



# CITY OF STAFFORD

## PLANNING AND ZONING COMMISSION MEETING November 9, 2004

The Planning and Zoning Commission met in regular session at Stafford City Hall on November 9, 2004 with the following in attendance:

### **Present:**

Maria Alvarado  
Alma Birdwell, Chairman  
Ken Mathew  
Joseph Olickan  
Christine Rector  
Joe Rome, Secretary

Gene Bane, Zoning Administrator  
Mayor Leonard Scarcella  
Lawrence Vaccaro, Jr., Director of Public Works  
Cheryl Wilson, City Attorney, Olson and Olson

### **1. Discussion and consideration of the October 12, 2004 Planning and Zoning Commission Minutes.**

**Maria Alvarado made a motion to grant approval of the October 12, 2004 Planning and Zoning Commission minutes. Joe Rome seconded the motion with all present voting in favor.**

### **2.(a) Presentation of Colony Lake Estates, Section 3.**

Bob Jones placed the drawing on the board and described its geographic location. Mr. Jones noted that there are 56 lots and one reserve is related to a pump station site for WCID #2. Mr. Jones stated that Jones & Carter recommends final approval.

### **2.(b) Public Hearing on Colony Lake Estates, Section 3.**

Alma Birdwell officially opened the Public Hearing.

Carl Stephens, representing the property owners, said that the owners are in favor of final plat approval.

No other parties came forward either for or against.

Alma Birdwell officially closed the Public Hearing.

### **2.(c) Discussion and consideration of final plat approval of Colony Lake Estates, Section 3.**

**Joe Rome made a motion to grant final plat approval of Colony Lake Estates, Section 3 subject to Jones & Carter's Letter of Conditions. Press Robinson seconded the motion with all present voting in favor.**

### **3. Discussion and consideration of final plat approval of Shadowbrooke Apartments.**

Bob Jones placed the drawing on the board and described its geographic location. Mr. Jones noted that this plat is comprised of Reserves "A" and "B" totaling 24 acres and that the apartments are constructed on Reserve "A". He also indicated that this plat is originally out of Stafford Oaks Development. Mr. Jones said that Jones & Carter recommends final approval.

**Joe Rome made a motion to grant final plat approval of Shadowbrooke Apartments subject to Jones & Carter's Letter of Conditions. Joseph Olickan seconded the motion with all present voting in favor.**

#### **4.(a) Presentation of The Village at Stafford.**

Bob Jones placed the drawing on the board and described its geographic location. Mr. Jones noted that the Title Report is now complete and that Jones & Carter recommends final plat approval.

#### **4.(b) Public Hearing on The Village at Stafford.**

Alma Birdwell officially opened the Public Hearing.

John Thomas, representing the owner, said that the owner is in favor of final plat approval.

No other parties came forward either for or against.

Alma Birdwell officially closed the Public Hearing.

#### **4.(c) Discussion and consideration of preliminary and final plat approval for The Village at Stafford.**

**Maria Alvarado made a motion to grant final plat approval of The Village at Stafford per Bob Jones' recommendation and not the Letter of Conditions. Press Robinson seconded the motion with all present voting in favor.**

Mayor Scarcella asked if the property was going to be a Shopping Center.

Discussion ensued regarding MU district, special regulations within the island site, development compliance, etc.

Mayor Scarcella noted that the location is one of the most visible corners in the City and the City is interested in what's proposed to be built on that site. The Mayor also indicated that hopefully what's proposed is going to be appealing and something the City intended to have as a compliment to our upcoming US 90A improvements. He also emphasized that this plat takes on more prominence than appears at the moment.

Mr. Thomas answered more questions about what the owner proposes to build.

### **5. 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 noted that the TxDOT meetings are shorter.

Cheryl Wilson stated that we have a new proposal for the rail spur and something should be worked out at the next TxDOT meeting.

Bob Jones gave a mobility overview and commented on the up-coming meeting on roadways. Mr. Jones also indicated that he is in the process of talking to land owners regarding the Cash Road extension and possible realignment.

Mayor Scarcella noted that regarding Greenland Drive and Stafford Centre Drive coupled with the Traffic from 84 Lumber, it's getting too busy to not have a stop sign. The Mayor stated that we should look carefully at our streets; that they have become parking lots more than anything else. He also noted that the businesses do not have enough parking to accommodate; consequently, our streets are being used for parking lots. The Mayor stated that the TxDOT, UPRR and TXI project is moving forward to a resolution.

Joe Rome asked if the end of the year letting was still scheduled.

Bob Jones said yes.

Cheryl Wilson noted that the City has begun the process of acquiring the property needed for this project.

**6.(a) Presentation, discussion and possible action on an application to amend the Zoning Ordinance to grant a Specific Use Permit to Together We Stand Christian Church to construct and operate an Assembly Group A-3 Occupancy, specifically, a religious facility, on a 10-acre tract of land, more or less, located within the City in Zoning District MU at 1430 Texas Parkway.**

Cheryl Wilson explained that the reason for a different procedure being held regarding this presentation is to streamline the process. Ms. Wilson stated that the following steps should occur:

- Presentation by the applicant
- Adopt the presentation as a preliminary to report
- Hold a Public Hearing
- Move to the Ordinance to be adopted
- Adopt the Ordinance as the Final Report
- Make a recommendation to City Council to adopt the ordinance as presented or reject the request
- City Council then holds a Public Hearing on the ordinance
- City Council then takes action

Gene Bane placed a zoning map on the board and described the geographic location of the proposed site. He then gave an overview of a Special Use Permit Ordinance.

Mr. John Fox, the contractor representing the applicant, and the applicant, Pastor Allen T.

Rice, Sr. gave a presentation of the proposed building, the proposed usage and its acreage.

Alma Birdwell requested clarification on their site description as a Marriage and Family Counseling Center.

Pastor Rice gave an overview of their vision and current counseling.

Joe Rome noted his concerns regarding parking. He noted that with all the different types of functions, parking would be limited.

Mr. Fox stated that the proposed development currently exceeds the required parking recommendation. He also noted that future parking expectations are included in their plans and indicated that the applicant is also open to suggestions.

Joe Rome asked how many members are anticipated.

Pastor Rice said about 135. The Pastor also noted that their business neighbors have already agreed to let the church use their parking facilities as needed.

Cheryl Wilson indicated that the commission should consider action to adopt the application as their preliminary report.

**Joe Rome made a motion to adopt the application as the Preliminary Report. Christine Rector seconded the motion with all present voting in favor.**

#### **6.(b) Public Hearing on the application described in item 6(a).**

Alma Birdwell officially opened the Public Hearing.

The following came forward in favor of granting application approval:

Pastor Allen T. Rice, Sr. and wife

John Fox

Don Lawrence

Carla Cannon

Kenneth and Vernita Jackson

Paula Hubbard

Adryan Billups (noted that this Church will have a significant economic impact)

Felton and Tamelia Dorian and daughter (Kymberlee) {noted as the youngest (5 wks old) to ever be recognized in a City of Stafford Public Hearing}

Julian and Trina Lockett

Donalene Constance

Rovetta Kaufman (noted that the Pastor and wife have impeccable character)

John Ferro (noted that previous owner was delighted just before dying last week to know that this property is proposed to be a church led by Pastor Allen T. Rice, Sr.

Pastor Kevin Barber (noted that he is proud to know Pastor Rice, that the Pastor has impeccable character and is impressed by the Public Hearing turnout)

No other parties came forward either for or against.

Alma Birdwell officially closed the Public Hearing.

6.(c) **Discussion and possible action to adopt a final report and approve a recommendation to City Council on the adoption of an ordinance amending Chapter 26 of the Code of Ordinances of the City by granting a Specific use Permit to Together We Stand Christian Church to construct and operate an Assembly Group A-3 Occupancy, specifically, a religious facility, on a 10-acre tract of land, more or less, located with the City in Zoning District MU at 1430 Texas Parkway.**

Cheryl Wilson and Gene Bane gave an overview of the ordinance description.

Lawrence Vaccaro, Jr. noted that Scanlin Road requires a little more work on the lights, but that it is basically completed.

**Joe Rome made a motion to adopt the ordinance as the Final Report and recommend to City Council to adopt the ordinance in the form presented. Christine Rector seconded the motion with all present voting in favor.**

7. **Adjournment.**

**Christine Rector made a motion to adjourn the meeting at 8:45 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