



## PLANNING AND ZONING COMMISSION MEETING JULY 12, 2005

The Planning and Zoning Commission met in regular session at Stafford City Hall on July 12, 2005.

### Commissioners

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

### City Staff

Mayor Leonard Scarcella  
Lawrence Vaccaro, Jr., Public Works Director  
Jo Ann Holloway, P & Z Recording Secretary  
Cheryl Wilson, City Attorney  
Adam Lambert, City Engineer

#### **1. Roll call.**

All commissioners were in attendance except Maria Alvarado, who resigned and Christine Rector, who phoned in her absence due to a death in the family.

#### **2. Acceptance of Maria Alvarado's resignation effective July 12, 2005.**

**Johnny Nunez made a motion to accept Maria Alvarado's resignation. Joe Rome seconded the motion with all present voting in favor.**

#### **3. Discussion and consideration of the May 10, 2005 Planning & Zoning Commission Minutes.**

**Johnny Nunez made a motion to grant approval of the May 10, 2005 Planning and Zoning Commission minutes subject to a correction in item 7. Joseph Olickan seconded the motion with all present voting in favor.**

#### **4. Discussion and consideration of final plat approval of Colony Lake Estates – Section 4.**

Adam Lambert presented the drawing and described its geographic location. Mr. Lambert also noted that all lot sizes have been appropriately adjusted and Jones & Carter recommends final plat approval.

**Joe Rome made a motion to grant final plat approval of Colony Lake Estates – Section 4, subject to Jones & Carter's Letter of Conditions. Joseph Olickan seconded the motion with all present voting in favor.**

**5. (a). Presentation and discussion of Dulles Road Commercial – Replat of Reserve “A”.**

Adam Lambert presented the drawing and described its geographic location and noted that at this point, the property cannot be subdivided. Mr. Lambert recommended denial of preliminary and final plat approval per the Jones & Carter Letter of Conditions.

Mr. Lawrence Vaccaro, Jr. indicated that all the property to the north is platted into lots, but the Dulles Road Commercial – Replat of Reserve “A” plat is not in compliance with the City’s subdivision rules.

Discussion ensued regarding common ownership of property to the north/south and reasonable development possibilities.

**5. (b). Public Hearing on the application described in item 5(a).**

Alma Birdwell officially opened the Public Hearing.

There was no one in favor or opposition.

Alma Birdwell officially closed the Public Hearing.

**5. (c). Discussion and consideration of preliminary and final plat approval of Dulles Road Commercial – Replat of Reserve “A”.**

**Joe Rome made a motion to deny preliminary and final plat approval of Dulles Road Commercial – Replat of Reserve “A” per Jones & Carter’s Letter of Conditions. Johnny Nunez seconded the motion with all present voting in favor.**

**6. (a). Presentation and discussion on Freeport Southwest – Section 14, Replat of Reserves “V” and “W”.**

Adam Lambert presented the drawing, described its geographic location and recommended preliminary plat approval.

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

Alma Birdwell officially opened the Public Hearing.

Robert Lin, representing Lin Engineering, Inc. spoke in favor of approval and noted that only a reserve line was moved on the plat.

Alma Birdwell officially closed the Public Hearing.

**6. (c). Discussion and consideration of preliminary plat approval of Freeport Southwest – Section 14, Replat of Reserves “V” and “W”.**

**Joseph Olickan made a motion to grant preliminary plat approval of Freeport Southwest – Section 14, Replat of Reserves “V” and “W”. Joe Rome seconded the motion with all present voting in favor.**

**7. Discussion and consideration of Freeport Southwest Revised Master Preliminary.**

Adam Lambert recommended approval of the revised Master Preliminary for Freeport Southwest.

**Joe Rome made a motion to grant approval of the revised Master Preliminary for Freeport Southwest to include item 6(c) above. Johnny Nunez seconded the motion with all present voting in favor.**

**8. Discussion and consideration of a one-year extension of final plat approval of Oasis Medical Campus – Phase I.**

**Johnny Nunez made a motion to grant a one-year extension of final plat approval of Oasis Medical Campus – Phase I. Joseph Olickan seconded the motion with all present voting in favor.**

**9. Discussion and consideration of final plat approval of Sped Investments.**

Adam Lambert presented the drawing, described its geographic location and pointed out drainage concerns and ROW issues. Mr. Lambert indicated that Jones & Carter recommends final plat approval subject to the Jones & Carter Letter of Conditions.

Mayor Scarcella asked why the property was being platted.

Discussion ensued regarding:

- Division of family estates
- Subdivision by deed
- Platting ordinance requirements
- Prior subdivision concerns and
- Drainage thru TXI's property

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

**10. Discussion and recommendation to City Council on changes to the Master Thoroughfare Plan.**

**Johnny Nunez made a motion to table item 10 until an updated Master Thoroughfare Plan had been prepared. Joseph Olickan seconded the motion with all present voting in favor.**

**11. 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). Protected left-turn lane at Texas Instruments at West Airport.**
- (f). Consideration of appropriate action on items (a) – (d).**

Adam Lambert gave a brief overview of the Jones & Carter Monthly Status Report.

**12. Discussion of appointments and reappointments to the Planning and Zoning Commission for the forthcoming two years, including designation of one-year and two-year terms for members.**

Mayor Scarcella gave an overview of the Planning & Zoning Commission appointment process that will occur Wednesday, July 13, 2005 at the City Council meeting. The Mayor noted that he would appoint each of the members, then have the discussion in conjunction to the two-year vs. one-year terms. The Mayor invited the Commissioners to attend the July 13 City Council meeting and indicated that their attendance would be greatly appreciated.

**13. Adjournment.**

**Joe Rome made a motion to adjourn the meeting at 8:37 p.m. Johnny Nunez 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