



**CITY OF STAFFORD  
PLANNING COMMISSION MEETING  
AUGUST 10, 2004**

The Planning Commission met in regular session at Stafford City Hall on August 10, 2004 with the following in attendance:

**Present:**

Maria Alvarado	Leonard Scarcella, Mayor
Alma Birdwell, Chairman	Bob Jones, City Engineer, Jones & Carter
Press Robinson	Adam Lambert, Engineer, Jones & Carter
Joe Rome, Secretary	Lawrence Vaccaro, Jr., Director of Public Works
	Cheryl Wilson, City Attorney, Olson and Olson

**Absent:**

Joseph Olickan  
Christine Rector

Alma Birdwell called the meeting to order at 7:35 p.m.

**1. Public Hearing on Clark Plaza One, Section 3, Replat of Reserve "C".**

Alma Birdwell officially opened the Public Hearing.

No one came forward to address the commission either for or against the approval of Clark Plaza One, Section 3, Replat of Reserve "C".

Ms. Birdwell officially closed the Public Hearing.

**2. Discussion and consideration of final plat approval of Clark Plaza One, Section 3, Replat of Reserve "C".**

Bob Jones placed the drawing on the board and gave a description of its geographic location. Mr. Jones noted that all subdivision requirements have been met and that Jones & Carter is recommending final plat approval subject to the Jones & Carter Letter of Conditions.

**Maria Alvarado made a motion to grant final plat approval of Clark Plaza One, Section 3, Replat of Reserve "C" subject to Jones & Carter's Letter of Conditions. Press Robinson seconded the motion with all present voting in favor.**

**3. Public Hearing on The Grove Outlet and Town Center – Unrestricted Reserves "A-22", "A-23" & "A-24".**

Bob Jones placed the drawing on the board and described its geographic location. Mr. Jones noted that all subdivision requirements have been met and that Jones and Carter is

recommending this plat for approval subject to the Jones and Carter Letter of Conditions.

Alma Birdwell officially opened the Public Hearing.

Andy Sikes, representing the current Grove Outlet and Town Center property owner, gave a history of the property from 1978 to 2004 and explained how this particular plat will bring closure to years of planning. Mr. Sikes stated that he was in favor of this plat's approval.

As no one else came forward to address the commission regarding the plat, Alma Birdwell officially closed the Public Hearing.

**4. Discussion and consideration of final plat approval of The Grove Outlet and Town Center – Unrestricted Reserves “A-22”, “A-23” and “A-24”.**

Mayor Scarcella noted that an ordinance was passed during initial development of this area against using the name “Sugar” or “Quail” to prevent the City of Stafford from losing its identity to Sugar Land or Quail Valley. The City of Stafford was given honorable mention for a most unique ordinance.

**Maria Alvarado made a motion to grant final plat approval of The Grove Outlet and Town Center – Unrestricted Reserves “A-22”, A-23”, and “A-24” subject to Jones & Carter’s Letter of Conditions. Press Robinson seconded the motion with all present voting in favor.**

**5. Discussion and proposal to increase plat fees and recommendation to City Council.**

Lawrence Vaccaro, Jr. gave an overview of a spreadsheet showing the proposed rate increases for various platting requests and how each was structured. Included in the spreadsheet were current rates for all surrounding cities.

**Ken Mathew made a motion to accept the proposal to increase plat fees and to recommend to City Council that they be adopted. Maria Alvarado seconded the motion with all present voting in favor.**

**6. City Engineer’s Report and discussion of:**

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

Bob Jones gave an overview of their Monthly Status Report and Progress Summary. Mr. Jones also noted that the widening of US 90A would significantly increase the City’s drainage capacity.

Cheryl Wilson stated that there are three or four outstanding issues left before the contract

documents can be finalized.

Lawrence Vaccaro, Jr. gave an overview of the Brand Lane joint project between the City and County, various mobility projects that are going well, that the county is aggressively moving forward and noted that reallocated funds were just an administrative change.

**7. Discussion and consideration of the July 13, 2004 Planning Commission Minutes.**

**Maria Alvarado made a motion to accept the minutes of July 13, 2004 as presented. Joe Rome seconded the motion with all present voting in favor.**

**8. Adjournment.**

**Maria Alvarado made the motion to adjourn the meeting at 8:30 p.m. Press Robinson 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