



**REGULAR PLANNING AND ZONING COMMISSION
MEETING
TUESDAY, APRIL 13, 2010
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 13, 2010.

Present:

Lali Castillo

Joseph Olickan, Chairman

Joe Rome

Virginia Rosas

Felix A. Vega

Fred Woolridge

Mayor Leonard Scarcella

Lawrence Vaccaro, Jr., Director of Public Wrks

Charles Russell – City Engineer

Jo Ann Holloway, P & Z Recording Secretary

Art Pertile, Attorney – Olson & Olson

Absent:

Helen Gee, Vice Chair

1. Roll Call.

All Commissioners were in attendance except Helen Gee.

2. Discussion and consideration of the February 9, 2010 Regular Planning and Zoning Commission meeting minutes.

Commissioner Rosas made a motion to approve the February 9, 2010 Regular Planning & Zoning Commission meeting minutes. Commissioner Woolridge seconded the motion, and it carried 6 – 0.

3. Discussion and consideration of preliminary plat approval of Murphy Road 10.6 Ltd.

Charles Russell gave a description of an aerial plat pointing out the geographic location and noted that 6.5 acres was being divided into two reserves. Mr. Russell stated that the plat meets all the City's subdivision requirements and recommended preliminary approval.

Commissioner Rosas asked for clarification of what was presented.

Mr. Russell elaborated on subdivision of the property.

Mayor Scarcella asked if the building on unrestricted reserve "A" was an existing structure.

Lawrence Vaccaro stated that it was previously a lumber yard structure.

Commissioner Olickan asked for an explanation of the Letter of Conditions.

Charles Russell described the marked changes on the plat and suggested that future packets include a drawing with the marked changes.

Art Pertile gave an overview of why a plat with less than 4 lots (regardless of acreage) and not requiring additional public utilities can get a final approval administratively; therefore, the plat will not come before the Planning and Zoning Commission for final approval.

Commissioner Olickan made a motion to grant preliminary plat approval of Murphy Road 10.6, Ltd. subject to the City's Letter of Conditions. Commissioner Rosas seconded the motion, and it carried 6 – 0.

4. (a) Presentation and discussion of preliminary and final plat approval of Stafford Oaks Subdivision Replat of Lot 69, Reserve "A".

Charles Russell gave a geographic description of the plat and noted the replat is for existing commercial reserve "A" to divide into two reserves consisting of 1.19 and .37 acres; commercial reserves "A" and "A1".

Commissioner Rosas asked if there was anything on the property.

Mr. Russell stated there was an existing structure on the property being subdivided.

Commissioner Woolridge asked if it was in the ETJ.

Lawrence Vaccaro noted that it was not in the ETJ.

Mayor Scarcella suggested that future plats that are in close proximity to the ETJ have an aerial showing the ETJ for clarification.

Commissioner Rosas asked if the plat had been platted recently.

Mr. Vaccaro stated that it was platted approximately a year ago and is now being replatted to subdivide the property.

Commissioner Rome stated that it was previously platted in 2008.

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

Commissioner Olickan formally opened the public hearing.

Commissioner Olickan formally closed the public hearing.

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

As there were no comments received in the public hearing, there was no discussion.

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

Commissioner Woolridge made a motion to grant preliminary and final plat approval of Stafford Oaks Subdivision Replat of Lot 69, Commercial Reserve "A" subject to the City's Letter of Conditions. Commissioner Castillo seconded the motion, and it carried 6 – 0.

5. **Report on engineering matters:**

- (a) **Progress of developments on the US 90A Improvement Project addressing, progress on proposed landscape enhancements with monument, and addition of additional wall and landscaping at the TXI crossing;**
- (b) **Stafford/Staffordshire Road project addressing progress of right-of-way acquisitions and appraisals, and funding status with TxDOT, Fort Bend County, and Harris County and with the federal stimulus package administered through H-GAC, bidding project by TxDOT and anticipated start of construction.**
- (c) **Progress of development of US 59 Enhancement Project addressing landscape plantings, progress of monument installations and anticipated completion date.**
- (d) **Status of Mobility Projects addressing Dulles Avenue and Brand Lane improvement projects;**
- (e) **Local street and drainage improvements; and**
- (f) **Consideration of appropriate action on Items (a) - (e).**

Mr. Russell gave an overview of the Monthly Status Report.

Commissioner Woolridge asked if the Wayside horns were going to also be installed at Murphy Road.

Mr. Russell explained that the only two locations for Wayside horn installations are Kirkwood Rd. and Present St. as the intersections in between are considered Quiet Zones; therefore, the train horns should not be blown until they pass Kirkwood Rd.

Mr. Russell included in his comments an overview of the monies funded for the Stafford/Staffordshire Road Project.

Mayor Scarcella commented on the improved situation whereby Stafford can pay its funding portion in increments instead of all at one time.

6. Adjournment.

Commissioner Rome made a motion to adjourn the meeting at 8:13 p.m. Commissioner Woolridge seconded the motion, and it carried 6 – 0.

Commissioner Olickan, Chairman

Jo Ann Holloway, Recording Secretary