



**MINUTES OF THE SPECIAL SESSION MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON JULY 13, 2021, AT 6:30 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 6:30 p.m. with the following present via videoconference:

Mayor, Charles D. Jessup, IV  
Aldermen, Rick J. Staigle

Alderman, Tia Baker  
Alderman, Kurt Kopczynski

Nick Haby, City Administrator

City Secretary, Courtney Rutherford

Aldermen David Mertins and Kelle Mills were not present.

Planning and Zoning Commissioners Matt Oltremari, Sean Ulrey, Mike Elmore, Meredith Smith, David Piwonka, and Alternate Nadya Shelton were present.

**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) concerning an application for a Specific Use Permit under Code of Ordinances, Chapter 153, Section 153.095(B)(2)(c)2, Auto parts sales for the property located at 12381 West Belfort Road, Meadows Place, TX 77477.**

Mayor Jessup opened the Joint Public Hearing at 6:31 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.

**Paul Blubaugh, resident at 11706 Bolero Ct**, questioned what type of auto parts sales was going to be built. Mayor Jessup stated that it will be an O'Reilly Auto Parts. He also questioned the drainage for the new development. Alderman Staigle stated that the detention was designed for development, but the city has not received the final plans for the development. He also requested more landscaping on the property. Mr. Blubaugh also has concerns regarding the hours that the dumpsters are being picked up. Alderman Staigle stated that this needs to be reported to the city in order for staff to address it, because there are hours in place for the garbage pick-up.

**Chris Cull, 11702 Bolero Ct**, concerned about lighting at the development. Alderman Staigle stated that there are lighting requirements in place.

With no one else signing up to speak, Mayor Jessup closed the Joint Public Hearing at 6:44 p.m.

*Council and the Commission took a brief recess at 6:44 p.m. while the Planning and Zoning Commission reconvened in a meeting to prepare a report and recommendation to City Council.*

*Council reconvened at 6:58 p.m.*

**C. Accept report from the Planning and Zoning Commission regarding the application for a Specific Use Permit under Code of Ordinances, Chapter 153, Section 153.095(B)(2)(c)2, Auto parts sales for the property located at 12381 West Bellfort Road, Meadows Place, TX 77477.**

Planning and Zoning Chairman, Sean Ulrey, presented a report from the Planning and Zoning Commission approving the application for a Specific Use Permit under Code of Ordinances, Chapter 153, Section 153.095(B)(2)(c)2, Auto parts sales for the property located at 12381 West Bellfort Road, Meadows Place, TX 77477.

Alderman Staigle moved to accept the report the Planning and Zoning Commission approving the application for a Specific Use Permit under Code of Ordinances, Chapter 153, Section 153.095(B)(2)(c)2, Auto parts sales for the property located at 12381 West Bellfort Road, Meadows Place, TX 77477. Alderman Kopczynski seconded the motion. The vote follows:

Ayes: Aldermen, Baker, Staigle, and Kopczynski

Nays: None

Aldermen Mertins and Mills were not present.

The motion carried.

**D. Discussion and consideration of Ordinance No. 2021-20 regarding the application for a Specific Use Permit under Code of Ordinances, Chapter 153, Section 153.095(B)(2)(c)2, Auto parts sales for the property located at 12381 West Bellfort Road, Meadows Place, TX 77477.**

Alderman Staigle moved to approve Ordinance No. 2021-20 approving the application for a Specific Use Permit under Code of Ordinances, Chapter 153, Section 153.095(B)(2)(c)2, Auto parts sales for the property located at 12381 West Bellfort Road, Meadows Place, TX 77477. Alderman Baker seconded the motion.

Alderman Staigle stated that this location is already commercial, and he believes this to be a good fit for the city.

The vote follows:

Ayes: Aldermen, Baker, Staigle, and Kopczynski

Nays: None

Aldermen Mertins and Mills were not present.

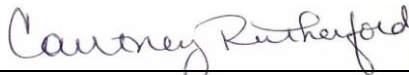
The motion carried.


**E. Adjourn**

Alderman Kopczynski moved to adjourn the meeting. Alderman Baker seconded the motion. There be no further business the meeting adjourned at 7:01 p.m.

**These minutes were approved by City Council on Tuesday, July 27, 2021.**

**ATTEST:**

  
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Courtney Rutherford, City Secretary

  
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Charles D. Jessup, IV, Mayor

