



MINUTES OF THE TOWN HALL MEETING HELD BY THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON WEDNESDAY, JUNE 7, 2023, AT 6:30 P.M., AT MEADOWS PLACE CITY HALL, 1 TROYAN DRIVE, MEADOWS PLACE, TEXAS 77477.

The meeting was called to order by Mayor, Charles D. Jessup IV, at 6:31 p.m. with the following present.

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

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

Nick Haby, City Administrator

Courtney Rutherford, City Secretary

Communications Director, Cameron Miller; Finance Director, Anna-Maria Weston; were also in attendance.

- 1. The purpose of this Town Hall meeting is to give a brief presentation and for City Council to receive general public comment regarding potential development of the 9-acres tract located generally at 11919 W Airport Blvd.**

Mayor Jessup introduced the item and stated the purpose of this meeting is to allow for a presentation from the developer and then allow the public to share comments with City Council. He then stated that there will be no action on this project tonight.

City Administrator, Nick Haby, gave a brief presentation regarding the proposed development and zoning of the property. He explained that the zoning for the land is Commercial Residential Mixed Use which allows for development that is residential and commercial development together. This section allows for a Planned Development, Commercial Residential Mixed Use, which still has to go before the Planning and Zoning Commission and City Council for approval. He also informed the public that an official application has not been submitted for this project.

Zach of Aeco Development gave a brief presentation of the potential development. They propose a mixed residential and commercial development. They focused on the commercial and green space provided in the potential development. They are proposing 275 residential units.

Alderman Staigle took over the meeting to take comments from the public. He explained that this is being held as a Town Hall in order to give Council a little more leeway in responses. He then started to call on the public to share their thoughts and comments.

He then called on the public who signed in to speak.

Barbara Canaday – 38-year resident – questioned flood control of the property. She is worried about flooding and wanted to know if there are any plans for water retention. She is also concerned about the city's current infrastructure and strain on the police department.

Alderman Staigle stated that retention would be reviewed during the actual design. He stated that the city's current water and storm sewer were designed to handle development on this property.

He also stated that any development on that site will generate increased traffic.

Mayor Jessup stated that he has met with the Police Chief regarding this project, and this would require 2 additional officers.

Osmond 12503 Brook Meadows – 2-year resident – how long would it take to complete the project and plan for security? Developer they are planning on 24/7 security, and he stated it would take 3-4 years for completion if approved.

Mike Schofield – Meadowdale resident for 30 years – the pictures resented look high end and he asked what the rent will be. The Developer stated starting at \$2,500 per month. He also asked how many units would be built – apro 295 units.

Chad – Hoggard – 23-year resident. He believes that over time these apartments will go downhill, and he is worried about security in the complex and the strain on the Police Department. He is against the development. He is concerned that property value will drop with the addition of apartments.

Alderman Staigle reminded the public that this is not the cities proposal, and they are listening to the presentation the same as the residents and no money from the rent will go to the city.

Amaya Labrador – resident Amblewood – project architect in Houston. She stated that she does agree with the mixed-use development, however she is concerned with the strain on city infrastructure. She asked if they are affiliated with another developer whose rendering is being presented. Developer stated that they are not affiliated with them.

Randle Miller – against development.

Bob – Blair Meadow resident – concerned with the increased number of people and cars.

Alderman Kopczynski – asked for the traffic count on W Airport – Staigle about 30,000 per day.

Jesse Rodriguez – resident for over 30 years. He is concerned that over time these

apartments will not maintain their quality long term and lose value. He would prefer 40-50 town homes instead of apartments. Town homes are individually owned and have a vested interest in the city. He is against the apartments.

Tom Lloyd – Dorrance - How many residential parking spots per unit. What is the penalty if they don't build to the Planned Development? C of O would be withheld until in compliance. What type of businesses would be allowed? Mr. Haby stated that we do not know at this time. He also asked about short-term rentals. Alderman Staigle stated they cannot ban but can be regulated.

Chris Gawlik – resident – Average rent for homes in the city. Alderman \$2100-\$3000 at this time. He wanted to know how council currently stands on the project. Council would like to wait before stating their opinion. He then asked if any of council has a financial gain for this project. NO

Karen Hargraves – resident on Meadowdale – She wants to know about the developer. She stated that the photos of the renderings are very different. She is concerned with their financial backing. She stated that it feels like an incomplete thought brought to the residents. She asked them how long have they been in business and how many projects have they completed? He stated that he has done projects in the Heights and a lot of high rises in Turkey. Here in the Houston area, they have only done single family homes. Who will manage the property? They have not gone that far into the project.

Developer parking will be the first and second levels of the development.

Alderman Mertins stated that these drawings are not actual renderings of the development.

Elena – resident – moved here for the small city and less congestion. She is against the apartments due to the increased number of residents. She doesn't see the benefit to the city.

Alderman Staigle Taxes are based on the value of the building. Staff estimates approximately \$250,000 in property tax. This money would go towards hiring additional police officers.

Billy Burge – owner of Ayrshire and developer of Meadows Place – bought the land in 1973. He stated that Starbucks strip center will be celebrating 1 year on June 20th from 10 am to 1 pm. Presented 30-year-old news article that states Meadows Place is safe, secure, and affordable and believes that is still true today. He stated that Meadows Place is a special little pocket community and the people come first.

Debra Harvey – 50-year resident – she has concern for the effect on Meadows Elementary and getting those children across W Airport to the school. She wanted to know if the complex will be family oriented. Developer geared towards young professionals without

families.

Developer their will background check and credit checks of the tenants.

Joe Debruyn – 11402 Brighton – 27-year resident – this could be a 20% increase in population and concerned with the effect on the infrastructure and staff. Concerned that taxes would go up to support this large development.

Alderman Staigle stated that infrastructure was designed for development on this land. The city can handle the development. The question is the right fit for the city.

Emily Merkley – resident on the roundabout. She was against them at first and later changed her mind, so opinions can be changed. They will have contracts limiting the number of tenants per unit. Emily is in favor of the project.

Cindy Barrowman -she asked if they had any involvement in the development on the other side of US59 and those developments are not in the middle of the community. She is concerned with additional people and pets. She is against the development.

Pam Huddle – 11803 Meadowdale – she is undecided. She asked about the retail space and stated that there is already a lot of underutilized retail space. She would like to see this occupied before adding more. She also stated that she loves Meadows Place and will this complex become a part of the community or just be their own world. Will there be a guarantee for upkeep and maintenance?

Developer current residents will be able to enjoy the retail space and more residents will increase retail.

Alderman Staigle stated that the complex would be subject code enforcement and annual fire and health inspections.

Jennifer – lived here all of her life. She stated that growing up here everyone was family. She agrees that this is too close to residential properties. This is inviting the outside into Meadows Place.

Developer they are looking at 5-7 commercial retailers in the space.

Kristin Mahand – resident – she is a teacher at Meadows Elementary and that is the heartbeat of our community. There is concern that families will double up to use that address to get into Meadows Elementary School. She suggested they build a relationship with the school district because more children will put a strain on school resources. She is also worried about the city offering some tax abatement for the development. Council stated that they have never offered abatements.

Terry Henley – Alston Drive – Council member for 30 plus years and started the EDC. He is aware of what the EDC would like to see developed. He asked if all units would only have

1 bathroom? The developer stated that yes, they are all 1-bathroom units. He asked if they would consider owner-occupied high-rise condominiums instead of apartments. Her stated that retail is definitely needed for taxes. Developer did not consider condominiums as that would be more people. He stated that would probably be against the proposed development as presented.

Silvio Romano – 11923 Bloomington – Most of his questions have been answered. He stated that this seems to be completely in an idea stage and more definitive proposals need to be presented. He is concerned with maintenance over the years.

Lynn Rosenberg Johnson – Resident since– registered architect and builder. She is not in favor of this project. She is in favor of smart development. She believes this will only benefit the residents in the complex. She had a few questions. 275units anticipated population – 450 people. How tall for 5 stories? 5500 feet tall. The increased population will affect the small-town feel.

Nathan Mahand - Grid apartments are about \$2,000 for more square footage with more amenities. He doesn't think people will come here.

Scott Holland – this development would put us over 5000 and would this bring back the interest of home rule. Alderman Staigle stated that this has not been discussed.

Sharon Leal – the development presented is beautiful, however not true. She is familiar with these types of development, and they look nice at first and over time the do not maintain that standard. Concerned about extra traffic. She is against the development.

AJ Ortiz – resident over 20 years – he stated that individually owned would be better and concern for the retail space. He has seen several businesses come and go. How will this retail be different? Developer bringing in the residential will help the commercial retail.

Mayor Jessup stated that the strip center on W Airport next to Walgreens is full and the other strip center at Kirkwood and W Airport is fully committed.

Alderman Staigle stated that they did bring a connect with less greenspace and retail, however the city was not interested in that.

Alderman Mills had a few questions from residents via text message. One concern is they worry about the complex falling to Section 8 housing. She asked the developer if that can they guarantee this won't happen? The Developer stated that he is not familiar with Section 8. She also stated that she prefers ownership versus renting.

Alderman Kopczynski also had a few questions. How many parking spots? The developer stated there would be about 60-80 on-street spots and about 1,000 in garage. He then asked about anchor businesses. The developer stated that they are looking at restaurants, fitness, and pet shops. He also stated that they have talked to a couple of businesses, but

they would like more residents.

Alderman Baker stated she is not against apartments or development as she works for a developer. She has concerns for the school and how many people will live in each apartment. She has concerns regarding the strain on the police department. She would prefer condominiums that are individually owned. She would like to see more commercial development for sales tax. She is also concerned that this would be their first development of this type. She stated that Meadows Place is more family oriented and not for millennials. She is not in favor of this development.

Alderman Mertins stated that at first, he thought no way, but when he saw the mixed use, he thought maybe. He is concerned that the presented concept does not match the proposed area. The open concept retail would be a much better fit for the city. At this time his vote would be no due to concerns of changing the culture of the city. He would prefer a development with individual ownership. He does not know if this will increase or decrease property values.

Alderman Mills stated that with the way it presented she is not favor. She wants to see ownership.

Alderman Kopczynski stated that he loves the concept. He goes to City Center often and would love the outdoor commercial closer to home. He does have concerns regarding the school because he sees the current strain on the teachers. He loves the concept, but the school effect is holding him back so at this time he would vote no.

Alderman Staigle stated that he has been on P&Z or Council for over 20 years now and he has voted against apartments in the past and does not see anything at this time that would change his vote. If they move forward with the Planned Development, he would want to see a guarantee in sales tax or payment to the city monthly in place of sales tax.


Alderman Mertins thanked all of the residents who took time to attend the meeting.

2. Adjourn


There being no further business to discuss the meeting adjourned at 9:01 p.m.

These minutes were approved by City Council on June 27, 2023.

ATTEST:



Courtney Rutherford, City Secretary



Charles D. Jessup IV, Mayor

