



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
JANUARY 8, 2008**

The Planning and Zoning Commission met in regular session at Stafford City Hall at 7:30 p.m. on January 8, 2008.

Present:

Alma Birdwell, Chairman

Lali Castillo

Joseph Olickan, Vice Chairman

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:

Joe Rome

1. **Roll call.**All Commissioners were in attendance accept Commissioner Rome due to a family illness.
2. **Discussion and consideration of the December 11, 2007 Planning & Zoning Commission regular meeting minutes.**

Commissioner Rosas made a motion to approve the December 11, 2007 Planning and Zoning Commission regular meeting minutes. Commissioner Vega seconded the motion, and it carried 6 - 0.

3. (a) **Report by Zoning Administrator and Mayor on progress of Interim and Final Development Standards for US 90A Corridor and FM 1092 Corridor.**

Gene Bane gave an overview of the January 3, 2008 meeting with Mayor Scarcella, Barkley Peschel and Kendig Keast Collaborative in attendance. A review of the interim zoning regulation's draft resulted in a decision to shorten the draft to remove those items which are already addressed in other sections of the zoning such as signage and to better address those areas needed.

Mayor Scarcella commented on Gene Bane's coverage of the City noting the thoroughness of those efforts. The Mayor pointed out that the interim set of standards is being put into place to deal with development between now and the end of June. The Mayor emphasized the importance of looking at the uses in the various zoning categories; some have up to 43 uses, which is too many. Planning & Zoning members should keep in mind that the zoning ordinance is eleven years old and there have been quite a few changes in the City. The Mayor also noted that another concern to be addressed are the development standards that go into the construction of a building; there must be the right standards for quality construction and these decisions need to be done between now and June 30. The Mayor stated that the meeting was very

productive and constructive. The Mayor elaborated on the upcoming January 23, 2008 Town Hall meeting where the consultants will give a presentation. Each member will be given a copy of the consultant's report for further discussion at the January 28, 2008 joint meeting with SEDC, City Council and the Planning & Zoning Commission. At that time a collaborative effort is anticipated for an in-depth discussion of where the City is headed. The Mayor pointed out that this is absolutely critical for the development of the City and that this is a very competitive situation and a transitional period where all concerns and questions are vital; especially since we have very little land.

Commissioner Castillo asked if there was a process regarding who to call for clarification of the draft or presentation to be distributed.

Mayor Scarcella said to call Gene Bane for questions.

Commissioner Birdwell asked if the consultants were providing ideas on how to improve current businesses.

Mayor Scarcella pointed out that there will be many situations of non-conforming uses, which are not conducive to what we are trying to achieve; e.g., open storage areas where you can recommend that the owner has a timeframe to comply with the City's standards. The Mayor noted that many of these type situations will be incorporated in the final standards.

Commissioner Olickan asked what percentage of the corridor was already developed.

Gene Bane stated that redevelopment as well as new development is involved, so there is no particular percentage to be calculated.

Commissioner Olickan asked what the anticipated cost is to maintain the City's proposed enhancements.

The Mayor stated that approximately \$750,000 per year is what it may cost to maintain the City's enhancements and elaborated on how sales tax from various businesses is expected to fund those costs. The Mayor also explained the variance in sales tax revenues for each section of the City and noted that there lies the challenge to figure out how to get all of the City's businesses in a position to equally benefit in the proposed zoning standards, which would result in a more desirable place in which to live and shop...elevating the type of sales tax generated. The Mayor noted that Stafford now has a value base of approximately \$2.5 Billion and elaborated on the big challenge to put into place high quality development standards that would revitalize the 90A corridor.

Commissioner Vega commented on the innovative approach taken for development of The Fountains.

Mayor Scarcella noted that the development should be similar to the quality of the Stafford Centre and something with character that captivates the culture of Stafford.

Discussion ensued regarding:

- Extending vs. expanding buildings based on the new standards
- Forcing existing homesteads to make improvements can be expensive and controversial

- High quality improvement and enhancements
- Avoiding detrimental enhancements, which would devalue neighboring properties
- Island area acreage is approximately 42 acres
- How are homeowners effected...property values will increase
- Stafford citizen's desire for enhanced living standards, increase expectations and recognizing benefits
- SMSD will benefit if property values increase, there will be proud parents resulting in better students and better education.
- SEDC is to make sure that the Planning & Zoning Commission brings about economic development and growth for the City.
- Effects on surrounding cities

3. (b) Consideration of appropriate action on Item 3(a).

Commissioner Olickan made a motion to take no action until after the review of the January 23, 2008 consultant's presentation and report. Commissioner Vega seconded the motion, and it carried 6 – 0.

4. Report by Mayor on Annual Town Hall Meeting scheduled for Wednesday, January 23, 2008 at 7:00 p.m. at the Stafford Civic Center.

Mayor Scarcella gave an overview on how the January 23, 2008 Town Hall Meeting will be structured. The Mayor stated that there would be a 15 – 20 minute presentation by the Kendig Keast Collaborative on the proposed interim development standards, an opportunity for the public's Q&A and noted that there would be information in the Newsletter, which will be sent to all Stafford residents next week.

Scott Bounds gave a brief description of what City Council's role will be at the Town Hall meeting and what is anticipated of the Planning & Zoning Commission.

5. Report on engineering matters:

- Stafford/Staffordshire Road project including progress of right-of-way parcel mapping, preliminary engineering plans and approach to timely securing funding from Fort Bend and Harris Counties.**
- Fifth Street Improvement project.**
- 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 commented on the complaint about Stafford's lack of interest in the Dulles Road project due to the City's absence at a Sugar Creek HOA meeting. The Mayor noted that three years had passed prior to that meeting and Stafford was never contacted by anyone to attend any meetings by the Sugar Creek HOA and for anyone to say that Stafford was not cooperative is disheartening. The Mayor pointed out that the timeframe for the Dulles Avenue project's letting will not occur for at least three months and Stafford will be ready at that time to begin the 1000' of improvement. The Mayor also commented on the 147 acres of Stafford property de-annexation over the years to Sugar Land, Missouri City and the Meadows.

6. Adjournment.

Commissioner Olickan made a motion to adjourn the meeting at 9:00 p.m. Commissioner Rosas seconded the motion and it was unanimously approved to adjourn.

Commissioner Birdwell, Chairman

Jo Ann Holloway, Recording Secretary