



PLANNING AND ZONING COMMISSION MEETING DECEMBER 13, 2005

The Planning and Zoning Commission met in regular session at Stafford City Hall at 7:30 p.m. on December 13, 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
Pam Madrigal, City Engineer
Jo Ann Holloway, P & Z Recording Secretary
Cheryl Wilson, City Attorney

1. Roll call.

All commissioners were in attendance.

2. Discussion and consideration of the November 8, 2005 Planning & Zoning Commission Minutes.

Johnny Nunez made a motion to grant approval of the November 8, 2005 Planning and Zoning Commission minutes. Christine Rector seconded the motion with all present voting in favor.

Alma Birdwell introduced Pam Madrigal as the City's full-time City Engineer and gave Ms. Madrigal the commission's hardy welcome.

3. (a). Presentation and discussion on replat of Freeport Southwest – Sec 10, Reserve "Q".

Pam Madrigal placed the drawing on the board and described its geographic location. Ms. Madrigal pointed out the five (5) reserves proposed and noted the City's request for an additional 20' storm sewer easement along the bottom property line of Reserve "D", 10' utility easements and aerial easements as needed. Ms. Madrigal stated that the City of Stafford Public Works Department recommends approval subject to the Public Work's Letter of Conditions.

Cheryl Wilson asked who made the determination for the 30' railroad easement by prescription located along the east boundary.

Ms. Madrigal stated that it was on the original title statement for the property.

Mayor Scarcella noted that the City had extensive discussion on the subject during the negotiation of the railroad agreements.

Joe Rome mentioned that the spur was thought to have been abandoned north of the property in order to allow the railroad crossing at Cash Road to be installed without signals.

Cheryl Wilson stated the title company should be furnished with an original copy of the City's agreement, so that the plat could reflect the correct information and match the City's agreement with UPRR. Ms. Wilson also noted that the easement should be depicted as abandoned.

Discussion ensued regarding:

- Original abandonment of the easement north of Cash Road to allow the unsignalized railroad crossing at Cash Road.
- UPRR's agreement to abandon the entire spur
- Previous discussion on what FPSW had to do to open Cash Road and spur crossing
- UPRR's ultimate agreement regarding abandonment of the FPSW and the Greenbriar spurs
- Accurate reflection of the spur abandonment on the replat of Freeport Southwest – Sec 10, Reserve "Q"

3. (b). Public Hearing on the application described in Item (3a).

Alma Birdwell officially opened the Public Hearing.

No one spoke against or in favor of the application.

Alma Birdwell officially closed the Public Hearing.

3. (c). Discussion and consideration of preliminary plat approval on replat of Freeport Southwest – Sec 10, Reserve "Q".

Johnny Nunez made a motion to grant preliminary plat approval subject to clarification regarding the railroad easement that would be consistent with the City's UPRR Agreement being added as item #7 to the City's Letter of Conditions. Felix Vega seconded the motion with all present voting in favor.

4. 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, 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 funding proposals yet to acquire, commented on bidding expectations. Mr. Vaccaro also gave a brief review of Cash Road extension and the drainage for the Harrison/Steppe properties. Noted also were disagreements regarding the ROW and drainage between the property owners.

Mayor Scarcella stated that assuming there is a resolution for the Cash Road extension, has Public Works come up with any preliminary allocation of who will be doing what and what funding will the City be expected to provide?

Mr. Vaccaro noted that an allocation has been discussed; there has been a preliminary cost estimate of \$700,000. If the county pays for approximately 50%, about \$400,000 would be the City's obligation. The figures will be more accurate upon further discussion.

Mr. Vaccaro went on to comment on the US 90A project, noted that TxDOT is getting geared up, but work will probably not start until the beginning of 2006 and stated that Public Works would like TxDOT to give the City a construction schedule. Mr. Vaccaro indicated that drilling should be first, then relocation of the railroad tracks. Mr. Vaccaro also noted that utility relocation has already begun and estimated that it would be three to five months before roadways would start.

Pam Madrigal stated that the TxDOT contractor is also waiting on CenterPoint to relocate power poles before roadwork can begin. Ms. Madrigal noted that monthly meetings are scheduled with TxDOT, which will provide a better understanding of the phasing and timing of the project.

Mayor Scarcella asked how this project was going to affect the public? The Mayor noted that whatever the City can do to present this question to the public is extremely important: especially for the businesses along US 90A and FM 1092. The Mayor also noted that a Town Hall meeting is scheduled for January 25, 2005 at 7:30 p.m. and that helpful information on the upcoming construction will be provided to the public at that time. The Mayor emphasized the need for a concerted effort to get something on SMTV and in the newspapers to keep the public informed and to ensure the citizens of Stafford that the City is going to do everything possible to make these enhancements as painless as possible.

Mr. Vaccaro noted that City Council had expressed Cash Road extension concerns at the November meeting and commented on the ordinance designation of a 2,000' radius for curves on Major Thoroughfare streets.

Pam Madrigal placed drawings on the board showing the modified Cash Road alignments to connect to Alpine Road instead of Wright Road; one with a 1,000' Radius and with a 2,000' Radius and noted the affects on the property owners for each scenario.

Discussion ensued regarding:

- 100 right-of-way and rights-of-way on both Alpine and Wright Roads
- Traffic flow from US 59 U-turn to Alpine and Wright Road
- Modification benefits
- Property impact
- Realignment difficulty factors
- Traffic patterns
- Property owner's comments (yet to be acquired)

5. Adjournment

Christine Rector made a motion to adjourn the meeting at 8:10 p.m. Fred Woolridge seconded the motion and it was unanimously approved to adjourn.

Alma Birdwell, Chairman

Jo Ann Holloway, Recording Secretary