



**CITY OF STAFFORD  
PLANNING COMMISSION MEETING  
March 9, 2004**

The Planning Commission met in regular session at Stafford City Hall on March 9, 2004 with the following in attendance.

**Present:**

Maria Alvarado

Alma Birdwell, Chairman

Ken Mathew

Joseph Olickan

Joe Rome, Secretary

Leonard Scarcella, Mayor

Cheryl Wilson, City Attorney, Olson & Olson

Bob Jones, City Engineer, Jones & Carter

Adam Lambert, Engineer, Jones & Carter

Lawrence Vaccaro, Jr., Director of Public Works

**Absent:**

Christine Rector

Press Robinson

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

**1. Discussion and consideration of final plat approval of Parc Plaza Business Park – Restricted Reserve “B”.**

Bob Jones placed the drawing on the board and described its geographic location. Mr. Jones pointed out that the developer was discouraged from using Stafford Center as part of their plaza name. Mr. Jones noted that adequate utility easements are provided for this plat to meet subdivision requirements. Jones and Carter is recommending final plat approval subject to the Jones & Carter Letter of Conditions.

Cheryl Wilson noted that City Council might want to consider taking measures to protect the Stafford Centre name from being used on future plat drawings.

Discussion ensued regarding the restriction verbiage to be used to dissuade the use of plats being named Stafford Centre.

Mayor Scarcella stated that this issue would be added to the March 17 City Council agenda to discuss legal ramifications of using the Stafford Centre name.

Cheryl Wilson agreed to do further research and have an opinion ready for the March 17 City Council meeting.

Mayor Scarcella noted that the documentation for the landscape easement issue should be something in recordable form.

Discussion ensued regarding recordable landscape easement use documentation.

**Joe Rome made a motion to grant final plat approval of Parc Plaza Business Park Restricted Reserve “B” subject to proper landscape easement documentation from the City Attorney, as well as a recordable document from the developer and Jones & Carter’s Letter of Conditions. Maria Alvarado**

**seconded the motion with all present voting in favor.**

**2. City Engineer's Report and discussion of:**

- (a). Progress of developments on US 90A and railroad relocation project.**
- (b). Drainage matters.**
- (c). Stafford/Staffordshire Road project and update on Fort Bend County Mobility projects.**
- (d). Local street and drainage improvements and effect of proposed bond sale.**
- (e). Consideration of appropriate action on items (a) – (d).**

Bob Jones introduced Adam Lambert, who will be attending meetings in Pam Madrigal's place. Mr. Jones gave a brief overview of the Monthly Status Report noting that significant updates are anticipated from the upcoming March 30 meeting at Union Pacific's office. Mr. Jones stated that he is optimistic about finalizing negotiations and that it should be less than a year for our part of the ROW acquisition.

Cheryl Wilson addressed her perusal of the TXI Agreement, commented on an anticipated letter of commitment from all parties to move forward and noted that a little more drafting may be required for Union Pacific's Agreement. Ms. Wilson anticipates a second draft to be done at the March 30 meeting.

Mayor Scarcella stated he's received calls from the media regarding *significant* rail expansion coming out of Fort Bend County and that this project could have some effect on Harris County and the Port Authority, who could be going public in specifying some details next month. The Mayor expressed great concern that there would be a lowered ROW to allow for additional rail traffic, which could have a profound impact on our underpasses that are proposed. The Mayor indicated that he would like our City attorney, City engineer and all other significant parties that can communicate with the appropriate representatives of Harris County and the Port Authority as to the status of this alleged proposal to make sure that we have taken appropriate steps to address these issues that could impede our efforts of 10 years for there could be enormous ramifications. The Mayor also stated that when Alan Clark says this is under consideration that Mr. Clark had some degree of merit to his beliefs; thus, we have been forewarned in this regard and we need to get the facts.

The Mayor commented on bond sale monies remaining.

**3. Discussion and consideration of the February 10, 2004 Planning Commission Minutes.**

**Maria Alvarado made a motion to approve the minutes of February 10, 2004. Joe Rome seconded the motion with all present voting in favor.**

**4. Adjournment.**

**Maria Alvarado made the motion to adjourn the meeting at 8:20 p.m. Ken Mathews 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