

MINUTES OF JOINT PUBLIC HEARING
OF JULY 25, 2006
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS
PLANNING AND ZONING COMMISSION OF CITY OF MEADOWS PLACE

The joint Public Hearing meeting of the Meadows Place City Council and the Meadows Place 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:	Terry Henley Charles Jessup Charles Kulhanek Rick Staigle Dave Wilkens
Planning Commission Chairman:	Steve Gardner
Commission Members:	E.J. Messarra Theresa Bathe Marti Pattinson Bob McDonald Bryan Swinney

thus constituting a quorum.

Mayor McGrath read the agenda item for the joint public hearing as follows:

A Joint Public Hearing of the City Council of the City of Meadows Place and the Planning and Zoning Commission of the City of Meadows Place, Texas to hear any and all persons desiring to be heard on or in connection with any matter or question involving the plat of an 11.46 acre tract of land located south of West Airport and west of Kirkwood Road entirely within the city limits of Meadows Place and to hear any and all persons desiring to be heard on or in connection with any matter or question involving a request from Shelley Barrett, Senior Project Manager for R.G. Miller Engineers, Inc. acting for Oasis Fort Bend II, Ltd., a Texas Limited Partnership to consider amending Chapter 24 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," by specifically amending Article VIII, entitled "Planned Development Amendments," by adding thereto a new Section 24-805 approving a Planned Development Amendment with appropriate conditions for Oasis Fort Bend II, Ltd for the construction of a multi-use planned development.

Mayor McGrath introduced Mr. Al Fairfield and asked him to explain his project. Mr. Fairfield said the plat being considered is virtually the same as the original plat that was presented two years ago. The only difference is the addition of a triangular piece of land that has since been acquired that is adjacent to the adjoining apartment buildings. This addition will allow for an improved traffic flow around the project with a twenty-eight foot (double wide) lane for vehicles.

The first building in the current project is scheduled for completion in January or February of 2007. It will have 123 rooms, compared to the existing 82 rooms in the present building which houses 90 to 100 current residents. The new building will have room for 246 beds. It is anticipated that, in the next four years or so, 400 – 500 seniors will be living on the campus.

The new hospital will be fully operational within five years. The complex will also house at least one specialty hospital, perhaps a diabetes hospital and/or a hospice center and/or a rehabilitation hospital. The complex will be totally built out within five to six years. Currently, two buildings are under construction with seven more planned.

A new traffic study has recently been completed. Terry McDaniel, with Mid Town Engineers explained the findings. He said no changes are being recommended for the Amblewood intersection. The primary entrance to the complex will be at a new site further east. This site will have traffic lights and turn lanes. Further west another minor entrance will also contain left turn lanes. A fourth drive into the property will also provide for a right turn lane. It is anticipated that the major traffic flow will be opposite what current rush hour traffic now exists.

At the intersection of West Airport and South Kirkwood new lanes will be constructed as follows: northbound on Kirkwood – a dual left turn lane; eastbound on West Airport – a right turn lane; westbound on West Airport – a right turn lane. There will also be a major entrance to the complex at the southern most property line on Kirkwood.

Water and sewer connections to the current fourteen acre development are being provided by WC&ID #2 in Stafford. The balance of the property will be served by the City of Meadows Place. We currently have the water and sewer capacity to provide this service and no new facilities will need to be added by the city.

Opening up the meeting to audience questions/comments, Ron Rieger asked about anticipated noise from a possible heliport or ambulances. While there will be ambulances, most will not have emergency sirens going because they will mainly be used to transport patients. Currently no heliport is planned.

Councilmember Jessup asked about the projected number of employees. The best guesstimate is for around 3000 employees working three different shifts. The ratio of employees to residents is about 50/50.

Councilmember Kulhanek asked about drainage capacity and when groundbreaking is anticipated for the new section. Fort Bend County Drainage District has approved the project drainage. The new section will be started next year.

Further discussions revealed that the traffic signal will be ready and operational when the third building opens, that traffic along West Airport will get worse, with or without any new buildings, and that the right turn lane into the property should be tied into the opening of the garage entrance.

Meadows Place will double its \$240 million ad valorem tax base when this project is completed. The project is valued between \$400 and \$500 million. Of the 30 acres, 23 are in Meadows Place and 7 are in Stafford.

Councilmember Henley said he is excited about this excellent project which he expects will put the City of Meadows Place “on the map.”

Mayor McGrath said after this meeting, the Planning Commission will adjourn into a new meeting and deliberate the comments made at this meeting. They will then make their recommendations to City Council. Council will receive P&Z’s recommendations at their August City Council Meeting.

Councilmember Jessup made a motion, seconded by Councilmember Henley, to adjourn the meeting. With unanimous approval the meeting was adjourned at 7:52 p.m.

Elaine Herff, City Secretary