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**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON FEBRUARY 28, 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 7:04 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, Steven H. Bezner	Alderman, Rick J. Staigle
Alderman, Kelle K. Mills	

The following Planning and Zoning Commission Members were also present:

Mark McGrath, Commission Chairman	Bryan Swinney, Commission Vice Chair
Bob McDonald, Commissioner	Sean Ulrey, Commissioner
Ever Ramirez, Commissioner	Matt Oltremari, 1 <sup>st</sup> Alt. Commissioner

Beau Abdulla 2<sup>nd</sup> Alternate Commissioner was not present at this meeting.

**2. PUBLIC HEARING**

- a. Conduct a Joint Public Hearing before the City Council of the City of Meadows Place, Texas, and the Planning and Zoning Commission of the City of Meadows Place, Texas, to be held on the 28<sup>th</sup> day of February, 2017, at 7:00 p.m. at the City of Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to amend Chapter 153 of the Code of Ordinances of the City of Meadows Place, Texas, entitled "Planning and Zoning Regulations," to require specific use permits for all drive-thru retail establishments in the C-1, C-2, and C-3 Districts.**

Mayor Jessup opened the public hearing at 7:05 p.m. and stated that a quorum was present for both City Council and the Planning and Zoning Commission. He then explained that the purpose of today's hearing was 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 proposal to amend Chapter 153 of the Code of Ordinances of the City of Meadows Place, Texas, entitled "Planning and Zoning Regulations," to require specific use permits for all drive-thru retail establishments in the C-1, C-2, and C-3 Districts.

Alderman Henley stated that he thought the City already had an ordinance regarding this, but he could not find one.

Planning and Zoning Commissioner Chairman, Mark McGrath stated that JCI and CVS got their drive-thrus through Planned Development Agreements, Burger King got a variance, and Wallace Bank and Walgreens are under existing zoning.

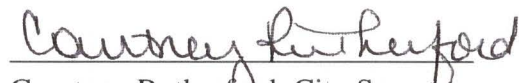
Mayor Jessup waited a few more minutes to see if anybody would show up for the public hearing. With no one else signing up to speak, Mayor Jessup closed the public hearing at 7:12 p.m.

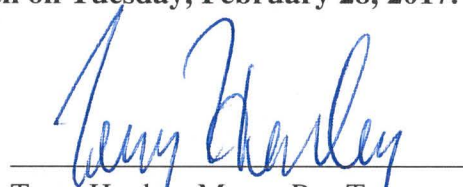
### 3. Adjourn

There being no further business to discuss, Alderman Henley moved to adjourn the meeting. The motion was seconded by Alderman Bezner and with unanimous approval the meeting was adjourned at 7:12 p.m.

**These minutes were approved by the City Council on Tuesday, February 28, 2017.**

ATTEST:

  
Courtney Rutherford, City Secretary

  
Terry Henley, Mayor Pro-Tem

