

MINUTES OF SPECIAL JOINT MEETING
OF AUGUST 14, 2007
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
OF THE CITY OF MEADOWS PLACE, TEXAS

The special joint meeting of the Meadows Place City Council and the Planning and Zoning Commission of the City of Meadows Place was called to order at 7:02 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: Terry Henley
Charles Jessup
Charles Kulhanek
Rick Staigle
Dave Wilkens

P&Z Commissioners: Theresa Bathe
Bob McDonald
E.J. Messarra
Bryan Swinney

and the following absent: Steve Gardner
Travis Tanner

thus constituting a quorum of both bodies.

Also present were Al and Rae Fairfield and Dana and Joe Edwards.

Mayor McGrath invited Mr. Fairfield to give his presentation on how he proposed to amend the existing Planned Development Ordinance issued to The Oasis. Mr. Fairfield explained that recent developments with Doctor owned acute care hospitals indicate that it is no longer a prudent idea to build this sort of facility. Two hospitals were planned for The Oasis campus. The multi-specialty hospital is still planned. It will contain several specialty groups such as a cancer center, a neuro medicine center, an Alzheimer's center and a stroke/seizure center among other things.

In place of the planned acute care hospital they are proposing to build a condominium building for seniors. The building will carry the same foot print as the acute care hospital. The cost of the condos will range from just under \$200,000 up to \$500,000, with the average price in the high \$200,000's. There will be five floors of units over a two floor parking and activity area. There will be approximately 200 units ranging from 550 square foot studios to one and two and possibly some three bedroom units. A meal plan will be offered to residents. The condos will be age restricted, requiring at least one of the owners of each condo to be at least 55 years old. No one under the age of 19 will be allowed to live in a unit longer than three weeks per year. The total building will be valued at between \$50 and \$60 million.

Mr. & Mrs. Fairfield answered several questions.

Mayor McGrath said that a public hearing will be held at 7:00 p.m. on August 28th to hear comments from the public. Members of the Planning Committee will hold a separate meeting to deliberate the comments presented and will make a recommendation to Council. Council hopes to receive the recommendation at their September 25th meeting. If the recommendation is favorable, Council will amend the existing Planned Development to allow for senior condominiums to be build in place of the acute care hospital.

There being no further business to discuss, Mayor McGrath declared the meeting closed at 8:10 p.m.

Elaine Herff, City Secretary