



PLANNING AND ZONING COMMISSION MEETING NOVEMBER 7, 2006

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

Present:

Alma Birdwell, Chairman
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
Scott Bounds, Attorney – Olson & Olson

Absent:

Christine Rector
Joseph Olickan, Vice Chairman

1. Roll call.

All commissioners were in attendance except Christine Rector and Joseph Olickan.

2. Discussion and consideration of the October 10, 2006 Planning and Zoning Commission regular meeting minutes and of the October 17, 2006 Planning & Zoning Commission special meeting minutes.

Joe Rome made a motion to approve the October 10, 2006 Planning and Zoning Commission regular meeting minutes. Felix Vega seconded the motion with all present voting in favor.

Virginia Rosas made a motion to approve the October 17, 2006 Special meeting minutes. Fred Woolridge seconded the motion with all present voting in favor.

3. Discussion and possible action to determine whether Commissioner Christine Rector's absences on October 10 and October 17, 2006 are excused or unexcused.

Fred Woolridge made a motion to accept Christine Rector's absences as excused and noted that Ms. Rector's son has a very rare illness. Felix Vega seconded the motion with all present voting in favor.

4. (a) Presentation and discussion of preliminary plat of Stafford IMP being a replat of Stafford Oaks Lot 27.

Pam Madrigal presented the preliminary plat and described its geographic location and noted that the property is proposed to be combined into one restricted reserve. Ms. Madrigal stated that Public Works recommends preliminary plat approval subject to the City's Letter of Conditions.

4. (b) Public Hearing on proposed replat described in Item 4(a).

Alma Birdwell officially opened the Public Hearing. No one spoke in opposition or in favor. Ms. Birdwell officially closed the Public Hearing.

4. (c) Discussion and consideration of preliminary plat approval of Stafford IMP.

Joe Rome made a motion to approve the preliminary plat of Stafford IMP subject to the City's Letter of Conditions. Fred Woolridge seconded the motion with all present voting in favor.

5. (a) Presentation and discussion of preliminary plat of Summer Park Apartment Community Replat of Reserve "2".

Pam Madrigal presented the preliminary plat and described its geographic location and noted that the applicant wants to divide the property into an unrestricted and a restricted reserve. Ms. Madrigal noted that this property is in the City's ETJ. Public Works recommends preliminary plat approval subject to the City's Letter of Conditions.

5. (b) Public Hearing on proposed replat described in Item 5(a).

Alma Birdwell officially opened the Public Hearing. No one spoke in opposition or in favor. Ms. Birdwell officially closed the Public Hearing.

5. (c) Discussion and consideration of preliminary plat approval of Summer Park Apartment Community Replat of Reserve "2".

Felix Vega made a motion to approve the preliminary plat approval of Summer Park Apartment Community Replat of Reserve "2" subject to the City's Letter of Conditions. Fred Woolridge seconded the motion with all present in favor.

Mayor Scarcella noted that although this is only a platting decision, it would still be good to know what is going to be built adjacent to the City's boundaries. Because the platted area is not within the City Limits; however, the City's control is limited.

Virginia Rosas commented on ingress/egress concerns.

6. 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 Missouri City Estates Drainage Project and proposed Brand Lane asphalt overlay.**
- (d) Progress of developments on US 90A and railroad relocation project.**
- (e) Overview of Master Street and Thoroughfare Plan.**
- (f) Consideration of appropriate action on items (a) – (e).**

Pam Madrigal gave an overview of the Engineering Monthly Status Report and noted that the current Major Thoroughfare plan was provided in the packets for Planning and Zoning Commission to review. Ms. Madrigal also stated that the Public Works Department plans to bring to the December meeting recommendations regarding various updates and revisions to the Thoroughfare map. Ms. Madrigal commented on areas indicated as future streets that have been constructed, the effects of US 90A construction on the Cash Road extension across the TXI facility and pointed out that Brand Lane was not identified as a collector on the Thoroughfare map.

7. Discussion of joint meeting with City Planning & Zoning commission and City Council on zoning approaches to City including religious institutions.

Alma Birdwell noted that many of the Commissioners will be out-of-town during the date selected by City Council for a joint meeting.

Mayor Scarcella stated that it is critical to have as many members as possible at the joint meeting and noted that City Council will take a look at rescheduling the meeting at the November 8, 2006 City Council meeting. The Mayor emphasized that everyone must understand City Council's frame of reference and if there is not a good representation by both City Council and the Planning & Zoning Commission, it would be pointless to have a joint meeting. The Mayor also noted that since everyone would need adequate time to prepare, the joint meeting may have to be postponed.

Alma Birdwell suggested that some type of input from SEDC would be helpful.

Mayor Scarcella stated that the City is at a cross roads with so many construction projects, which will define where the City is going in the future for many decades to come. The Mayor emphasized that everyone should brainstorm for this critical meeting and noted that SEDC's participation in the process should be considered.

8. Adjournment.

Joe Rome made a motion to adjourn the meeting at 8:45 p.m. Fred Woolridge seconded the motion and it was unanimously approved to adjourn.

Alma Birdwell, Chairman

Jo Ann Holloway, Recording Secretary