



CITY OF MEADOWS PLACE
Council Chambers, City Hall
One Troyan Drive
Meadows Place, TX 77477

MINUTES OF THE MEADOWS PLACE PLANNING AND ZONING COMMISSION

FEBRUARY 28, 2017

- 1. The meeting was called to order at 7:04 p.m. and the roll of appointed officers was taken. Commissioners present were:**

Mark McGrath, Commission Chairman	Bryan Swinney, Commission Vice Chair
Bob McDonald, Commissioner	Sean Ulrey, Commissioner
Ever Ramirez, Commissioner	Matt Oltremari, 1st Alt. Commissioner
Beau Abdulla 2nd Alternate Commissioner was not present at this meeting.	

The following City Council members were also present:

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

- 2. Conduct a Public Hearing before 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 28th 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 sated 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 a Planned Development Agreement, 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.

The Planning and Zoning Commission then recessed and moved to the Conference Room to continue their meeting. The Planning and Zoning Commission reconvened at 7:14 p.m.

3. Consider approval of the minutes for the meetings held on March 22, 2016 and October 18, 2016.

Commissioner Ramirez moved to approve the minutes from the meetings held on March 22, 2016 and October 18, 2016. The motion was seconded by Commissioner Swinney. The vote follows:

Ayes: Commissioners Ramirez, Swinney, McDonald, Ulrey, and Alternate Oltremari
Chairman McGrath

Nays: None

Commissioner Abdulla was not present.

The motion carried

4. Prepare report for City Council concerning a possible ordinance amendment to require a specific use permit for all drive-thru retail establishments in the C-1, C-2, and C-3 Districts.

Commissioner McDonald moved to a report for City Council suggesting an ordinance amendment to require a specific use permit for all drive-thru retail establishments in the C-1, C-2, and C-3 Districts. The motion was seconded by Commissioner Ulrey. The vote follows:

Ayes: Commissioners Ramirez, Swinney, McDonald, Ulrey, and Alternate Oltremari
Chairman McGrath

Nays: None

Commissioner Abdulla was not present.

The motion carried

5. Adjourn

There being no further business to discuss, Commissioner McDonald moved to adjourn the meeting. The motion was seconded by Commissioner Ulrey. . The vote follows:

Ayes: Commissioners Ramirez, Swinney, McDonald, Ulrey, and Alternate Oltremari
Chairman McGrath

Nays: None

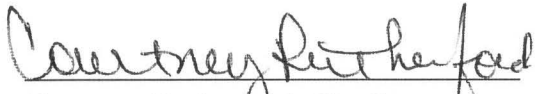
Commissioner Abdulla was not present.

The motion carried

The meeting adjourned at 7:22 p.m.

These minutes were approved by the Planning & Zoning Commission on February 28, 2017.

ATTEST:


Courtney Rutherford, City Secretary


Mark McGrath, P&Z Chairman

