



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

MINUTES OF THE MEADOWS PLACE PLANNING AND ZONING COMMISSION

APRIL 18, 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
Sean Ulrey, Commissioner	Ever Ramirez, Commissioner
Matt Oltremari, 1st Alt. Commissioner	Beau Abdulla 2nd Alternate

Commissioner Bob McDonald was not present at the meeting.

The following City Council members were also present:

Mayor, Charles D. Jessup, IV	City Secretary, Courtney Rutherford
Mayor Pro Tempore, Terry J. Henley	Alderman, Rick J. Staigle
Alderman, Kelle K. Mills	

Aldermen, John F. Isbell and Steven H. Bezner were not present at the meeting.

- 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 18th day of April, 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 an application to amend the official zoning map of the City of Meadows Place, Texas, to re-zone a portion of the C-1 Light Commercial District as C-M Commercial-Residential Mixed Use District.**

Mayor Jessup opened the public hearing at 7:01 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.

Mayor Jessup then called upon those signing up to speak on the proposal to amend the official zoning map of the City of Meadows Place, Texas, to re-zone a portion of the C-1 Light Commercial District as C-M Commercial-Residential Mixed Use District.

Steven Helm of HS Development spoke on behalf of the property owner, Jerry Sun. They are requesting this amendment in order to make the property more uniform and allow for better development options.

Alderman Henley stated that he had a copy of a letter from the EDC President, Bob Graf, which has been filed with City Secretary, stating that the EDC is in favor of this zoning amendment.

With no one else signing up to speak, Mayor Jessup closed the public hearing at 7:04 p.m.

City Council then recessed to let the Planning and Zoning Commission meet and complete their report for Council.

The Planning and Zoning Commission then recessed and moved to the Conference Room to continue their meeting. The Planning and Zoning Commission reconvened at 7:08p.m.

3. Consider approval of the minutes for the meetings held on February 28, 2017.

Commissioner Ramirez moved to approve the minutes from the meetings held on February 28, 2017. The motion was seconded by Commissioner Oltremari. The vote follows:

Ayes: Commissioners Ramirez, Swinney, Ulrey, Oltremari and Abdullah
Chairman McGrath

Nays: None

Commissioner McDonald was not present.

The motion carried

4. Prepare report for City Council concerning a possible amendment to the official zoning map of the City of Meadows Place, Texas, to re-zone a portion of the C-1 Light Commercial District as C-M Commercial-Residential Mixed Use District.

Chairman McGrath explained to the Commission that he and the Mayor have reviewed a potential site plan for the property in question and it is a substantial improvement with both residential and retail. There was discussion among the Commission that this change would allow for more flexibility and would still require a planned development. Chairman McGrath explained the City has hired a professional developer to help with a Planned Development Agreement if needed.

Commissioner Ulrey moved to a report for City Council suggesting an amendment to the official zoning map of the City of Meadows Place, Texas, to re-zone a portion of the C-1

Light Commercial District as C-M Commercial-Residential Mixed Use District. The motion was seconded by Commissioner Swinney. The vote follows:

Ayes: Commissioners Ramirez, Swinney, Ulrey, Oltremari and Abdullah
Chairman McGrath

Nays: None

Commissioner McDonald was not present.

The motion carried

5. Adjourn

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

Ayes: Commissioners Ramirez, Swinney, Ulrey, Oltremari and Abdullah
Chairman McGrath

Nays: None

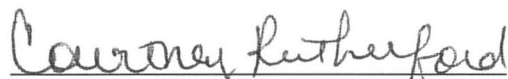
Commissioner McDonald was not present.

The motion carried

The meeting adjourned at 7:30 p.m.

These minutes were approved by the Planning & Zoning Commission on June 21, 2017.

ATTEST:


Courtney Rutherford, City Secretary


Mark McGrath, P&Z Chairman

