



**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON WEDNESDAY, MAY 3, 2023, AT 6:30 P.M., AT THE MEADOWS PLACE EOC/TRAINING CENTER, 11975 W AIRPORT BLVD., 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 5:30 p.m. with the following present.

Mayor, Charles D. Jessup, IV  
Tia Baker, Alderman  
Kurt Kopczynski, Alderman

David Mertins, Mayor Pro Tem  
Rick J. Staigle, Alderman  
Kelle Mills, Alderman

Nick Haby, City Administrator

Courtney Rutherford, City Secretary

Communications Director, Cameron Miller, was also in attendance.

**B. Discussion and recommendation from the Planning and Zoning Commission regarding the application from Hoovis Surveying Company/LTH Land Investments, LLC for a partial replat of the property located at Reserve “A-5” of the Grove Outlet, Retail and Town Center.**

Planning and Zoning Vice Chair, Matt Oltremari, presented the report from the Commission regarding the application from Hoovis Surveying Company/LTH Land Investments, LLC for a partial replat of the property located at Reserve “A-5” of the Grove Outlet, Retail and Town Center. He stated that the Commission voted unanimously to approve the application.

Alderman Mertins moved to accept the report from the Planning and Zoning Commission regarding the application from Hoovis Surveying Company/LTH Land Investments, LLC for a partial replat of the property located at Reserve “A-5” of the Grove Outlet, Retail and Town Center. Alderman Baker seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, Kopczynski and Mills

Nays: None

The motion passed unanimously.

**C. Discussion and consideration regarding the application from Hoovis Surveying Company/LTH Land Investments, LLC for a partial replat of the property located at Reserve “A-5” of the Grove Outlet, Retail and Town Center.**

Alderman Staigle moved to approve the application from Hoovis Surveying Company/LTH Land Investments, LLC for a partial replat of the property located at Reserve "A-5" of the Grove Outlet, Retail and Town Center. Alderman Mertins seconded the motion. The vote follows:

Ayes: Aldermen Mertins, Baker, Staigle, Kopczynski and Mills

Nays: None

The motion passed unanimously.

**D. Discussion and consideration of the City of Meadows Place current sign ordinance.**

Megan Mikutis from Randle Law Office Ltd., L.L.P presented a rough draft of the City's sign ordinance. Council and staff reviewed the draft ordinance and briefly discussed some of the following regulations.

- Definitions
- Electronic Signs
  - Council first voted 3 to 2 that they would like to consider the possibility of allowing for electronic signs. The vote follows:
    - Yes – Aldermen Staigle, Kopczynski, and Mills
    - No – Aldermen Mertins and Baker
  - If allowed, what regulations would be put in place regarding brightness, duration of messages, size, etc.
- Ordinance Enforcement
- Amortization and Grandfather
- Appeal Process
- State Regulations
- Permit Requirements and Exemptions
- Temporary Signs
- Prohibited Signs
- Non-conforming signs
- On-premises vs off-premises
- Commercial Signs
- Residential Signs
- Political Signs
- Flags
- Portable Signs
- Vehicle Signs
- Mobile Signs
- Variances
- Sign Maintenance
- Penalties

Council agreed to send any notes, changes or requests to the City Secretary by June 1<sup>st</sup>, and she will forward those to the City Attorney.

**E. Discussion and consideration regarding potential development of the 9-acres tract located generally at 11919 W Airport Blvd.**

Council discusses the proposal regarding an apartment development with retail space presented at the workshop on April 25<sup>th</sup>. There was concern regarding the condition of the apartments over time and filling the retail space. Council did agree on the two concepts presented the felt the second concept with open green space was a better fit for the City. Council also has concerns about taxing the city's resources for example the police department and water and sewer system. The big question for Council is if apartments are the best use of that space.

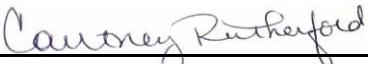
Council agreed to hold a town hall meeting allowing the developer to bring more realistic design and allow the residents to comment. Once the city receives a more realistic rendering the date for a town hall meeting will be set.

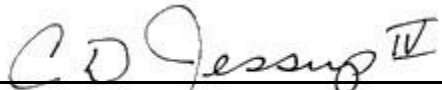
**F. Adjourn**

There being no further business to discuss the meeting adjourned at 9:00 p.m.

**These minutes were approved by City Council on May 23, 2023.**

**ATTEST:**

  
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Courtney Rutherford, City Secretary

  
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Charles D. Jessup IV, Mayor

