



**CITY OF STAFFORD
PLANNING COMMISSION MEETING
January 13, 2004**

The Planning Commission met in regular session at Stafford City Hall on January 13, 2004 with the following in attendance.

Present:

Maria Alvarado

Alma Birdwell, Chairman

Ken Mathew

Press Robinson

Joe Rome, Secretary

Leonard Scarcella, Mayor

Cheryl Wilson, City Attorney, Olson & Olson

Bob Jones, City Engineer, Jones & Carter

Pam Madrigal, Engineer, Jones & Carter

Lawrence Vaccaro, Jr., Director of Public Works

Absent:

Joseph Olickan, Vice Chairman

Christine Rector

Alma Birdwell called the meeting to order at 7:30 p.m.

1. Discussion and consideration of preliminary plat approval of Apple Creek Bend.

Pam Madrigal placed the drawing on the board and described its geographic location as being South of Avenue E and West of FM 1092. Ms. Madrigal pointed out drainage concerns, ROW and easement requirements. Ms. Madrigal stated that Jones and Carter is recommending preliminary plat approval subject to the Jones & Carter Letter of Conditions.

Cheryl Wilson asked if the unconventional street naming scheme was typical.

Ms. Madrigal replied that the street-naming scheme was not typical.

Mr. Saliger with Saliger Engineering Corporation stated that he wanted to file a variance to reduce the ROW from 80' to 60'.

Cheryl Wilson explained that a variance request must be on the agenda for discussion and suggested Mr. Saliger submit that request formally for the next Planning Commission meeting.

Maria Alvarado made a motion to grant preliminary plat approval of Apple Creek Bend subject to the streets being renamed to a more typical subdivision layout and Jones & Carter's Letter of Conditions. Joe Rome seconded the motion with all present voting in favor.

2. Discussion and consideration of final plat approval of 84 Lumber's Replat of Tract 4, Reserve "C" out of Greenbriar SW, Section 5.

Pam Madrigal placed the drawing on the board and described its geographic location. Ms. Madrigal stated that Jones and Carter is recommending final plat approval subject to the Jones & Carter Letter of Conditions.

Joe Rome made a motion to grant final plat approval of the Replat of Tract 4, Reserve "C" out of Greenbriar SW, Section 5 subject to Jones & Carter's Letter

of Conditions. Maria Alvarado seconded the motion with all present voting in favor.

Mayor Scarcella commented on the 100' setback, which will be part of the railroad relocation and suggested something be in the approval that would require protection of that setback.

Cheryl Wilson stated that the 100' setback concern is something that should be taken up with the applicant subsequent to approval by City Council.

Lawrence Vaccaro, Jr. noted that 84 Lumber doesn't show any construction in that particular area of concern.

Mayor Scarcella emphasized to Mr. Zaunich of 84 Lumber the importance of continuing discussion with Lawrence Vaccaro, Jr. and Jones & Carter for adherence to City standards. The Mayor also expressed City of Stafford's appreciation for 84 Lumber's willingness to comply.

3. Discussion and consideration of final plat approval of Scanlin Road Stafford and plat application fee waiver.

Pam Madrigal placed the drawing on the board, described its geographic location, pointed out ROW concerns, commented on reserves and noted that the plat meets City of Stafford zoning requirements. Ms. Madrigal stated that Jones and Carter is recommending final plat approval subject to the Jones & Carter Letter of Conditions.

Randy McClendon of Tejas Surveying, Inc. stated that the adjacent property owner has expressed an interest in the ROW. Mr. McClendon noted that it is has become a "conflict of interest" and that Tejas is currently negotiating to acquire that piece of property. Mr. McClendon explained that Tejas Surveying would like to take that "slither" of concern out of the plat until Tejas can get it resolved or remove it completely from the plat. Mr. McClendon then placed the proposed changes on the board and commented on the dispute of the southeastern section, boundary issues and the drainage easement, which the county has already acquired.

Bob Jones commented on the lengthy meeting Jones & Carter had with the County regarding the Cangelosi ditch.

Discussion ensued regarding destruction of bridge concerns, Carl Stephens' dedication of drainage, road ROW dedications vs. drainage dedications, etc.

Joe Rome made a motion for preliminary plat approval of Scanlin Road Stafford subject to Jones & Carter's Letter of Conditions and for City Council to grant plat application fee waiver. Press Robinson seconded the motion with all present voting in favor.

4. City Engineer's Report and discussion of:

(a). Sugar Creek drainage conditions.

Progress of developments on US 90A and railroad relocation

project.

(b). Drainage matters.

(c). Stafford/Staffordshire Road project.

(d). Local street and drainage improvements and effect of proposed bond sale.

(e). Consideration of appropriate action on items (a) – (e).

Bob Jones noted that he and Lawrence Vaccaro, Jr. checked out the Sugar Creek area and found nothing significant for above average flooding. Mr. Jones also stated that Jones & Carter is waiting for Sugar Creek's final report.

Lawrence Vaccaro, Jr. stated that the siphons under the canal were stopped up, but have been cleared out. Mr. Vaccaro also noted that he has talked at-length with Mr. Huxtable and Mr. Sanford of the Sugar Creek Homeowners Association and assured them of our plans to participate in Sugar Land's efforts. Mr. Vaccaro noted that the heavy flooding has created problems all over town.

Mayor Scarcella commented on the negative correspondence received from Mr. Huxtable and emphasized the importance of dispelling what they implied.

Bob Jones continued with his overview of the Engineer's Monthly Report and noted that fairly constructive headway has occurred regarding the TXI and Union Pacific contracts. Mr. Jones also noted that TxDot's senior management is now involved.

Mayor Scarcella commented on a letter received today from Berry Bone of TXI regarding the proposed agreement in concept from Olson & Olson. The Mayor noted that with the receipt of that letter and what Bob Jones has relayed, it appears that we now have the right people involved. The Mayor elaborated on lines of communication and expected expeditious movement.

Cheryl Wilson stated that it was a monumental meeting with TXI. Ms. Wilson also noted that all the key players were at that meeting and the agreement with TXI, Union Pacific and the City should be wrapped up fairly quickly.

Mayor Scarcella commented on SEDC issues, general fund concerns, various projects and 4A/4B Corporation Legislation.

5. Discussion and consideration of the December 9, 2003 Planning Commission Minutes.

Maria Alvarado made a motion to approve the minutes of December 9, 2003. Press Robinson seconded the motion with all present voting in favor.

6. Adjournment.

Joe Rome made the motion to adjourn the meeting at 8:40 p.m. Maria Alvarado seconded the motion and it was unanimously approved to adjourn.