



**REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 12, 2023, 6:30 PM
CITY HALL, 2610 SOUTH MAIN, STAFFORD, TEXAS**

1. Call meeting to order, roll call of Planning and Zoning Commissioners, Pledge of Allegiance.
2.
 - (a) Administering the Oath of Office to newly appointed/re-appointed Commissioners of the Planning and Zoning Commission.
 - (b) Comments from newly appointed/re-appointed Planning and Zoning Commissioners Cliff Cowperthwait, Aldrin George, Kenneth Grant, Gregory Holsapple, and Clint Mendonca.
 - (c) Comments from City Staff.
 - (d) Consideration of appropriate action on item (a-c).
3.
 - (a) Election of Officers.
 - (b) Election of Chairperson.
 - (c) Election of Vice-Chairperson.
 - (d) Election of Secretary.
 - (e) Comments from the Public.
 - (f) Consideration of appropriate action (a-d).
4.
 - (a) Discussion of the February 7, 2023 Regular Planning and Zoning Commission meeting minutes.
 - (b) Comments from the Public.
 - (c) Consideration of appropriate action of item (a).
5.
 - (a) Discussion and consideration of a Special Use Permit application from International Bible Church for the operation of a religious institution located at 12955 Stafford Road.
 - (b) Public Hearing on Specific Use Permit Application.
 - (c) Discussion on comments made during the Public Hearing.
 - (d) Consideration of appropriate action on items (a-c).
6.
 - (a) Discussion and consideration of a Special Use Permit application from Enterprise Car & Truck Rental, for the operation of a truck rental facility located at 11925 Southwest Freeway Suite 8

- (b) Public Hearing on Specific Use Permit Application.
- (c) Discussion on comments made during the Public Hearing.
- (d) Consideration of appropriate action on items (a-c).

- 7. The Planning and Zoning Commission may make announcements of community interest in accordance with Sec. 551.0415 of the Texas Government Code
- 8. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED ON THE BULLETIN BOARD OF THE STAFFORD CITY HALL ON FRIDAY, SEPTEMBER 8, 2023



Thomas Coon, City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (281) 261-3900 for further information.

SPECIFIC USE PERMIT APPLICATION

SPECIAL NOTICE

Submission of this application does not constitute the granting of approval. All appropriate requirements must be met prior to this project being presented for approval to the appropriate authority. The City of Stafford reserves the right to request additional information to ensure a complete review of this project.

Contact Information

<p><u>Applicant Information (Property Owner/Developer):</u> Business Name: <u>International Bible Church</u> Name: <u>Reverend Dr. T.C. Thomas</u> Address: <u>5214 Willow Cliff Ln, Sugarland, Texas 77479</u> (Please use an address that can accept overnight packages) Phone: <u>(832)236-7945</u> Email: <u>tctomas44@yahoo.com</u></p>	<p><u>Agent Information:</u> Business Name: <u>Aliana Corporation</u> Name: <u>Lexy Quljano or Dave Naqvi</u> Address: <u>10701 Corporate Dr. Ste 118, Stafford, TX 77477</u> (Please use an address that can accept overnight packages) Phone: <u>(305)496-8860 or (832)351-0886</u> Email: <u>lexy@alianacorp.com or dave.naqvi@alianacorp.com</u></p>
<p>Please note: both applicant and agent will receive <u>all</u> official correspondence on this project.</p>	

Property Information

<p>Address or location: <u>12955 Stafford Rd, Stafford, TX, 77477</u> Land Area (Ac. Or Sq. Ft.): <u>4.3 acres</u> Existing Zoning: _____ Existing Use: <u>Church</u> Proposed Use: <u>Church- proposed is an extension to the existing church</u></p>
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Pre-Development

Have you held a pre-development meeting with the city about this project?

Yes

Have you discussed this proposal with city staff? If yes, what issues were discussed?

Yes, we had a pre-development meeting with city staff on Monday, March 13, 2023 and discussed that the client only wants to add an extension to the existing church.

Project Description

Please provide a detailed description of the project. Include information such as square footage of building, building materials, hours of operations, number of employees along with how project is in compliance with the Comprehensive Zoning Ordinance and the Comprehensive Plan. How the proposed specific use is compatible with and preserves the integrity of adjacent development and neighborhood. Please identify if there are any adverse impacts and how these impacts will be mitigated.

15,000 sq. foot extension to the existing building, same materials to match.

To be used for Bible classes, prayer meetings etc. mostly used on Mondays, Wednesdays, Thursdays, Saturdays and Sundays.

No additional employees required. It's a private area closed off from noise and traffic necessary for privacy and devotion which is lacking. People mill around in the fellowship hall which is a hindrance for prayer and Bible study.

There will be no adverse effects or negative impact as it is an extension to the existing fellowship hall. The space was left for future addition.

SPECIFIC USE PERMIT APPLICATION

SPECIAL NOTICE

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Contact Information

<u>Applicant Information (Property Owner/Developer):</u> Business Name: <u>EAN Holdings, LLC DBA: Enterprise Truck Rental</u> Name: <u>Chuck W. Brown</u> Address: <u>21503 Spring Plaza Dr.</u> <u>Spring, Texas 77388</u> <p style="text-align: center;">(Please use an address that can accept overnight packages)</p> Phone: <u>713-256-7391</u> Email: <u>chuck.w.brown@ehi.com</u>	<u>Agent Information:</u> Business Name: <u>EAN Holdings, LLC</u> Name: <u>Chuck W. Brown</u> Address: <u>21503 Spring Plaza Dr.</u> <u>Spring, Texas 77388</u> <p style="text-align: center;">(Please use an address that can accept overnight packages)</p> Phone: <u>713-256-7391</u> Email: <u>chuck.w.brown@ehi.com</u>
Please note: both applicant and agent will receive <u>all</u> official correspondence on this project.	

Property Information

Address or location: <u>11925 Southwest Freeway, Suite 8, Stafford, Texas 77478</u>
Land Area (Ac. Or Sq. Ft.): <u>1226 SF</u> Existing Zoning: <u>RCT</u>
Existing Use: <u>Truck Rental</u>
Proposed Use: <u>Truck Rental</u>

Pre-Development

Have you held a pre-development meeting with the city about this project?

I've met with Thomas Coon and Scott McElrath.

Have you discussed this proposal with city staff? If yes, what issues were discussed?

We have been a tenant in this space since 06/2021. It was brought to our attention that there is a discrepancy in the suite number, and we needed to apply for an occupancy permit. Staff met with us, and stated we need an SUP for this space, so we are following through on this application via this packet.

Project Description

Please provide a detailed description of the project. Include information such as square footage of building, building materials, hours of operations, number of employees along with how project is in compliance with the Comprehensive Zoning Ordinance and the Comprehensive Plan. How the proposed specific use is compatible with and preserves the integrity of adjacent development and neighborhood. Please identify if there are any adverse impacts and how these impacts will be mitigated.

Enterprise Rent-A-Car has been a functioning and welcome business in the Brighton Lane center since 1998. Since that time we've served hundreds of thousands of Stafford residents and/or those doing business in the city of Stafford. We support the community by providing alternate transportation to those going on vacation, or on business trips, or those that have their vehicles in the shop.

We had an opportunity in 2021 to expand into the adjacent space and showcase our Truck and Van rentals, via our brand Enterprise Truck Rental, as the commercial area in Stafford created a demand for this kind of vehicle. The large complexes of businesses and warehouses created a huge need for this kind of vehicle. We service Bass Computers, Royal Luxury, Quest Design and Millwork, Sunrun, Quest Integrity, Churrasco's Catering, & Sterling McCall Restoration to name a few of the businesses in Stafford that we service. Our presence in Stafford directly supports the bustling economic business that's going on in our own back yard. If we were not in Stafford, these Stafford based companies would have to go to either 288 & the Beltway, or Beltway 8 near 290 to rent these kinds of vehicles.

In addition to this, our customers that travel to our location buy many goods and services from Stafford businesses. Our customers visit the same gas stations, convenience stores, restaurants, and businesses, supporting those locations and adding to the tax revenue.

Our space is a 1,226 square foot space, and today we have four employees plus support staff that prepare, rent, and manage our trucks, with the vast majority of those being pickup trucks, with a few vans & box trucks in the mix. If you visit our facilities, you'll find that they are Class A retail locations. Carpet, paint, tile, energy efficient, bright, and well kept. Our employees are trained very well to take care of our customers, and in fact, we are very customer centric in our operations.

The center we are in has ample parking in front and in back, and the retail space we occupy has plenty of room for our operation.

We are in zoning district RCT; Residential, Commercial, and Technology. The district is designed to accommodate existing and future large scale retail, office, hotel, and multifamily residential development associated with Highway 59 frontage in accordance with applicable policies as set forth in the land use policy plan. Our use is allowed per Ordinance 1089, specifically the RCT use table 102-83, "Automobile Related Uses".

It is our request that we are permitted this SUP so we can continue to support residents and businesses in and around the Stafford area.



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