



PLANNING AND ZONING COMMISSION MEETING AUGUST 8, 2006

The Planning and Zoning Commission met in regular session at Stafford City Hall at 7:30 p.m. on August 8, 2006.

Present:

Alma Birdwell, Chairman
Joseph Olickan, Vice Chairman
Christine Rector
Joe Rome, Secretary
Virginia Rosas
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
Cheryl Wilson, Attorney – Olson & Olson

Absent:

1. Roll call.

All commissioners were in attendance.

2. Administration of Oath of Office to new commissioner Virginia Rosas.

Jo Ann Holloway administered the Oath of Office to Virginia Rosas.

3. Discussion and consideration of the June 13, 2006 Planning & Zoning Commission Minutes.

Joe Rome made a motion to grant approval of the June 13, 2006 Planning and Zoning Commission minutes. Felix Vega seconded the motion with all present voting in favor.

4. Discussion and consideration of amendments to certain provisions of the city's Zoning Ordinance to guide the development and improvement of remaining vacant land and areas in need of revitalization, including:

(a) Land use policies and goals;

(b) Zoning districts;

(c) Uses permitted by right and permitted by Specific Use Permit in each zoning district; and

(d) Regulations applicable to different types of developments.

Alma Birdwell noted that the Commissioners were directed by City Council to work on the City's vacant land use and revitalization and indicated that (a) thru (d) above describes the areas within the City that the Commissioners need to address.

Fred Woolridge recommended that the commissioner's schedule a work shop to better structure their discussion of the different areas, particularly land use.

Joe Rome made a motion that a work shop be scheduled for Tuesday, August 22, 2006 at 6 p.m. and to table items 4 thru 6 until after the work shop. Christine Rector seconded the motion with all present voting in favor.

5. Discussion and possible action to adopt a preliminary report on proposed amendments to the Zoning Ordinance.

Tabled per item 4's motion.

6. Discussion and possible action to set a date and time for a public hearing on the proposed amendments identified in the preliminary report.

Tabled per item 4's motion.

7. Report on engineering matters:

- (a) Stafford/Staffordshire Road project including progress of right-of-way acquisition and preliminary 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 Improvements, Missouri City Estates Drainage and proposed Brand Lane asphalt overlay.**
- (d) Progress of developments on US 90A and railroad relocation project including discussion of Wayside Horn installation at railroad crossings.**
- (e) Consideration of appropriate action on items (a) – (d).**

Pam Madrigal gave an overview of the Monthly Status Report, which included the following comments:

- (a) Stafford/Staffordshire Project - Stafford/Staffordshire Road RFQ Selection Committee's recommendation for the most qualified engineering firm was Turner Collie & Braden, Inc. (TCB).**

Pate Engineering submitted an updated draft of the right-of-way ownership map for the City's review. Public Works plans to meet with Pate Engineering in the next week to go over comments and finalize the map.

- (b) Fort Bend County Mobility Projects - Fort Bend County has decided not to grant the City a \$135,000 drainage credit as part of the Fifth Street Improvement project. Due to the increase in the estimated project cost from**

\$5,500,000 to over \$8,500,000, the county has requested that the City fund the original amount of \$650,000.

- (c) **Corporate Park Improvements** – All work items are complete and the project is ready for final acceptance into the one-year warranty period.
- (d) **Missouri City Estates** - The City is still working with Jones and Carter on the final design of the storm sewer system for the south half of Missouri City Estates. Last month, Jones & Carter determined there is approximately \$89,000 of waterline and sanitary sewer forcemain conflicts associated with the project. This issue was brought to the attention of Fort Bend County WC&ID No. 2 (district); the City should receive a formal response in the near future. Jones & Carter should finish plans by next month and be ready to begin advertising the project.
- (e) **US 90A Progress** – Work on both projects continues to be delayed by several conflicts with existing utilities and the rain. Traffic was shifted down to two lanes from FM 1092 to Present Street in order to begin removal of the asphalt on the south side of South Main.

Although the work is 50% complete, there have been some delays with the installation of the Promenade culverts under US 90A. Traffic will continue to be detoured at the Promenade entrance until the culverts are installed. The contractor estimates another 3-4 weeks before this work is complete.

The contractor has started pouring concrete west of FM 1092, which is a good sign that they are moving forward and they have started installing the storm sewer outfall systems along Eppolito Road and FM 1092.

Mayor Scarcella stated that regarding the 5th Street drainage credit, the Mayor wants to be certain that any correspondence between the City and Missouri City or if any interaction has occurred, that documentation should be included in the items to be discussed at the August 9, 2006 City Council meeting. The Mayor noted that Stafford should get as fair a deal as Missouri City. The Mayor also commented on the fact that there may have been some arrangements made between the County and Missouri City in which Stafford did not receive the same consideration. The Mayor also commented on the City's letter sent to Fort Bend County concerning \$2M in funds for the Stafford/Staffordshire Road project and how that letter got no response for over two years.

8. **Adjournment.**

Joe Rome made a motion to adjourn the meeting at 7:51 p.m. Fred Woolridge seconded the motion and it was unanimously approved to adjourn.

Alma Birdwell, Chairman

Jo Ann Holloway, Recording Secretary