



**REGULAR PLANNING AND ZONING COMMISSION
MEETING
TUESDAY, JUNE 9, 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 June 9, 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 April 7, 2009 Regular Planning & Zoning Commission meeting minutes.

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

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

Gene Bane gave an overview of the May meeting where optional site improvements were presented, recommendations were voted on and the tree and shrub requirements for existing properties in the Island District were accepted. Regarding Katy Street closure from Avenue B to Avenue D, the motion was accepted to defer discussion until further study of how Katy Street closure will play out with the property owner acquiring the property. Regarding sidewalks, the motion to approve the recommendation of staff was accepted. Regarding outside sales and display, the motion to defer action until there is additional information regarding fencing was accepted. Regarding parking surfaces, the motion to approve the recommendation of staff was accepted. Regarding the exterior ground/building mounted equipment and rooftop equipment, the motion to accept the recommendation of staff was accepted. Regarding fences and walls, a motion to defer this item back to staff for other alternatives or options was accepted. Regarding Accessory structures, the motion to accept the recommendation of staff was accepted. Regarding single-family

residences, the motion to accept the recommendation of staff was accepted. The next City Council and Ad Hoc Committee meeting has been rescheduled to June 17, 2009.

4. (a) **Discussion and consideration of an ordinance of the City of Stafford, Texas, repealing City of Stafford Ordinance 847 passed March 15, 2006; amending Chapter 102 of the Code of Ordinances of the City, the same being the comprehensive zoning ordinance, by granting a Specific Use Permit to Iglesia Rios De Agua Viva, to allow the development of an Assembly Group A-3 Occupancy, specifically, a religious facility on a 1.922 acre tract of land located within the City in zoning district MU, and further identified as being located at 2635 Fifth Street; providing requirements and conditions for this Specific Use Permit; providing for severability; providing a penalty in an amount not to exceed two thousand dollars for violation of any provision hereof; and finding and determining that the meeting at which this ordinance is passed was open as required by law.**

Gene Bane commented on the permit application and pointed out its geographic location on the zoning map. Mr. Bane also noted that the applicant received an SUP a few years ago for this same property, but due to unforeseen financial challenges, their permit expired; the applicant came back again December 9, 2008 and due to seating concerns, the approval was tabled until additional information could be presented by the applicant. The applicant has cleared up any discrepancies and they're back seeking an SUP approval.

Mayor Scarcella asked Mr. Tavares if there were any specific details on how the church handled heavy traffic for abnormally large funerals.

Mr. Tavares stated that the funeral home is used because they have the amenities that can handle large crowds, which includes traffic congestion.

Commissioner Woolridge asked how traffic was currently controlled for regular church services.

Mr. Tavares stated that church members with flashlights direct traffic.

Commissioner Rosas asked if the church planned to add a paved parking lot in the future.

Mr. Tavares stated that the church is in discussion about selecting an architectural engineer to survey the property to see if ample space is available for various additions, which would involve considerable thought as to what's most needed.

Commissioner Rosas asked what types of outside activities are proposed.

Mr. Tavares stated that each year there are a few festivals as well as a few revivals and noted that he has worked with the Sugar Land Police Department and is aware of

security requirements. Mr. Tavares also noted that the folks across the street from the church have agreed to let the church use their area for parking when needed.

Commissioner Rosas asked how the ordinance handled sound level complaints.

Gene Bane explained.

4. (b) Public Hearing on the proposed ordinance described in item 4(a).

Commissioner Birdwell officially opened the Public Hearing.

Mr. Damián Tavares, a Trustee of Iglesia Rios De Agua Viva and a resident of Stafford, spoke in favor of the SUP.

Pastor Israel Aguilar spoke in favor of the SUP application and noted that as this is the church's 3rd attempt to get the SUP approved, they just want to keep up with their neighbors in developing the area and contribute to the growth of the community.

Discussion ensued regarding:

- Church growth and anticipated expansion, which was called Phase II
- Expansion options of grassy area(s) behind the church
- Breakdown of how often services are held by the church
- Outside lighting options

Commissioner Birdwell officially closed the Public Hearing.

4. (c) Discussion of comments received during the Public Hearing on ordinance as described in item 4(a).

Commissioner Woolridge noted that the seating concern, which was why the application was tabled in December, appears to have been properly addressed.

Commissioner Olickan asked how much space was left after this seating arrangement of 142 seats.

Gene Bane stated that the sanctuary adheres to the specific occupancy load the City prescribed and noted that additional seating is not an option.

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

Commissioner Rosas made a motion to approve the SUP and allow development of an Assembly Group A-3 occupancy. Commissioner Woolridge 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, status of agreements between Fort Bend County, Harris County and TX DOT, Federal Stimulus Package Funding and selection of engineering firm.**

- (b) **Progress of developments on US 90A Improvement Project including construction activities, current mobility situation and proposed landscape enhancements with monument.**
- (c) **Progress of development of US 59 Enhancement Project including landscaping plantings and monument installations.**
- (d) **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.**
- (e) **Local street and drainage improvements.**
- (f) **Consideration of appropriate action on items (a) – (e).**

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

Commissioner Vega asked if the Stimulus Packing funding was complete.

Mayor Scarcella stated that the City is very fortunate to have all the required funding agreements in place. The Mayor noted that September 1, 2009 is when the stimulus funding activities will be winding down and any agreements not in place by then will probably be scrutinized and questioned. The agreements the City currently has in place will most likely be approved. There is a lot of concern across the state and consternation among everyone.

Discussion ensued regarding:

- The benefits of louvered traffic lights at the intersection of Staffordshire Rd and US 90A
- Weeds growing around the overpass at Staffordshire Rd at US 90A
- US 90A's punch list proposed completion date of September, 2009
- Maintenance of irrigation layout along US 90A

6. Adjournment.

Commissioner Rosas made a motion to adjourn the meeting at 8:36 p.m. Commissioner Olickan seconded the motion, and it carried 7 – 0.