



PLANNING AND ZONING COMMISSION MEETING APRIL 11, 2006

The Planning and Zoning Commission met in regular session at Stafford City Hall at 7:30 p.m. on April 11, 2006.

Present:

Alma Birdwell, Chairman
Christine Rector
Joe Rome, Secretary
Felix A. Vega
Fred Woolridge

Mayor Leonard Scarcella
Lawrence Vaccaro, Jr., Public Wks Director
Pam Madrigal, City Engineer
Jo Ann Holloway, P & Z Recording Secretary
Loren Smith, Attorney – Olson & Olson

Absent:

Joseph Olickan, Vice Chairman

1. Roll call.

All commissioners were in attendance except Joseph Olickan.

2. Announcement of Johnny Nunez' resignation from the Planning & Zoning Commission and expression of appreciation for his services to the Commission and the City.

Christine Rector stated that Mr. Nunez was an asset to the community and had the future of Stafford's interest in his heart. Ms. Rector also noted that it is Stafford's loss that Mr. Nunez' resignation was accepted and that Mr. Nunez made a strong point.

Mayor Scarcella stated that City Council accepted Mr. Nunez' resignation with regrets and noted that Mr. Nunez was instrumental in the adoption of the zoning ordinance and that City Council shares the strong admiration for Johnny Nunez' support.

Fred Woolridge made a motion that Johnny Nunez be honored with a plaque for his services on the Commission. Felix Vega seconded the motion with all present voting in favor.

3. Discussion and consideration of the March 7, 2006 Planning & Zoning Commission Minutes.

Loren Smith with Olson & Olson noted that a correction to the attendance record for Mayor Scarcella be updated and that the motion for item 4(c) include the words "recommendation to City Council" and show who voted against the motion.

Joe Rome made a motion to grant approval of the March 7, 2006 Planning and Zoning Commission minutes with the attendance correction to reflect Mayor Leonard Scarcella's absence, that item 4(c)'s motion include the words "recommendation to City Council" and show that Alma Birdwell and Fred Woolridge voted against said motion. Fred Woolridge seconded the motion with all present voting in favor.

4. **Discussion and consideration of preliminary plat approval for Freeport Southwest – Section 15.**

Pam Madrigal placed the drawing on the board, described the geographic location and noted that only two (2) properties remain. Ms. Madrigal pointed out that the plat had been modified to show the correct ROW and commented on the building lines. Mr. Madrigal then stated that the City of Stafford Public Works Department recommends preliminary plat approval subject to the City's Letter of Conditions.

Felix Vega made a motion to approve the preliminary plat for Freeport Southwest – Section 15 subject to the City's Letter of Conditions. Christine Rector seconded the motion with all present voting in favor.

5. **Discussion and consideration of preliminary plat approval for Freeport Southwest Revised Master Preliminary.**

Pam Madrigal had placed the drawing on the board and noted that the master preliminary had be updated to include Section 15 and that the drainage is being taken care of as part of the US 90A Agreement. Ms. Madrigal further noted that this was the second to the last plat for the Freeport Southwest Development.

Christine Rector made a motion to approve the preliminary plat for Freeport Southwest Revised Master Preliminary. Joe Rome seconded the motion with all present voting in favor.

6. **Report on engineering matters:**

- (a) **Stafford/Staffordshire Road project including update on project readiness status with H-GAC and discussions of project funding including right-of-way acquisition and final engineering plans.**
- (b) **Update on Fort Bend County Mobility projects including Fifth Street Improvements.**
- (c) **Local street and drainage improvements including status of Corporate Park Detention Ponds, Missouri City Estates Drainage and proposed Brand Lane asphalt overlay.**
- (d) **Discussion on Cash Road alignment and negotiations with local property owners including regional detention pond.**
- (e) **Progress of developments on US 90A and railroad relocation project including discussion of Wayside Horn installation at railroad crossings and progress of TxDOT Enhancement Application.**
- (f) **Consideration of appropriate action on items (a) – (e).**

Pam Madrigal gave an overview of the Monthly Status Report including specific

updates on the following engineering matters:

- (a) **Stafford/Staffordshire Road Project** – Updated information submitted to H-GAC regarding the project readiness of Phase II (Beltway 8 to Fifth Street). Providing updated information regarding the status of the engineering plans and right-of-way acquisition is important to help advance the funding for this project. At this time, Fort Bend County Mobility Committee still has \$4,000,000 in funds allocated for Stafford/Staffordshire Road.

At this time, this project only has \$100,000 in committed H-GAC funds. Since the city must compete for funding, demonstrating a commitment to the project by completing the engineering or right-of-way acquisition (or both) will be important. To accomplish this, Public Works is proposing that City Council consider moving forward with one of the attached options for right-of-way mapping and engineering.

- (b) **Fifth Street Improvements** – On April 5, a draft amendment addressing the City's proposed \$135,000 drainage credit was sent to Jesse Hegemier with Fort Bend County. The project is scheduled to begin construction sometime this summer.

- (c) **Missouri City Estates Drainage** – Ms. Madrigal stated that the City has completed review of the latest set of constructions for the proposed drainage improvements. The plans are expected to be ready to bid by June.

Corporate Park Detention Pond – Deep South Construction (Contractor) was awarded the contract. The contractor is scheduled to start work on Monday, April 17th, which will slightly impact traffic on Corporate Park Drive and expects to complete the work within two weeks.

Brand Land Asphalt Overlay – The future Brand Lane improvement project, which involves converting the existing asphalt roadway to concrete curb and gutter is not expected to be funded until 2010 at the earliest. It is the City's opinion that the condition of the existing roadway cannot wait for the future improvement project. The Public Works proposes that the City work with Fort Bend County using MST funds to repair the existing base and install a new asphalt surface course. The County estimates the work to cost approximately \$110,000 per mile.

Additionally, Fort Bend County WC&ID #2 is in the process of replacing the existing sanitary sewer line located on the east side of Brand Lane. The work has damaged portions the roadway and will require the District to patch the east side. As the District's contract includes \$67,300 in funds to repair the roadway damage, we are proposing that the District contribute these funds to help pay for the proposed repairs instead of patching the roadway.

Cash Road Extension –Public Works reviewed the economics of revising the Cash Road alignment to connect with Alpine Road instead of Wright Road. Even with the assumption that the required right-of-way for both alignment options will be donated, the Alpine alignment will required the City to acquire approximately two (2) acres of additional right-of-way, which is not required with the Wright Road alignment. The construction costs of the Alpine option

are also higher than originally anticipated. These factors make the Alpine alignment unfeasible for the City to pursue.

- (e) **US 90A Progress** – Ms. Madrigal commented on the US 90A monthly partnering meetings held with Texas Sterling Construction and J.D. Abrams noting that work for both contracts continues to be focused on relocating the existing utilities. Ms. Madrigal also gave an overview of the next 30 days by TSC and noted that Abrams is not working due to various utility relocation and right-of-way acquisition issues associated with the project. Abrams is expected to move back on site by April 17th and will begin installation of the storm system along the south side of eastbound US 90A.

Wayside horn Systems at Railroad Crossings – Public Works forwarded a letter to UPRR authorizing them to begin the design of the Wayside Horn Systems at the five (5) Stafford railroad crossing along the US 90A corridor. Discussions have started with TxDOT and Texas Industries (TXI) for the installation of the systems at FM 1092 and TXI private entrance. Both parties are willing to work with the City for the installation of these systems.

2006 Statewide Transportation Enhancement Program (STEP) – A memo has been prepared and a draft copy of the City's proposed enhancement submittal for US 90A is attached. Clark Condon is scheduled to make a presentation regarding the proposed improvements during the April 12th City Council meeting.

Discussion ensued regarding:

- Stafford/Staffordshire road construction timeframe and funding
- TxDOT and County funding commitments
- ROW acquisitions and preliminary engineering plans
- Partial Stafford Road construction options and extension of Stafford/Staffordshire project to City limits located south of the school
- Mobility projects – preliminary cost and funding
- Commitment options
- US 90A construction causing traffic diversions around the City
- Wayside Horn System funding – On SEDC April 24, 2006 agenda.

Joe Rome made a motion to move forward on the Stafford/Staffordshire Road Project Phase II – Beltway 8 to Fifth Street Funding Request and recommend that City Council accept Option B for ROW mapping and engineering. Fred Woolridge seconded the motion with all present voting in favor.

Christine Rector stated how truly disappointing the outcome was regarding the March 15 City Council meeting and the Council's approval of the application for an SUP to allow the construction and operation of a Kindergarten/Nursery School. Mrs. Rector went on to say that the opinion presented by Planning and Zoning was disregarded and that City Council was persuaded by issues other than zoning and facts. Mrs. Rector indicated that the Planning and Zoning Commission's relevance is questionable.

Mayor Scarcella stated that City Council struggled with the decision, but that the information that City Council based its decision on was far greater than what was provided to the Planning & Zoning Commission upon which to base its opinion. The Mayor also requested that the item be added to the May Planning & Zoning Commission agenda to address that particular issue.

7. **Adjournment.**

Christine Rector made a motion to adjourn the meeting at 8:50 p.m. Felix Vega seconded the motion and it was unanimously approved to adjourn.

Alma Birdwell, Chairman

Jo Ann Holloway, Recording Secretary