



PLANNING AND ZONING COMMISSION MEETING NOVEMBER 8, 2005

The Planning and Zoning Commission met in regular session at Stafford City Hall at 7:30 p.m. on November 8, 2005.

Commissioners

Alma Birdwell, Chairman
Johnny Nunez
Joseph Olickan, Vice Chairman
Christine Rector
Joe Rome, Secretary
Felix A. Vega
Fred Woolridge

City Staff

Mayor Leonard Scarcella
Lawrence Vaccaro, Jr., Public Works Director
Jo Ann Holloway, P & Z Recording Secretary
Cheryl Wilson, City Attorney
Gene Bane, Zoning Administrator/Building
Permits/Nuisance Abatement

1. Roll call.

All commissioners were in attendance.

2. Discussion and consideration of the October 11, 2005 Planning & Zoning Commission Minutes.

Joe Rome made a motion to grant approval of the October 11, 2005 Planning and Zoning Commission minutes. Joseph Olickan seconded the motion with all present voting in favor.

3. Discussion and possible action to determine whether Commissioner Joseph Olickan's absence on September 13, 2005 and Commissioner Johnny Nunez's absence on October 11, 2005 are excused or unexcused.

Joe Rome made a motion to accept Commissioner Olickan's absence as excused. Fred Woolridge seconded the motion with all present voting in favor. Felix Vega made a motion to accept Commissioner Nunez's absence as excused. Christine Rector seconded the motion with all present voting in favor.

4. (a). Presentation and discussion on replat of Atlas Alloy, reserves "I-2-C-1A" and "I-2-C1B".

Lawrence Vaccaro, Jr. placed the drawing on the board, pointed out its geographic location, commented on the current construction in-progress on restricted reserve "I-2-C-1B" and explained the division of property. Mr. Vaccaro noted that a current improvement survey had

been requested and that the City of Stafford Public Works Department recommends approval subject to the Public Work's Letter of Conditions.

4. (b). Public Hearing on the application described in Item (4a).

Alma Birdwell officially opened the Public Hearing.

No one spoke against or in favor of the application.

Alma Birdwell officially closed the Public Hearing.

4. (c). Discussion and consideration of preliminary and final plat approval of replat of Atlas Alloy, Reserves "I-2-C-1A" and "I-2-C1B".

Mayor Scarcella commented on the fact that public hearing notifications seem to be inconsistent.

Lawrence Vaccaro noted that the owners and the engineers are aware of the application and pointed out that the area is not in a residential zone.

Discussion ensued regarding:

- Residential notification requirements.
- Deed restrictions and zoning ordinances.
- Rights of notification
- Platting lot requirements
- Character change of neighborhoods due to platting
- Super-majority votes

Joseph Olickan made a motion to grant preliminary and final plat approval of replat of Atlas Alloy, reserves "I-2-C-1A" and "I-2-C-1B" subject to the City of Stafford's Letter of Conditions. Christine Rector seconded the motion with all present voting in favor.

5. Discussion and consideration of final plat approval of TNT Plaza.

Lawrence Vaccaro, Jr. placed the drawing on the board, described it's geographic location, noted that an extension had been requested May 10, 2005 and pointed out that a small portion of the acreage was being dedicated to the City of Stafford for the widening of 5th Street. Mr. Vaccaro also indicated that over \$90,000 in impact fees have been paid by the owners and stated that the City of Stafford Public Works Department recommends approval subject to the Public Work's Letter of Conditions.

Johnny Nunez made a motion to grant final plat approval of TNT Plaza subject to the City of Stafford's Letter of Conditions and to recommend approval by City Council . Joe Rome seconded the motion with all present voting in favor.

6. Report on engineering matters:

- (a). Stafford/Staffordshire Road project and update on Fort Bend County Mobility projects.**
- (b). Local street and drainage improvements including Fifth Street, Avenue E, Corporate Park Detention Ponds and Missouri City Estates Drainage.**
- (c). Progress of developments on US 90A and railroad relocation project.**
- (d). Consideration of appropriate action on items (a) – (c).**

Lawrence Vaccaro gave an overview of the Engineer's Monthly Status Report and commented on the meetings to be scheduled in the next few months to discuss funding. Mr. Vaccaro also elaborated on the required street closing for the proposed Corporate Park Detention Pond improvements. Mr. Vaccaro also indicated that all bids have been awarded.

Regarding US 90A, Mr. Vaccaro stated that all bids have been awarded, that a lot of utility work is moving ahead and commented on the power poles in the way. Mr. Vaccaro also noted that although October 3, 2005 was the start date for US 90A improvements, there is a 120-day clause that can delay construction.

- Discussion ensued regarding Missouri City drainage to the north.
- Property developing
- Street Department on-going improvements
- Annexing of areas in Harris County/Fort Bend County, SMSD participation and benefits of annexing.
- ETJ boundaries

Lawrence Vaccaro commented on the Certification of Funding Commitment Resolution for Brand Lane improvements, which would be added to the mobility projects.

5. Adjournment

Joe Rome made a motion to adjourn the meeting at 8:35 p.m. Joseph Olickan seconded the motion and it was unanimously approved to adjourn.

Alma Birdwell, Chairman

Jo Ann Holloway, Recording Secretary