



PLANNING AND ZONING COMMISSION MEETING FEBRUARY 8, 2005

The Planning and Zoning Commission met in regular session at Stafford City Hall on February 8, 2005 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 – Public Works
Cheryl Wilson, City Attorney, Olson & Olson
Bob Jones, City Engineer, Jones & Carter
Adam Lambert, Engineer, Jones & Carter

Absent:

Press Robinson

1. Introduction and administer Oath of Office to Johnny Nunez as new Planning and Zoning Commissioner member.

Mayor Scarcella swore in Johnny Nunez as a member of the Planning & Zoning Commission. The Mayor noted that City Council confirmed Mr. Nunez' appointment and reflected on Mr. Nunez' participation as a past City Council member and most recently as a member of the Home Rule Charter Commission where Mr. Nunez was instrumental in an ordinance converting the Planning Commission into the Planning and Zoning Commission.

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

Johnny Nunez made a motion to grant approval of the January 11, 2005 Planning and Zoning Commission minutes with correction of the date, which appears as "January 11, 2004". Joseph Olickan seconded the motion with all present voting in favor.

3. Discussion and consideration of final plat approval of Truc Lam Meditation Center, replat of Braeburn Gardens, Lots "9" and "10".

Adam Lambert placed the drawing on the board and described its geographic location. Mr. Lambert noted that a lien holder's acknowledgement or subordination statement is required. The plat meets City of Stafford platting requirements and Jones & Carter recommends final plat approval subject to the Letter of Conditions.

Johnny Nunez noted that the application does not appear to be accurate and that the plat is improperly presented.

Adam Lambert indicated that the Jones & Carter Letter of Conditions reflected that Harris County would be providing the appropriate dedicatory information and that the red-lined plat showed areas to be addressed prior to recordation.

Discussion ensued regarding the legitimacy of Cau Chin Temple, Inc., fundamental problems with the application certification, title owners, lien holders and recordation of the title insurance.

Robert Lin of Lin Engineering, Inc. requested to withdraw the Truc Lam Meditation Center plat until the necessary documents are in order.

Mayor Scarcella stated that per an existing ordinance, resubmission would require the same fees. The Mayor also notes his concerns with septic tanks in and around the City of Stafford and that as part of the City's legislative agenda, to have affect on all water and sewer matters that could impact Stafford citizens. The Mayor stated that good, clean water is important and that the Commission should have a clear understanding of where this City wants to go on this issue and what Harris County's regulations entail.

Johnny Nunez made a motion to accept withdrawal of the Truc Lam Meditation Center final plat approval. Joseph Olickan seconded the motion with all present voting in favor.

4. 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 noting that the February 7, 2005 TxDOT meeting went extremely well. Mr. Jones also stated that three major agreements were signed and commented on the proposed letting date of May, with construction anticipated to begin in June or July.

Mayor Scarcella stated that it is very important that the citizens understand what is going on and what is about to happen since we have never had a \$100M project in this City.

The Mayor also commented on the proposed use of the bond sale proceeds that City Council voted unanimously to discuss regarding:

- 5th Street Project
- Missouri City Estates Drainage (north v. south)
- Detention Ponds in the north area of the City
- Left-hand turning lane off West Airport

5. **Adjournment.**

Christine Rector made a motion to adjourn the meeting at 8:30 p.m. Maria Alvarado seconded the motion and it was unanimously approved to adjourn.

Alma Birdwell, Chairman

Jo Ann Holloway, Recording Secretary