



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING  
TUESDAY, APRIL 7, 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 April 7, 2009.

**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

Gene Bane – Zoning Administrator

Jo Ann Holloway, P & Z Recording Secretary

Scott Bounds, Attorney – Olson & Olson

**Absent:**

Lali Castillo

**1. Roll Call.**

All Commissioners were in attendance except Commissioner Castillo.

**2. Discussion and consideration of the March 10, 2009 Regular Planning & Zoning Commission meeting minutes.**

**Commissioner Rosas made a motion to approve the March 10, 2009 Regular Planning & Zoning Commission minutes. Commissioner Woolridge seconded the motion, and it carried 6 – 0.**

**3. Report and discussion of progress of City Council and Ad Hoc Committee pursuing zoning ordinance amendment on non-conforming site improvements.**

Mayor Scarcella noted that a meeting is scheduled for April 8, 2009 and that the Planning and Zoning Commission is included as long as a quorum is present.

Gene Bane stated that Mr. Herrington gave a presentation where he identified the parcels that were non-conforming. Mr. Bane noted that at the end of their meeting, there was a motion that the Committee study it again and come back with recommendations. Mr. Bane also stated that Art Pertile is adding some information and it will be presented in its entirety at the April 8, 2009 City Council and Ad Hoc Committee meeting.

Mayor Scarcella encourages the public to attend.

**4. Discussion and consideration of final plat approval of Century Oaks Business Park, Replat of Reserve "A".**

Lawrence Vaccaro, Jr. noted that the preliminary for this plat was previously presented at the March 10, 2009 meeting and also pointed out the minor changes made in acreage adjustments. Mr. Vaccaro stated that the applicant has completed all the items addressed at the preliminary review, all the property lines meet the setback requirements and Public Works Department recommends final plat approval subject to the City's Letter of Conditions. Mr. Vaccaro also commented on the Title Report corrections and stated it now matches what's on the plat.

Mayor Scarcella noted that this property is outside Stafford city limits.

Commissioner Rosas asked what was currently on the property.

Mr. Vaccaro stated that Reserve "A" is currently vacant but will be used and the tenants in the surrounding property are a couple tile stores, a tool company and numerous other companies come and go; it's a tenant lease type building. Mr. Vaccaro also noted that the property has been annexed by WCID #2.

**Commissioner Rosas made a motion for final plat approval of Century Oaks Business Park, Replat of Reserve "A" subject to the City's Letter of Conditions. Commissioner Olickan seconded the motion, and it carried 6 – 0.**

5. **Report on engineering matters:**

- (a) **Stafford/Staffordshire Road project including progress of right-of-way acquisition, status of agreements between Fort Bend County, Harris County and TxDOT, Federal Stimulus Package Funding and selection of engineering firm.**
- (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 landscaping plantings and monument installations.**
- (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).**

Mr. Vaccaro gave an overview of the Monthly Status Report regarding engineering matters.

Mayor Scarcella commended Mr. Vaccaro on his diligent efforts in getting the Federal Stimulus Package funding and emphasized that the City was last on the list for funding, which is why it is imperative that the City move forward with urgency, as we

would be the first to get cut. The City has already starting using the funds for such things as a Traffic Study on this very involved project. Once the Traffic Study is approved, we can get started on the Stafford/Staffordshire Road project, which will bring a tremendous amount of traffic off Beltway 8. The Mayor noted that the HCC campus has approximately 10,000 students, which will make the project even more critical once they find out about the road widening and start using the Beltway 8 access. We are racing against the clock.

Commissioner Rosas asked if there plans to put a traffic light at the intersection of Dove Country and Willow Drive.

Mr. Vaccaro explained the requirement that at least 400 cars per hour have to come up to that intersection or so many that no one can enter Staffordshire Rd. from either subdivision.

Discussion ensued regarding:

- Traffic flow before and after construction on US 90A, FM 1092/Murphy Road
- Landscaping on US 90A for Phase I/Phase II and a 20' screening wall
- Congestion in Missouri City as a result of heavy traffic flowing through Stafford's underpass at Murphy Road. It was suggested that synchronizing the lights could be a possible solution.
- Monument installations
- The Mayor stated now that the overpass at Kirkwood/Dulles intersection, underpasses for Murphy Road and Stafford/Staffordshire Road are done and with the on-going landscaping, Stafford has a vibrant appeal.

## **6. Adjournment.**

**Commissioner Rosas made a motion to adjourn the meeting at 9:30 p.m. Commissioner Woolridge seconded the motion, and it carried 6 - 0.**

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Commissioner Birdwell, Chairman

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Jo Ann Holloway, Recording Secretary

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