



## PLANNING AND ZONING COMMISSION REGULAR MEETING SEPTEMBER 11, 2007

The Planning and Zoning Commission met in regular session at Stafford City Hall at 7:30 p.m. on September 11, 2007.

### **Present:**

Alma Birdwell, Chairman

Joseph Olickan, Vice Chairman

Joe Rome

Virginia Rosas

Felix A. Vega

Fred Woolridge

Mayor Leonard Scarcella

Lawrence Vaccaro, Jr., Public Wks Director

Pam Madrigal, City Engineer

Gene Bane – Zoning Administrator

Jo Ann Holloway, P & Z Recording Secretary

Scott Bounds, Attorney – Olson & Olson

### **Absent:**

#### **1. Roll call.**

All Commissioners were in attendance.

#### **2. Discussion and consideration of the August 7, 2007 Planning & Zoning Commission regular meeting minutes.**

**Commissioner Rome made a motion to approve the August 7, 2007 Planning and Zoning Commission regular meeting minutes. Commissioner Vega seconded the motion, and it carried 6 - 0.**

#### **3. Report and discussion on progress of development of proposed zoning changes for Island and other areas of City in coordination with US 90A improvements.**

Gene Bane gave an over of the September 11, 2007 meeting with Barkley Peschel, Vice President of Development & Operations for the Greater Fort Bend EDC, Mayor Scarcella, Joe Rome, Fred Woolridge, Mike Sachs and Gwen Goodwin. Mr. Bane stated that Mr. Peschel is in the process of trying to locate a suitable consultant among the three (3) responses to the RFP request for the City's Island enhancements and zoning changes. These respondents explained their project scope at the Committee meeting. Mr. Bane also stated that these respondents will give a full presentation at the regular October P&Z meeting.

Mayor Scarcella stated that the anticipated date to have the Island zoning changes done is June of 2008 and noted that construction activities should be happening before the highway is completed and that it is best to be in front of this anticipated building curve. The Mayor also noted that much of the funding will come from SEDC and that SEDC will be conferring with Olson & Olson on how to accomplish that expeditiously and at the same time keep everyone informed while moving forward in a

united way. The Mayor emphasized that it is critical that this project get off on the right foot to move to the next level.

**4. Discussion and consideration of final plat approval of The Fountains, Sec 1, Second Replat of Unrestricted Res “H”.**

From the plat drawing that was projected, Pam Madrigal pointed out the geographic location and noted that the plat is currently divided into two reserves and that the developer proposed to divide it into three reserves. Ms. Madrigal also noted that the driveway concerns expressed by the Commissioners at the last P&Z meeting had been addressed and that the plat now meets the required City standards. This final plat was recommended for approval.

Mayor Scarcella noted that the City is going to see more of this type of concern and that as traffic intensifies, ingress and egress will be critical.

**Commissioner Vega made a motion recommending final plat approval of The Fountains, Sec 1, Second Replat of Unrestricted Res “H” subject to the City’s Letter of Conditions. Commissioner Woolridge seconded the motion, and it carried 6 – 0.**

**5. Report on engineering matters:**

- (a) **Stafford/Staffordshire Road project including progress of right-of-way parcel mapping and preliminary engineering plans and timing of funding from Fort Bend and Harris Counties.**
- (b) **Fifth Street Improvement project.**
- (c) **Progress of developments on US 90A Improvement Project including construction activities, current mobility situation and proposed landscape enhancements.**
- (d) **Progress of development of US 59 Enhancement Project including proposed landscape plantings and monument design and installation.**
- (e) **Status of Fort Bend County Mobility Projects, including Brand Lane, Dulles Avenue and Kirkwood Road Improvement Projects including status and time of funding from Fort Bend County.**
- (f) **Local street and drainage improvements.**
- (g) **Consideration of appropriate action on items (a) – (f).**

Pam Madrigal gave an overview of the attached Monthly Status Report.

Mayor Scarcella gave a brief overview of the budget concerns to the P&Z members and noted that this year's budget is a result of diligent efforts on the part of those involved.

Discussion ensued regarding traffic closures and congestion concerns related to the US 90A construction.

**6. Discussion and possible action to determine whether Commissioner Joseph Olickan's absence on August 7, 2007 is excused or unexcused.**

Commissioner Rosas reminded Commissioner Olickan that notification of an absence would alleviate concerns and asked that he adhere to the Commissioners' notification request. Commissioner Olickan agreed.

**Commissioner Vega made a motion to accept Commissioner Olickan's absence as excused. Commissioner Olickan seconded the motion, and it carried 6 – 0.**

**7. Adjournment.**

**Commissioner Rosas made a motion to adjourn the meeting at 8:15 p.m. Commissioner Woodridge seconded the motion and it was unanimously approved to adjourn.**

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Commissioner Birdwell, Chairman

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Jo Ann Holloway, Recording Secretary