

MINUTES OF SPECIAL MEETING  
JUNE 16, 2011  
CITY COUNCIL, ECONOMIC DEVELOPMENT COUNCIL AND PLANNING AND  
ZONING COMMISSION OF THE CITY OF MEADOWS PLACE, TEXAS

The special meeting of Meadows Place City Council, the Meadows Place Economic Development Council and the Meadows Place Planning and Zoning Commission was called to order at 6:00 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  
John Whiteman  
Dave Wilkens  
Members: Bob Graf  
Harry Hamilton  
Clyde Little  
Margaret Sandlin  
Tracey Spiller  
EDC and P&Z Member: Travis Tanner  
Planning & Zoning Chair: Steve Gardner  
Patrick Lindquist  
Bob McDonald

And the following absent:

Alderman and EDC Chair: Terry Henley  
P&Z Member: E.J. Messarra  
Brian Swinney

thus constituting a quorum of Council, EDC and P&Z.

Mayor Jessup introduced Mike Welch and Rick Williams as owners of Texas Direct Auto. They are proposing a development that will include the entire mall area as well as undeveloped land along the northeast side of Dorrance Lane. He noted this is a working meeting where questions from the audience are welcomed.

Mr. Welch and Mr. Williams noted they are proposing to spend about \$1.5 million on improvements to the property in the form of a new façade around the building, new wrought-iron/brick fencing, a dog park, improved landscaping and improved road work. The building will mainly be used to renovate and make ready vehicles for sale. While they sell their vehicles across the freeway in Stafford, they are investigating possibility that they could create a second dealer license allowing for interstate vehicles to be sold out of the Meadows Place facility.

The two friends have signed a five year lease, with two possible five year extensions on the property, contingent on obtaining the Specific Use Permit from Meadows Place

Currently they sell over 800 vehicles per month. They are open from 9:00 a.m. to 6:00 or 7:00 p.m., Monday through Saturday. If they obtain the Specific Use Permit, they will complete the cosmetic improvements first and then move to reconditioning the inside for their use.

There being no further business to consider, Councilmember Wilkens made a motion, seconded by Councilmember Isbell, to adjourn the meeting. With unanimous approval, the meeting was adjourned at 7:18 p.m.

---

Elaine Herff, City Secretary