



**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON TUESDAY, APRIL 2, 2024, AT 6:30 P.M., AT MEADOWS PLACE CITY HALL, 1 TROYAN DRIVE, MEADOWS PLACE, TEXAS 77477.**

**A. Call to order and announce a quorum is present.**

The meeting was called to order by Mayor, Charles D. Jessup IV, at 6:30 p.m. with the following present.

Mayor, Charles D. Jessup, IV  
David Mertins Sr., Alderman  
Kurt Kopczynski, Alderman

Tia Baker, Mayor Pro Tem  
Rick J. Staigle, Alderman

Nick Haby, City Administrator

Courtney Rutherford, City Secretary

Kelle Mills, Alderman, was not present.

Planning and Zoning Commissioners Present:

Sean Ulrey, Commissioner  
Mike Elmore, Commissioner  
Anne Green, Alternate

Matt Oltremari, Commissioner  
Meredith Smith, Commissioner

Stuart Barrowman, Commissioner; and Sammy Skemp, Alternate; were not present.

The following staff were also in attendance: Communications Director, Cameron Miller; Police Chief, Gary Stewart; and Public Works Director, Rod Hainey.

**B. Conduct a Joint Public Hearing before the City of Meadows Place City Council and the Planning and Zoning Commission for the purpose of receiving written and oral comments from any interested person(s) regarding a Specific Use Permit application from Hamida Mitha, under Meadows Place Code of Ordinances, Chapter 153, Section 153.96(B)(2)(E) to allow a Smoking paraphernalia establishment located at 11611 W Airport Blvd., Ste G.**

Mayor Jessup opened the Joint Public Hearing at 6:32 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 this hearing was to give all interested parties the right to appear and to be heard. He then called upon anyone interested in speaking regarding the application to allow a Smoking paraphernalia establishment located at 11611 W Airport Blvd., Ste G.

**Tim Gooding, resident at 11910 Dorrance Lane and business owner,** spoke against the against the smoking paraphernalia establishment. He submitted a letter signed by six (6) other business

owners in the strip center against the smoke shop. He stated that he is not in favor of this type of business, especially that close to the church.

**Silvia Romano, resident at 11923 Bloomington Ln.,** spoke against the smoke shop. She stated that it is too close to the church and school.

**Doug Barber, resident at 12007 Alston Dr.,** stated that he is not in favor of the smoke shop. He stated this type of business is not family friendly and does not add value to the City.

Lee, resident at 11723 Cedar Form Lane, spoke against the smoke shop stating that it is not a family friendly business.

**Mike Bezner, resident at 11842 Mulholland,** spoke against the smoke shop. He also stated that he researched smoke shops in the area and there are at least four (4) bordering the city.

**Sylvio Ramano, resident at 11923 Bloomington Ln.,** spoke against the smoke shop due to the influence on teens and damage it does to their lungs. He also stated that it is too close to the schools.

**Evan St. Germain, resident at 12222 Meadowdale Dr.,** stated that he is a member of Sugar Church Board and Meadows Place Preschool and is against the smoke shop. He stated that he is a part of the Jump for the Heart fundraiser, and a big push is to say no to vaping.

**Dave Dyer, resident at 11703 Kenzie Ct.,** spoke against the smoke shop because it is too close to the church and school.

With no one else signing up to speak, Mayor Jessup closed the Joint Public Hearing at 6:51 p.m.

- C. **Conduct a Joint Public Hearing before the City of Meadows Place City Council and the Planning and Zoning Commission for the purpose of receiving written and oral comments from any interested person(s) regarding a Specific Use Permit application from Ali Khan, under Meadows Place Code of Ordinances, Chapter 153, Section 153.95 (B)(2)(c) Transportation, automobile, and related uses to allow for Auto/RV Storage Parking located at Dorrance Lane (Legal Description 0101 JAS Alston, Acres 3.518).**

Mayor Jessup opened the Joint Public Hearing at 6:52 p.m. He then called upon anyone interested in speaking regarding the application to allow for Auto/RV Storage Parking located at Dorrance Lane (Legal Description 0101 JAS Alston, Acres 3.518).

**Mike Bezner, resident at 11842 Mulholland,** questioned the location of the parking/storage lot and how it would affect water sewer and concern for people working on their cars in the lot. Council stated that drainage is in place and would have minimal impact on water on sewer. Mr. Khan stated that renters would not be allowed to work on cars on the lot. He added that there would be rules and regulations plus security cameras. Security would not be onsite, but the cameras would be monitored.

**Police Chief Stewart** stated these storage lots tend to attract theft due to no onsite security.

**Alderman Staigle** asked what kind of gate control would be installed and if the entire perimeter would be fenced. Mr. Kahn stated that there will be a chain link fence along the perimeter and renters would have access codes.

**Lee Hausman, resident at 11723 Cedar Form Ln.,** asked if the storage lot would include boats. Mr. Khan stated that he would not allow boats and it would be an open lot with no covered parking. The lot would have about 300 spots, but he did not plan to fill it to capacity.

**Silvia Romano, resident at 11923 Bloomington Ln.,** stated that the Vroom building and dog park were supposed to be well kept and were not. She spoke against auto/rv parking stating that it is too close to residential area. Mr. Khan stated that he will keep it nice and tidy and plans to develop something nicer on the property at a later date.

**Alderman Mertins** asked since this is not a permanent use how long did they plan to keep it a parking/storage lot. Mr. Khan stated that he plans to keep it for about two (2) years.

**Stacy Torre, resident at 11619 Scottsdale Dr.,** spoke in favor of the auto/rv storage/parking lot. He thought that it would be a good place for overflow parking for residents.

**Alderman Kopczynski** stated that being in real estate this is not the highest and best use of the property. He believes a storage lot would not do well for property values in the city.

**Alderman Baker** stated that most rv owners prefer covered parking when storing their rvs. She is also concerned about theft because Northern Tool already has issues with crime.

**Mayor Jessup** asked the cost of rent to park in the lot. Mr. Khan stated that it would be \$300 for RVs and \$150 for cars per month.

With no one else signing up to speak, Mayor Jessup closed the Joint Public Hearing at 7:21 p.m.

*The Planning and Zoning Commissioner recessed to their own meeting at 7:22 p.m.*

**D. Discussion and consideration of Resolution No. 2024-14 authorizing the Mayor to execute an agreement with Transcend Engineers & Planners, LLC for Supplemental Proposal No. 2 for additional engineering services related to the design and construction for the Fort Bend Mobility Bond Project in the amount of \$35,232.**

Alderman Staigle made a motion approving Resolution No. 2024-14 authorizing the Mayor to execute an agreement with Transcend Engineers & Planners, LLC for Supplemental Proposal No. 2 for additional engineering services related to the design and construction for the Fort Bend Mobility Bond Project in the amount of \$35,232. Alderman Mertins seconded the motion.

Alderman Staigle stated that most of the changes are due to modifications by CenterPoint. He also reminded everyone the County is covering 80% of the project and the remaining 20% is

covered by Meadows Place and Stafford which is about \$3,500 each. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, and Kopczynski

Nays: None

Alderman Mills was not present.

The motion passed unanimously.

*Council recessed at 7:25 p.m. and waited for the Planning and Zoning Commission to come back with their reports on the Joint Public Hearings.*

*City Council reconvened at 7:46 p.m.*

- E. Accept the report from the Planning and Zoning Commission regarding a Specific Use Permit application from Hamida Mitha, under per Meadows Place Code of Ordinances, Chapter 153, Section 153.96(B)(2)(E) to allow a Smoking paraphernalia establishment located at 11611 W Airport Blvd., Ste G.**

Planning and Zoning Chairman, Sean Ulrey, presented the report from the Planning and Zoning Commission, by unanimous vote, the Commission recommends that City Council not approve the request to to allow a Smoking paraphernalia establishment located at 11611 W Airport Blvd., Ste G.

Alderman Staigle moved to accept the report for the Planning and Zoning Commission regarding the application from Hamida Mitha, under per Meadows Place Code of Ordinances, Chapter 153, Section 153.96(B)(2)(E) to allow a Smoking paraphernalia establishment located at 11611 W Airport Blvd., Ste G. Alderman Mertins seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, and Kopczynski

Nays: None

Alderman Mills was not present.

The motion passed unanimously.

- F. Discussion and consideration of Ordinance No. 2024-19 regarding a Specific Use Permit application from Hamida Mitha, under Meadows Place Code of Ordinances, Chapter 153, Section 153.96(B)(2)(E) to allow a Smoking paraphernalia establishment located at 11611 W Airport Blvd., Ste G.**

Alderman Staigle moved to deny the application from Hamida Mitha, under Meadows Place Code of Ordinances, Chapter 153, Section 153.96(B)(2)(E) to allow a Smoking paraphernalia establishment located at 11611 W Airport Blvd., Ste G. Alderman Kopczynski seconded the

motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, and Kopczynski

Nays: None

Alderman Mills was not present.

The motion passed unanimously and the application for a Smoking paraphernalia establishment located at 11611 W Airport Blvd., Ste G. was denied.

**G. Accept the report from the Planning and Zoning Commission regarding a Specific Use Permit application from Ali Khan, under Meadows Place Code of Ordinances, Chapter 153, Section 153.95 (B)(2)(c) Transportation, automobile, and related uses to allow for Auto/RV Storage Parking under located at Dorrance Lane (Legal Description 0101 JAS Alston, Acres 3.518).**

Planning and Zoning Chairman, Sean Ulrey, presented the report from the Planning and Zoning Commission, by unanimous vote, the Commission recommends that City Council not approve the request to to allow for Auto/RV Storage Parking under located at Dorrance Lane (Legal Description 0101 JAS Alston, Acres 3.518).

Alderman Baker moved to accept the report for the Planning and Zoning Commission regarding the application from Ali Khan, under Meadows Place Code of Ordinances, Chapter 153, Section 153.95 (B)(2)(c) Transportation, automobile, and related uses to allow for Auto/RV Storage Parking under located at Dorrance Lane (Legal Description 0101 JAS Alston, Acres 3.518). Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, and Kopczynski

Nays: None

Alderman Mills was not present.

The motion passed unanimously.

**H. Discussion and consideration of Ordinance No. 2024-20 regarding a Specific Use Permit application from Ali Khan, under Meadows Place Code of Ordinances, Chapter 153, Section 153.95 (B)(2)(c) Transportation, automobile, and related uses to allow for Auto/RV Storage Parking under located at Dorrance Lane (Legal Description 0101 JAS Alston, Acres 3.518).**

Alderman Mertins moved to reject the application from Ali Khan, under Meadows Place Code of Ordinances, Chapter 153, Section 153.95 (B)(2)(c) Transportation, automobile, and related uses to allow for Auto/RV Storage Parking under located at Dorrance Lane (Legal Description 0101 JAS Alston, Acres 3.518). Alderman Baker seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, and Kopczynski

Nays: None

Alderman Mills was not present.

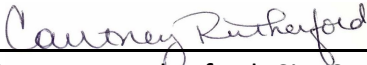
The motion passed unanimously and the application for Auto/RV Storage Parking under located at Dorrance Lane (Legal Description 0101 JAS Alston, Acres 3.518). was denied.


**I. Adjourn**

There being no further business to discuss the meeting adjourned at 8:00 p.m.

**These minutes were approved by City Council on April 23, 2024.**

**ATTEST:**

  
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Courtney Rutherford, City Secretary

  
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Charles D. Jessup IV, Mayor

