



**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON JANUARY 10, 2017 AT 7:00 P.M. AT THE MEADOWS PLACE CITY HALL, 1 TROYAN DRIVE, MEADOWS PLACE, TX 77477**

**1. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

The meeting was called to order by Mayor Jessup at 7:00 p.m. with the following present:

Mayor, Charles D. Jessup, IV	City Secretary, Courtney Rutherford
Mayor Pro Tempore, Terry J. Henley	Alderman, John F. Isbell
Alderman, Rick J. Staigle	Alderman, Kelle K. Mills
Alderman, Steven H. Bezner	

City Attorney, Drew Smith was also present.

The following Chicken Advisory Committee Members were also present:

Charles Kulhanek, Committee Chair	Cinda English, Committee Vice-Chair
Mary Milner, Committee Secretary	Chris Peek, Committee Member
Katie North, Committee Chair	David Cosby, Committee Member

**2. PUBLIC HEARING**

**a. Conduct a public hearing giving all persons interested the right to appear and to be heard on the allowance of laying hens in a residential area.**

Mayor Jessup opened the public hearing at 7:01 p.m. and introduced the members of Chicken Advisory Committee. After opening the Public Hearing Mayor Jessup then gave a brief presentation explaining the background on the issue of laying hens in a residential area which is attached as Exhibit A. He then explained that the purpose of today's hearing is to give all interested parties the right to appear and to be heard.

Mayor Jessup then called upon those signing up to speak on the allowance of laying hens in a residential area.

**Jim Milner, 11943 River Meadow Lane:** Mr. Milner spoke to Council regarding current ordinances and Code Enforcement. He stated that if there is not an ordinance prohibiting certain animals then they are allowed.

Mayor Jessup stated that although the City does not have an ordinance for this there are deed restrictions that state no fowl. Since there is no longer and Home Owners Association there is no way to enforce the deed restrictions. He also stated that the deed restrictions are self-renewing, therefore still enforceable in Court. The City Attorney, Drew Smith, stated that the City does not and cannot enforce private deed restrictions.

**Randy English, 11606 Dorrance Lane:** Mr. English stated he thought education on raising chickens is very important and he is in favor of chickens in the City.

**Roy Huddle, 11803 Meadowdale Drive:** Mr. Huddle thanked Council and the Chicken Advisory Committee for all of their hard work on this issue. He stated that he is in support of chickens. He stated that this would allow families the opportunity to teach responsibility to their children.

**Patricia Pless, 12131 Brighton Lane:** Ms. Pless stated that she is against laying hens. She believes that there is not enough space on the residential lots for chickens.

**Cheryl Teague, 11611 Dorrance Lane:** Ms. Teague stated that hens are very quiet and do not smell offensive to her. She also stated that commercial chickens are fed hazardous materials to promote growth. She is in favor of chickens.

**Joseph Terraso, 12222 Level Run Street:** Mr. Terraso, a resident since 1973, stated that the only experience he has with chickens is what he learned from a friend. He believes they will attract rodents and smell offensive. He is against chickens in the City.

**Tom Stansbury, 11803 Brighton Lane:** Mr. Stansbury, a resident since 1971, stated that he is not favor of chickens. He worried about the added work and cost this will put on Code Enforcement. He is also worried that allowing laying hens in the residential area will reduce property values.

Mayor Jessup stated that in all of his research he has done he has not found evidence that allowing the laying hens had decreased property values. He asked that if anybody has found research showing a decline in property values to please bring it to him.

**Lauren Galvin, 11939 River Meadow Lane:** Ms. Galvin stated that she is against chickens and would consider moving if Council passes an ordinance to allow laying hens in a residential area. She is also concerned about the patio homes that have very small lots.

**Bob Favorite, 12110 Dorrance Lane:** Mr. Favorite stated that he does respect the difference of opinions, but he is also concerned about the zero lot line homes. He agrees that this is a tough decision, but he is against chickens.

**Robert Chadwick, 12007 Brighton Lane:** Mr. Chadwick stated that he is against chickens. He grew up on a farm and chickens stink, are loud, carry parasites, and attract rodents. He believes chicken are livestock and do not belong in a residential area.

**Ed Cegelski, 12130 Monticeto Lane:** Mr. Cegelski, a resident since 1978, stated that he grew up on a farm and the chickens attracted snakes. He is against chickens in the residential area.

**Anne Green, 12303 Hoggard Drive:** Ms. Green stated that she believes this this is current urban hippiness and she against chickens in the residential area.

**Bonita Garcia, 11919 Bloomington Lane:** Ms. Garcia stated that she is in support of chickens in the residential and thinks the community would benefit from them.

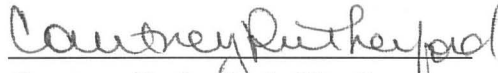
With no one else signing up to speak, Mayor Jessup closed the public hearing at 7:56 p.m.

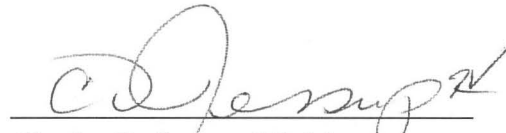
**3. Adjourn**

There being no further business to discuss, Alderman Staigle moved to adjourn the meeting. The motion was seconded by Alderman Henley and with unanimous approval the meeting was adjourned at 7:57 p.m.

**These minutes were approved by the City Council on Tuesday, January 24, 2017.**

ATTEST:

  
Courtney Ruthenford, City Secretary

  
Charles D. Jessup, IV, Mayor

