

MINUTES OF JOINT PUBLIC HEARING
OF JUNE 28, 2005
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS
PLANNING & ZONING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS

The joint public hearing of the Meadows Place City Council and Meadows Place Planning & Zoning Commission was called to order at 7:04 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Mark McGrath
Aldermen:	Charles Jessup Joe McCann David Piwonka Rick Staigle
P&Z Chairman:	Steve Gardner
P&Z Members:	Theresa Bathe Charles Kulhanek Marti Pattinson Dave Wilkins

and the following absent:

Alderman:	Terry Henley
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thus constituting a quorum.

Also present was P&Z member E.J. Messarra who recused himself due to the physical location of his residence to the property being discussed.

Mayor McGrath introduced Mr. Billy Burge of the Ayrshire Corporation who addressed Council, Planning & Zoning members and the audience regarding Ayrshire's proposal.

Mr. Burge said he and his corporation have been present in The Meadows since its inception. He is proposing a development on the northwest corner of Kirkwood and West Airport that would include a Wells Fargo Bank and a 3300 square foot convenience store with a Valero (Diamond Shamrock) service station. He introduces Mr. Kevin Staloch, the broker on the project, who said they were looking for a mixture of tenants and welcomed ideas from the audience.

Mr. Morris Waxler, a resident of the 11800 block of Meadows Crest Drive, asked Mr. Burge and Mr. Staloch if they would like to have a development of this sort behind their residences. He believes that a filling station and a restaurant would bring trash and lower property values. He believes Council acted secretive in the matter. He said he was speaking for 12 homeowners. He said a bank would be OK.

Mr. Frank Brown from the 11900 block of Brighton Lane, a resident since 1971, said he works in maintenance for the Fort Bend ISD. He said he has seen many strip shopping centers run down over the years. He said a service station/convenience store would bring more traffic and he is concerned about the safety of pedestrians, both children and adults.

Mr. Ben Coatsworth from the 11900 block of Meadowdale, a 27 year resident said he participated in the city's 1983 incorporation. At that time, reasons FOR incorporation were that the area was subject to annexation by the City of Houston and incorporation would allow us to have our own police department and fire protection. Also a factor was that we could institute zoning, thereby protecting our property values. He believes that right now there are plenty of service station facilities in the immediate area.

Mr. Amin Ali from the 12400 block of Meadowglen said he is generally opposed to the development due to lights and rodents.

Mrs. Sylvia Romano from the 11900 block of Bloomington said she agreed with the previous speakers. She is opposed to the development because of the safety factor – especially children who live east of Kirkwood and might be crossing on foot to get to the store. She thinks we should stop problems before they happen and wants Meadows Place to stay a nice place to live in.

Mrs. Julia Kercheval from the 11700 block of Brook Meadows said she is concerned because at the age of 10 she experienced a robbery in a corner store behind the home where she lived at that time. She said corner stores attract children, sell cigarettes and pornography, contribute to noise from their dumpsters, add to light pollution and lower property values. She does not want a service station on this site.

Mr. Frazier Pless from the 11700 block of Cedar Form said he was familiar with development behind his home since the new CVS Pharmacy was built. He asked if it would be a 24 hour store.

Mrs. Abby Murphy from the 12100 block of Alston said she was a 33 year resident of the city and concerned about the development. She said if the bottom line was tax revenue for the city, there should be a better way. She said the service station, selling alcoholic beverages, might draw in unsavory people. She noted we all hoped the old Deauville Mall would succeed but it didn't and now she didn't want to see another strip center. She is concerned about the appearance of our city noting "Meadows is a jewel" and the city should think carefully about any changes.

Mr. Joe Malik from the 11700 block of Cedar Form also expressed his concern.

Mr. Roger Pease from the 11800 block of Meadows Crest said he was concerned about keeping a new center full as he has not seen a large demand for retail development in this area and there are several vacant retail properties around.

Mr. Jesse Rodriguez from the 11700 block of Brook Meadows asked if the bank could be build without the service center. His 22 year old home is in a lovely neighborhood and he doesn't think a service station would add any value to properties in the city.

Mr. Staloch and Mr. Burge thanked the residents for every one of their comments. Mr. Burge said that, upon reflection, what makes a community strong and viable are people and financial stability. This community has been in Houston, Sugar Land and Stafford's ETJ. Quality is of foremost importance.

Mr. Waxler again expressed his distaste for the planned development to Mr. Burge.

Councilmember Jessup noted that this process is very important. Everyone involved is very aware of its importance. Council is glad of the large attendance and he believes the city did the best they could to notify the residents of the meeting. Some excellent points brought up this evening need to be discussed. Many of the issues that were brought up have already been discussed by the Planning Commission.

Mayor McGrath noted that the Planning Commission will meet on Thursday, July 7th at City Hall at 7:00 p.m. to discuss the comments made this evening and to possibly make a recommendation to City Council concerning the planned development. Council has set July 12th as a possible date to consider their recommendation.

Mr. Brown asked if an election on the proposal was possible. Mayor McGrath explained that was not practical and that is why the city has an elected Council and an appointed Planning Commission, to make those decisions.

Mrs. Theresa Bathe, on behalf of the Planning and Zoning Commission, thanked all for coming to tonight's meeting. She said it helps to know the Commission has the support of the city's residents.

Mayor McGrath noted this public hearing is part of the process set up to address these types of situations. We all care about Meadows Place and want to do what is correct for the City of Meadows Place for now and for the future.

There being no further business to consider, Councilmember Staigle made a motion, seconded by Councilmember McCann to adjourn the meeting. With unanimous approval the meeting was adjourned at 8:10 p.m.

Elaine Herff, City Secretary