



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING  
TUESDAY, MARCH 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 March 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 February 10, 2009 Regular Planning & Zoning Commission meeting minutes.**

**Commissioner Rosas made a motion to approve the February 10, 2009 Regular Planning & Zoning Commission meeting minutes with the deletion of the word "except" in item 1. Commissioner Vega seconded the motion, and it carried 7 – 0.**

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

Gene Bane stated that at the February 11, 2009, the consultant had surveyed ½ of the Island-area properties and since that time, has completed the survey and has created a draft and recommendations, which will be presented March 11, 2009 to the Ad Hoc Committee at 4:30 p.m.

**4. (a) Presentation and discussion of preliminary plat approval of Century Oaks Business Park, Replat of Reserve "A".**

Lawrence Vaccaro, Jr. gave a presentation of the replat describing its geographic location and noted that it had been platted as (1) one large reserve. The developer now wants to create three (3) reserves, one of which is for a required detention pond for drainage. Mr. Vaccaro also pointed out existing buildings and private roadways and commented on the Letter of Conditions, noting that the plat is in good shape and recommended approval subject to the Letter of Conditions.

Randy McClendon of Tejas Surveying, Inc. stated that the proposed development is for a Fedex Distribution Center.

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

Commissioner Birdwell officially opened the Public Hearing.

No one spoke in favor or against the replat.

Commissioner Birdwell officially closed the Public Hearing.

**4. (c) Discussion of comments received during the Public Hearing on preliminary plat approval as described in item 4(a).**

There were no comments during the Public Hearing.

**4. (d) Consideration of appropriate action on items 4(a) – 4(c).**

Commissioner Rosas asked Mr. Vaccaro to point out the ingress/egress locations.

Mr. Vaccaro also noted that the property roadways are not really private roads, but they are just private drives through the site and are labeled for mail delivery and parking for customers.

**Commissioner Rome made a motion for preliminary plat approval of Century Oaks Business Park, Replat of Reserve "A". Commissioner Olickan seconded the motion, and it carried 7 – 0.**

**5. 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 commended Mr. Vaccaro for his tireless efforts and attendance of numerous meetings to assure funding and that the City meets all requirements for the Stimulus Package shovel-ready dead lines.

Mayor Scarcella noted that Commissioner Rome had concerns regarding the location of the proposed monument placement and how it would affect the image of Stafford.

Mr. Vaccaro also showed renderings and landscape designs proposed for the screening wall on North Main, commented on maintenance-free lights and the theory of the gateway monuments.

Discussion ensued regarding:

- Definitive signage for the Stafford/Staffordshire underpass
- Monument placement and guardrails for balance and curb appeal

6. **Adjournment.**

**Commissioner Rome made a motion to adjourn the meeting at 8:30 p.m. Commissioner Rosas seconded the motion, and it carried 7 – 0.**

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Commissioner Birdwell, Chairman

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Jo Ann Holloway, Recording Secretary