



**CITY OF STAFFORD
PLANNING AND ZONING
COMMISSION MEETING
DECEMBER 7, 2004**

The Planning and Zoning Commission met in regular session at Stafford City Hall on December 7, 2004 with the following in attendance:

Present:

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

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

Absent:

Press Robinson

1. Discussion and consideration of the November 9, 2004 Planning and Zoning Commission Minutes.

Joe Rome made a motion to grant approval of the November 9, 2004 Planning and Zoning Commission minutes. Joseph Olickan seconded the motion with all present voting in favor.

2.(a) Presentation of The Fountains, Section One, Replat of Unrestricted Reserve "H".

Bob Jones placed the drawing on the board and described its geographic location. Mr. Jones stated that the plat meets City of Stafford platting requirements and Jones & Carter recommends final plat approval.

2.(b) Public Hearing on The Fountains, Section One, Replat of unrestricted Reserve "H".

Alma Birdwell officially opened the Public Hearing.

George Collison, representing Terra Surveying Company, said that the owners are in favor of final plat approval. Mr. Collison also indicated that a Medical Outpatient Facility is proposed for that site, but he wasn't sure.

No other parties came forward either for or against.

Alma Birdwell officially closed the Public Hearing.

2.(c) Discussion and consideration of preliminary plat approval of The Fountains, Section One, Replat of unrestricted Reserve "H".

Maria Alvarado made a motion to grant preliminary plat approval of The Fountains, Section One, Replat of unrestricted Reserve "H" subject to Jones & Carter's Letter of Conditions. Christine Rector seconded the motion with all present voting in favor.

Mayor Scarcella asked if it was appropriate for the Planning & Zoning Commission to address the use or any aspect of the use of the property being platted regarding zoning and when is it appropriate to ask questions.

Cheryl Wilson stated that questions can be asked at any time, but the owner or agent is not compelled to answer. Ms. Wilson also indicated that a plat approval should not be based on information related to the use of the property and that when there are no zoning issues before the Commission, they should not be addressed and that there are no zoning issues before the Commission tonight.

Discussion ensued regarding platting, zoning and public hearings.

3.(a) Presentation of Replat of The Promenade at Stafford Run, Reserve "B".

Bob Jones placed the drawing on the board and described its geographic location and the reserves involved. Mr. Jones stated that the plat meets City of Stafford platting requirements and Jones & Carter recommends final plat approval.

3.(b) Public Hearing on Replat of The Promenade at Stafford Run, Reserve "B".

Alma Birdwell officially opened the Public Hearing.

No one came forward either for or against.

Alma Birdwell officially closed the Public Hearing.

3.(c) Discussion and consideration of preliminary plat approval of Replat of The Promenade at Stafford Run, Reserve "B".

Mayor Scarcella asked if any of the area in Reserve B1 of this plat is in the area formerly approved for a town home development SUP.

Bob Jones noted that it was not.

Lawrence Vaccaro, Jr. stated that rumor indicates it will be used for a NAPA store.

Maria Alvarado made a motion to grant preliminary plat approval of Replat of The Promenade at Stafford Run, Reserve "B" subject to Jones & Carter's Letter of Conditions. Christine Rector seconded the motion with all present voting in favor.

4.(a) Presentation of Truc Lam Meditation Center Replat.

Bob Jones placed the drawing on the board and described its geographic location. Mr. Jones stated that the plat meets City of Stafford platting requirements and Jones & Carter

recommends final plat approval.

Mayor Scarcella asked if there was any point where we have a common boundary of our City limit lines and our ETJ with the City of Houston's.

Lawrence Vaccaro, Jr. answered that we have a common boundary just above Missouri City Estates.

Bob Jones elaborated on our ETJ boundaries.

Cheryl Wilson asked if our ordinance allowed for septic tanks and water wells.

Bob Jones stated that in Harris County it is allowed.

Lawrence Vaccaro, Jr. noted that there is a provision in the ordinance that states there will be no more *new* lots without connections to water and sewer facilities.

Discussion ensued regarding ETJ boundary limitations and regulations.

4.(b) Public Hearing on Truc Lam Meditation Center Replat.

Alma Birdwell officially opened the Public Hearing.

No one came forward either for or against.

Alma Birdwell officially closed the Public Hearing.

4.(c) Discussion and consideration of preliminary plat approval of Truc Lam Meditation Center Replat.

Joe Rome made a motion to grant preliminary plat approval of Truc Lam Meditation Center Replat subject to Jones & Carter's Letter of Conditions and a request that the City attorney check on water and sewer requirements. Christine Rector seconded the motion with all present voting in favor.

5. Discussion and consideration of final plat approval of PMSI Dove Country Replat of Lots "1", "2", "3" & "4".

Bob Jones placed the drawing on the board and described its geographic location and indicated that this is a replat of Restricted Reserve "A". Mr. Jones stated that the plat meets City of Stafford platting requirements and Jones & Carter recommends final plat approval.

Mayor Scarcella asked why Reserve "A" was not mentioned on the plat.

Bob Jones stated that Reserve "A" is what is being replatted. Mr. Jones then elaborated on platting of reserves and also indicated that this plat is not having a public hearing because it was previously done during the preliminary approval phase.

Joe Rome made a motion to grant final plat approval of PMSI Dove Country Replat of Lots "1", "2", "3" & "4" subject to Jones & Carter's Letter of Conditions. Maria Alvarado seconded the motion with all present voting in favor.

6. Discussion and consideration of preliminary plat approval of Sped Investments.

Bob Jones placed the drawing on the board and described its geographic location. Mr. Jones noted that this will be a difficult tract to plat as a single reserve and expressed drainage

concerns. Mr. Jones stated that Jones & Carter recommends preliminary plat approval. Mayor Scarcella asked why this property was being platted.

Lawrence Vaccaro, Jr. stated that this property is out of the Appolitto Estate, which was subdivided years ago and was never platted.

Mayor Scarcella asked if any portion of the US 90A or Stafford/Staffordshire Road project would be affected by this plat.

Lawrence Vaccaro, Jr. indicated that it would not affect either project. Mr. Vaccaro also noted that the owners have been required to provide a dedication of 20' for the future widening of Stafford Road.

Discussion ensued regarding setback lines, dedication provisions, and plat boundaries.

Alma Birdwell asked what was proposed to be built on the property.

Steve Albritten, president of Albritten Paving Supply, stated that he planned to build a paving supply store on that property.

Joe Rome made a motion to grant preliminary plat approval of Sped Investments subject to Jones & Carter's Letter of Conditions. Christine Rector seconded the motion with all present voting in favor.

7. 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 regarding US 90A, he had nothing to report until the next meeting.

Mayor Scarcella stated that one of the major US 90A concerns is that the entrance to the City be something very appealing going west on 90A. The Mayor elaborated on conversations with Clark Condon regarding their proposal on screening and Berry Bones of TXI. The Mayor noted that he has concerns over UPRR's language and that December 13 may be a day of reckoning as UPRR is the hang-up. The Mayor indicated that strong pressure should be put on the County to get the \$2M they are obligated to pay toward this project. The Mayor stated that the people of this County have a major interest in preserving and enhancing our City. We're down to some critical issues that could impact the timing. This project will also significantly enhance UPRR's safety awareness issues.

Mayor Scarcella noted that Hanukkah should be observed and pointed out that today is Pearl Harbor day and that in 1941 at this time, over 2,000 American military personnel were killed,

which beget WWII. The Mayor said all Americans should reflect on that infamous day in history.

Mayor Scarcella noted that Ken Mathews, who was on the Planning & Zoning Commission, is now on the SEDC Board. Ken was approached by a few City Council members and asked to take a seat on the SEDC Board. Ken formally submitted his resignation because it is against State law for him to continue to serve as a member on the Commission. Hopefully, by the end of the holidays, we will have a recommendation by City Council for his replacement.

8. Adjournment.

Maria Alvarado made a motion to adjourn the meeting at 8:38 p.m. Christine Rector seconded the motion and it was unanimously approved to adjourn.

Alma Birdwell, Chairman

Jo Ann Holloway, Recording Secretary