed location sat between two sites, one twelve acres and one fourteen acres. The bridge at Amblewood precludes the installation of a left turn lane and a traffic light at either of those two locations would act as an attraction to residents potentially making either of those two streets very congested.

Ron Reiger said he lives on Meadow Crest behind the sound wall. He asked what residents could expect during construction noise wise and what this construction would do to his home value. Mr. Fairfield said construction is not planned for the night, just during normal working hours. It is anticipated noisy generators will not be needed. The project should not harm home values and could raise them due to health care workers wanting close housing.

Mr. Fairfield said his company was planning to build the finest assisted living facility in the Houston Area at this location.

Jim Hussey who will manage the facility said he has seen an increasing need for geriatric/psychiatric services. The last three to five years have seen a need for increased home health care and with a large number of individuals reaching retirement age, there is a need for increased independent living facilities versus

convalescent nursing homes. A project that is 80% leased before construction is virtually unheard of. Forty percent of the 80,000 health care workers working in the Medical Center live in Fort Bend County.

Concerns about ambulance and/or emergency transfer services were discussed. Mr. Hussey said he was working to provide on site EMS services. Mayor McGrath said he was also concerned about the load this will place on our fire services.

There were no further questions or concerns raised and Councilmember Zellers made a motion, seconded by Councilmember McCann to close the public hearing. With unanimous approval the public hearing was closed at 8:15 p.m.

Mayor McGrath said this project is a proposed planned development. The Planning and Zoning Commission will meet next Monday, May 24th, to deliberate and come up with recommendations to present to City Council. Council will have an agenda item at their regular meeting on May 25th to consider accepting Planning and Zoning's recommendations. If P&Z recommends approval and Council agrees, Council will meet on June 8th to consider approving the Planned Development. Any change in these meetings will be posted on the city's web site. At a workshop meeting before the next council meeting, the Fire Chief from Stafford will be invited to speak to address questions.

Alderman Zellers made a motion, there being no further business to discuss, to adjourn the meeting. Alderman McCann seconded this motion and with unanimous approval the public hearing was adjourned at 8:20 p.m.

Elaine Herff, City Secretary