

MINUTES OF JOINT PUBLIC HEARING
OF JUNE 28, 2011
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS AND
PLANNING AND ZONING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS

The Joint Public Hearing of the Meadows Place City Council and the Planning and Zoning Commission of the City of Meadows Place, Texas was called to order at 7:04 p.m. by Mayor Charles Jessup, 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 Section 551.041, TGC with the following members present and in attendance:

Mayor: Charles Jessup

Aldermen: Heidi Case
Shirley Isbell
Rick Staigle
Dave Wilkens

P&Z Chairman: Steve Gardner

P&Z Members: Bob McDonald
Patrick Lindquist
Travis Tanner

thus constituting a quorum.

The first item was a public hearing to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to amend Chapter 153 of the Code of Ordinances of the City of Meadows Place, entitled "Planning and Zoning Regulations," Sections 153.197 and 153.198 of Chapter 153 of the Code of Ordinances of the City of Meadows Place, entitled "signs; residential" and "signs; commercial/office" respectively by adding thereto a new subsection 153.197(h) and subsection 153.198(o); providing rules and regulations for flagpoles. The suggested height for flag poles in the residential section of the city was one flagpole not exceeding twenty-five (25) feet in height containing one flag with an effective area not exceeding forty (40) square feet. The suggested height for flag poles in the commercial section of the city was: one flagpole not exceeding seventy (70) feet in height containing one flag with an effective area not exceeding eighty (80) square feet. There were no questions or comments from the audience or from members of Council or the Planning Commission.

The next item was a joint public hearing to hear any and all persons desiring to be heard on or in connection with any matter or question involving a proposal to grant a Specific Use Permit to Mike Welch and Rick Williams of Texas Direct Auto, to allow for the operation of transportation, automobile and related uses, specifically relating to auto and motorcycle sales and service as well as general retail and the possibility of a park or recreational area (both indoor and outdoor) being developed for the purposes of community involvement on an approximate 34.89 acre tract of land currently zoned C-2 located at 12002 Southwest Freeway and 11000 Dorrance Lane.

Mr. Williams introduced himself and Mr. Welch to the audience. He said the two friends went to school together and formed a successful software company in 1997 which they sold in 2000. In 2003 they entered the car business. Basically they recondition used vehicles and resell them to the public. A retail automotive seller will typically sell approximately 45,000 new vehicles annually. Their company sells approximately 300,000 reconditioned vehicles annually. If granted a Specific Use Permit in Meadows Place, they plan to also recondition the area to make it look more like a college campus. They will fence in, with a wrought iron/brick fence, the entire current mall area, omitting an area for parking purposes around the restaurant. They will lease retail space along the 59 feeder road. They will put a new façade around the mall. They will use the inside of the mall to recondition their vehicles as well as for maintenance and repair of public vehicles. The area across Dorrance will be used

partly to store their reconditioned vehicles as well as for employee parking. The grassy area will be turned into a dog park which they will maintain and which will be open to the public. They hope to obtain a second dealer's license which would enable them provide some vehicle inventory taxes to Meadows Place, perhaps on vehicles sold out of the State of Texas via the internet. They expect the improvements to the outside of the facility to cost between \$1.5 and \$2 million. They want to become part of Meadows Place immediately. They are planning to furnish the vehicles for dignitaries in the July 4th parade.

Councilmember Henley said he has purchased two vehicles from Texas Direct Auto and he received outstanding service. He is very happy with the company.

There were no further comments from Council, the Planning Commission or the audience.

Councilmember Isbell made a motion, seconded by Councilmember Case, to adjourn the meeting. With unanimous approval, the meeting was adjourned at 7:54 p.m.

Elaine Herff, City Secretary