



**REGULAR PLANNING AND ZONING COMMISSION
MEETING
TUESDAY, FEBRUARY 10, 2009
CITY HALL, 2610 SOUTH MAIN, STAFFORD, TEXAS
7:30 P.M.**

The Planning and Zoning Commission met in regular session at Stafford City Hall at 7:30 p.m. on February 10, 2009.

Present:

Alma Birdwell, Chairman
Lali Castillo
Joseph Olickan, Vice Chairman
Joe Rome
Virginia Rosas
Felix A. Vega
Fred Woolridge

Mayor Leonard Scarcella
Lawrence Vaccaro, Jr., Public Wks Director
Gene Bane – Zoning Administrator
Jo Ann Holloway, P & Z Recording Secretary
Art Pertile, Attorney – Olson & Olson

Absent:

1. Roll Call.

All Commissioners were in attendance.

2. Discussion and consideration of the January 13, 2009 Regular Planning & Zoning Commission meeting minutes.

Commissioner Rosas made a motion to approve the January 13, 2009 Regular Planning & Zoning Commission meeting minutes. Commissioner Vega seconded the motion, and it carried 7 – 0.

3. (a) Discussion of an ordinance amending Chapter 102 of the Code of Ordinances, the same being the City's Comprehensive Zoning Ordinance, by granting a Specific Use Permit to National Coupling Co., Inc., to allow the expansion and development of a Light Industrial Use, at 1316 Staffordshire Road, located within the City in Zoning District MU.

Gene Bane gave a description of the applicant's request and noted that the City's zoning currently allows for light industrial in an MU district. Mr. Bane stated that this particular SUP involves five (5) phases of construction with the last phase starting in 2012 and that approval would include all five (5) phases, which circumvents requesting extensions after each phase. Mr. Bane also noted that the applicant is in compliance with all the City's standards, pointed out that upon completion, there will be 252 parking spaces available and the applicant will have exceeded the City's landscaping

requirements. National Coupling Co., Inc. is expanding their research development, light industrial and warehousing facilities on their 13.353-acre site. This expansion will include landscape development, concrete parking areas, exterior site lighting and a decorative iron fence with masonry columns along Staffordshire Road.

Mr. Dallas Morris, representing the applicant, gave an overview of the site plan and an extensive description of the Company's vision to enhance the beauty of the Stafford community with an environmental friendly setting and appearance.

Mr. Gary Weathers, President and CEO of National Coupling Co., Inc. gave a summary of the Company's history from its 1970 residence in Stafford to current, which included an overview of a elevation renderings and a thorough breakdown of each buildings amenities. Mr. Weathers also described how each phase of construction would effect the environment and noted that during the summer, the Company hires school-age children.

Commissioner Rosas stated that after touring the facilities, she was very impressed by the sound threshold...it was extremely quiet and noted that the outside lighting was very good.

Commissioner Rome stated that he was quite impressed with the facilities.

Commissioner Woolridge stated the he was also quite impressed with the facilities and commended the owner's on their credentials and the SUP presentation.

Commissioner Vega stated that he was impressed with the facilities and wanted a clarification of what types of chemicals would be used in the Research and Development area of their proposed construction.

Mr. Weathers explained that the company provides a "made-to-order" service, which involves specialized testing and that is when chemicals are used. New development may involve specialized testing also; therefore, chemicals are used in a controlled environment.

Mayor Scarcella asked if the Staffordshire road-widening project would impact the proposed construction.

Mr. Morris stated that it is understood that due to the amount of ROW the City will need, the applicant lost a few parking spaces.

The Mayor asked if the Company had programs for children who showed a propensity for technical skills.

Mr. Weathers stated that the Company provides summer training for their school-age employees that show an interest in technical training.

Commissioner Rosas asked about the Company's lighting plans.

Mr. Ken Overholt, Vice President of National Coupling Co., Inc., gave an overview the current and proposed lighting emphasizing the controlled illumination factor, which accommodates shift changes.

3. (b) Public Hearing on the proposed ordinance described in item 3(a).

Commissioner Birdwell officially opened the Public Hearing.

Mr. Herring of Herring Construction in Houston stated that his company has had a dealt with National Coupling Co., Inc. for years and spoke very highly of them. Mr. Herring also stated they are very quiet, good neighbors and spoke in favor of the SUP.

Mr. Dallas Morris stated that the applicant has worked diligently for 2½ years to get to this point and it all depends on the outcome of this evening. Mr. Morris spoke in favor of the SUP.

Mayor Scarcella commented on the amended ordinance that was approved at the January Planning & Zoning Commission meeting, which made it possible for this SUP to be presented. The Mayor also noted that the ordinance was amended to accommodate this request because the Permit's Director felt National Coupling Co., Inc. was such an outstanding applicant and the City recognizes the many attributes alluded to and that the City is very proud that National Coupling has Stafford as its home base.

3. (c) Discussion of comments received during the Public Hearing on ordinance as described in item 3(a).

There were no comments regarding the Public Hearing.

3. (d) Consideration of appropriate action on items 3(a) – 3(c).

Mr. Art Pertile reminded the Commissioner's of the amended ordinance's exception to the one-year SUP rule, which will now allow National Coupling to build in four (s) phases to 2012. Also, if more time is needed, the applicant can request an extension.

Commissioner Rosas made a motion to approve the SUP as submitted. Commissioner Rome seconded the motion, and it carried 7 – 0.

4. Report and discussion of progress of committee pursuing zoning ordinance amendment on non-conforming site improvements.

Mayor Scarcella gave an overview of the 1st Ad Hoc meeting that was held Tuesday, January 14, 2009 stating it was a very positive, constructive meeting. The Mayor noted that the consultant, Charles Harrington of Bureau Veritas was in attendance and that after all the illustrations and discussion, a \$15,000 consultant contract was approved. The Mayor went on to say that it was agreed that the IS district should be looked at first, see what the consultant comes up with, then do what the appropriate, reasonable, practical and desirable action may be. There will be a presentation by the consultant tomorrow at 4:30 p.m. and we will see what the consultant has determined.

Mr. Bane noted that due to time constraints, the consultant's presentation would be more complete at the next scheduled Ad Hoc meeting.

5. (a) Discussion of an Ordinance amending Section 82-1 "definitions" of article I. "in general of chapter 82 "subdivisions" of the City of Stafford, Texas Code of Ordinances: to exclude a division of land resulting from the

acquisition of right-of-way for public street construction for immediate or future purposes by a governmental body; providing a penalty in an amount not to exceed \$2,000 for each day of violation of any provision hereof; repealing all ordinances or parts of ordinances in conflict herewith; providing for severability; providing an effective date and finding and determining that the meeting at which this ordinance was passed was open as required by law.

Mr. Pertile gave a brief description of the ROW acquisition process and how it affects the property owners. Mr. Pertile explained that normally, when part of a property is acquisitioned, the property owner must then replat the property. The amendment would exclude the property owners from having to do the platting requirements.

Mayor Scarcella noted that the property owners should not be penalized for ROW road widening progress.

5. (b) Public Hearing on the proposed ordinance described in item 5(a).

Ms. Yvette Loggerman, property owner of 1317 Staffordshire asked for clarification. Spoke in favor of the amendment.

5. (c) Discussion of comments received during the Public Hearing on ordinance as described in item 5(a).

There were no comments regarding the Public Hearing.

5. (d) Consideration of appropriate action on items 5(a) – 5(c).

Commissioner Olickan made a motion to approve the amendment as presented. Commissioner Woolridge seconded the motion, and it carried 7 – 0.

6. Report on engineering matters:

(a) Stafford/Staffordshire Road project including progress of right-of-way acquisition and status of agreements between Fort Bend County, Harris County and TxDOT.

(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 timing of funding from Fort Bend County.**
- (f) **Local street and drainage improvements.**
- (g) **Consideration of appropriate action on items (a) – (f).**

Lawrence Vaccaro, Jr. gave an overview of the Monthly Status Report regarding engineering matters.

Mayor Scarcella noted the importance of the proposed City monuments, which would augment the City's image despite the recent signs put up by Sugar Land announcing their approaching City Limits. These monuments are an integral and important part of being identified and recognized as being in the mix.

7. Request by Planning & Zoning Commissioners to workshop planning, zoning and property rights.

Mr. Pertile suggested having the workshop prior to the May 12, 2009 regular Planning & Zoning meeting at 6 p.m.

8. Request by Planning & Zoning Commissioners for the City to investigate the need for a grocery store in Stafford.

Mayor Scarcella stated that there have been several personnel involved that have talked to various grocery chains. Although there are currently 6 grocery stores now, there have been two (2) sites mentioned; where the old Kroger store was located and the golf driving range beside the Promenade Subdivision. Grocery chains are watching the economy very carefully; many are talking about closing. Some are anticipating a grocery war. There have been incentives to get grocery stores in the area. Sugar Land paid Whole Foods \$1M to locate a store in Sugar Land. A good grocery chain in Stafford would please a lot of people. The Mayor stated that upon completion of the appealing and attractive landscaping, there should be a lot of interest. And when the economy picks up, things should be better.

9. Adjournment.

Commissioner Vega made a motion to adjourn the meeting at 9:35 p.m. Commissioner Rosas seconded the motion, and it carried 7 – 0.

Commissioner Birdwell, Chairman

Jo Ann Holloway, Recording Secretary