



**MINUTES OF THE SPECIAL SESSION MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON TUESDAY, APRIL 26, 2022, AT 6:00 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 6:03 p.m. with the following present.

Mayor, Charles D. Jessup, IV	David Mertins, Alderman
Tia Baker, Alderman (left at 6:36 p.m.)	Rick J. Staigle, Alderman
Kurt Kopczynski, Alderman	

Kelle Mills, Mayor Pro-Tem, was not present.

Nick Haby, City Administrator	Courtney Rutherford, City Secretary
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The following from the Planning and Zoning Commission were also present:

Sean Ulrey, Chairman	Mike Elmore, Commissioner
Meredith Smith, Commissioner	Sammy Skemp, Alternate
Anne Green Alternate	

Commissioners Matt Oltremari and Stuart Barrowman were not present.

Amy Pearce of Sevan Solutions was in attendance representing the applicant.

**B. Conduct a Joint Public Hearing before the City of Meadows Place City Council and Planning & Zoning Commission for the purpose of receiving written and oral comments from any interested person(s) regarding an amendment to Meadows Place Code of Ordinances, Chapter 153, Section 153.98(N)(7)(b), Signs; Commercial/Office, Advertising to allow upon request by the city, a minimum of six (6) minutes of advertisement per hour.**

Mayor Jessup opened the Joint Public Hearing at 6:04 p.m. 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.

**Don Clabough, resident at 11618 Brook Meadows Ln,** spoke in against electronic signs.

With no one else signing up to speak, Mayor Jessup closed the Joint Public Hearing at 6:06 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 Application from Sevan Multistate Solutions per Meadows Place Code of Ordinances, Chapter 153, Section 153.094(B)(2)(d)(3) allowing for an Automobile Service Station, Jiffy Lube, on the property located at 11720 W Airport Blvd., Meadows Place, TX 77477.**

Mayor Jessup opened the Joint Public Hearing at 6:04 p.m. 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.

Amy Pearce gave a brief overview and presentation for the proposed Jiffy Lube.

**Don Clabough, resident at 11618 Brook Meadows Ln,** spoke in against the Jiffy Lube and had several questions regarding the storage tanks.

**Nora Paul, resident at 11703 Brook Meadows Ln,** had concerns regarding the height of the sign, noise, and the dumpster.

Alderman Staigle stated that the City has ordinances to address all of these concerns.

**Jessie Rodriguez, resident at 11707 Brook Meadows Ln,** spoke against the Jiffy Lube.

**Chris Rivers, resident at 11602 Brook Meadows Ln,** spoke in opposition to Jiffy Lube. He stated that he had concerns with delivery trucks and noise from the business.

**Praveen Dhayalan, owner of 11720 W Airport Blvd.** stated that he purchased the property in 2018 and has gone from 30% occupancy to 80% occupancy. He has never heard of issues with Jiffy Lube and believes they will be good for the community and bring in more businesses.

Courtney Rutherford, City Secretary, read an email from **Diana & Pablo Donatti, residents 12239 Monticeto,** against the Jiffy Lube.

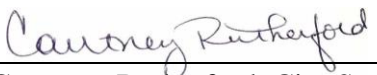
With no one else signing up to speak, Mayor Jessup closed the Joint Public Hearing at 6:49 p.m.

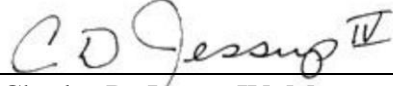
**D. ADJOURN**

There being no further business to discuss the meeting adjourned at 6:49 p.m.

**These minutes were approved by City Council on May 24, 2022.**

**ATTEST:**

  
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Courtney Rutherford, City Secretary

  
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Charles D. Jessup IV, Mayor

