

MINUTES OF SPECIAL MEETING  
OF AUGUST 9, 2005  
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of the Meadows Place City Council was called to order at 7:33 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor: Mark McGrath

Aldermen: Terry Henley  
Charles Jessup  
Joe McCann  
Rick Staigle

and the following absent:

Alderman: David Piwonka

thus constituting a quorum.

Mayor McGrath read the caption to the following ordinance:

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY  
SECRETARY TO ENTER INTO A CONTRACT TO BUILD A  
FIRE STATION IN MEADOWS PLACE, TEXAS.**

Fire Chief Mike Melton, who was present in the audience along with several members of the Stafford Volunteer Fire Department, was invited to speak. Chief Melton said he was thrilled the city was at this point. The proposed fire station promises to be a beautiful building, a focal point for volunteerism in Meadows Place. Currently the fire station garage on Kirkwood houses one fire truck with an EMS truck that sits outside the building. A new EMS vehicle is being order and will be housed in the new fire station so it is important to build the station as quickly as possible. Mayor McGrath noted that the bids ranged from a low bid of \$506,700 and 180 days to build to a high bid of \$664,460 and 135 days to build. The second lowest bid was \$508,150 (\$1,450 higher than the low bid) but promised a building in 120 days. Since time is of the essence, Mayor McGrath recommended Council accept the bid from 3-D International for \$508,150. Councilmember Staigle made a motion to accept the bid from 3-D International and authorized the Mayor and City Secretary to enter into a contract with 3-D International to build a fire station in Meadows Place, ordinance number **2005-28**. The motion was seconded by Councilmember Henley. After a short discussion Mayor McGrath called for a vote on Councilmember Staigle's motion. The motion carried unanimously.

Mayor McGrath then read the caption to the following ordinance:

**AN ORDINANCE AMENDING CHAPTER 24 OF THE CODE  
OF ORDINANCES OF THE CITY OF MEADOWS PLACE,  
TEXAS BY ADDING THERE A NEW SECTION 24-804,  
ENTITLED "PLANNED DEVELOPMENT AMENDMENT –  
AYRSHIRE CORPORATION," FOR THE CONSTRUCTION  
OF A MULTI-USE PLANNED DEVELOPMENT, MAKING  
CERTAIN FINDINGS OF FACT, ESTABLISHING  
CONDITIONS FOR THE ACCEPTANCE OF THE PLANNED  
DEVELOPMENT AMENDMENT, PROVIDING PROCEDURES  
FOR THE CITY COUNCIL OF THE CITY OF MEADOWS  
PLACE TO MAINTAIN CONTINUING JURISDICTION,  
PROVIDING FOR PENALTIES FOR VIOLATION OF ANY OF  
THE TERMS AND CONDITIONS AND PROVIDING FOR THE  
ACCEPTANCE OF THE PLANNED DEVELOPMENT  
AMENDMENT PROVIDING FOR UNCONDITIONAL  
ACCEPTANCE AND OPINION OF COUNSEL.**

Mayor McGrath said a public hearing on this proposed Planned Development was held on July 28<sup>th</sup>. On July 26<sup>th</sup> Council was presented with a draft ordinance. Changes are included in tonight's proposed ordinance. The types of businesses allowed stay the same. Still no pornographic materials will be allowed to be sold. The ten foot wooden fence with brick columns and light blocking slats remains the same. Hours of operation, from 6:00 a.m. to 11:00 p.m. remain the same. Hours for garbage pickup, from 7:00 a.m. to 10:00 p.m., remain the same. The 15 foot landscape buffer along West Airport and Kirkwood has been changed to ten feet. A requirement for trees to be added a minimum of every 35 feet along the western and northern boundaries has been added. The parking lot is still required be concrete. The garbage dumpsters will not be required to be located in the middle of the property but will be required to be screened and landscaped. Meters and utilities will still need to be screened. Brick walls will not be required on the sides of the buildings which face residences. Deed restrictions, lighting, sign and sound requirements will remain the same. Still no gambling will be allowed. The number of curb cuts remain the same along with the allotted three drive way cuts. (With Council's approval, an additional driveway may be allowed on the corner in the future.) Rooftop equipment is still required to be screened. Additionally, if the development is purchased by a non profit organization in the future, the new owner will be required to pay taxes as if it were for profit. Mayor McGrath thanked all the members of the Planning and Zoning Commission and in particular Charles Kulhanek for the work they put into this Planned Development Ordinance. Councilmember Staigle asked how the dumpster location was to be screened. Mayor McGrath said with a brick wall and landscaping. Councilmember Staigle said there may be a site layout problem with traffic entering from Kirkwood needing to make a sharp left or right turn. Mayor McGrath said this can be changed if it becomes a safety issue. Councilmember Henley made a motion to approve the planned development ordinance, numbered **2005-29**, as presented. Councilmember Jessup seconded the motion which carried with unanimous approval.

Councilmember Jessup said this was a big night for Meadows Place. He congratulated the Mayor for a successful Planned Development Ordinance as well as for signing the contract to build a new fire station. Mayor McGrath said when the fire station was completed, the city would hold an open house. There will also be a ground breaking ceremony which will be scheduled soon.

Councilmember Henley said that when he was in Washington, D.C. attending a meeting recently, he was able to also meet with Congressman Tom DeLay to discuss the need for funds to repair West Airport from Kirkwood to U.S. 59. Representative DeLay was successful in having \$350,000 in transportation funds allocated to this project.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Henley to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:04 p.m.

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Elaine Herff, City Secretary