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**MINUTES  
PLANNING AND ZONING COMMISSION  
Meeting of July 1, 2014**

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*The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, July 1, 2014 at 6:00 p.m. in T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.*

*Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother and Commissioners: Michael Deeds, Adriane Martin, and Timothy Hamilton*

*Planning & Zoning Commissioners absent: Commissioner Lisa Thierry and Gehrig Saldana*

*City Staff members present: Don Gore, Senior Planner; Sharon Davis, Executive Secretary and Lance Knox, Planning Intern.*

**I. Oath of Office**

Ms. Huff, City Secretary sworn in Commissioners Hamilton, Martin and Vice-Chairman Strother.

**II. Call the meeting to order**

Chairman Brooks called the meeting to order at 6:04 p.m. declaring it an open meeting in which a quorum was present and the meeting notice was duly posted.

**III. Approve the minutes of the June 3, 2014 regular meeting**

A motion was made by Commissioner Strother to approve the minutes of the June 3, 2014 regular meeting. The motion was seconded by Commissioner Deeds. The vote was as follows:

Ayes: 3 – Chairman Brooks, Vice-Chairman Strother and Commissioner Deeds

Nays: 0

Abstain: 2 – Commissioner Martin and Hamilton

Chairman Brooks declared the motion carried.

**IV. Citizens Forum**

No one spoke.

- V. Case No. 14-18 – CONDUCT A PUBLIC HEARING for a proposed text change** to the Comprehensive Zoning Ordinance (Ordinance No. 2001-64, as amended), that would change the minimum number of required parking spaces for food or grocery store from one space per 200 square feet of building area to one space per 250 square feet
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of building area; requested by *William Dahlstrom of Jackson Walker, LLP on behalf of Walmart Neighborhood Stores.*

Mr. William Dahlstrom with Jackson Walker, LLP, presented this request for a zoning text amendment to the parking requirements for grocery/food stores from one (1) parking space per 200 sq. ft. to one (1) parking space per 250 sq. ft. This would reduce the excessive parking which has an impact on walkable design, storm water re-off, and urban heat island effects. Also would provide more sustainable development.

Chairman Brooks opened the public hearing for anyone wishing to speak in support of this request.

No one spoke.

Chairman Brooks closed that portion of the public hearing and opened the floor for anyone wishing to speak in opposition of this request.

No one spoke.

Chairman Brooks closed the public hearing and opened the floor for discussion.

Mr. Gore, Sr. Planner delivered the staff report that applicant is requesting an amendment to parking requirements of the Zoning Code, to change the parking group for Food/Grocery Stores from one (1) space per 200 sq. ft. gross to one (1) space per 250 sq. ft. gross. Staff has verified applicant's research as well as conducted their own research. Staff recommends approval.

Mr. Deed asked how this would impact grocery stores that also have other retail stores on the lot. Would there be mixed use parking or a blend of parking.

Mr. Gore stated we have a shared parking ordinance in place.

Mr. Strother asked if 7-Eleven and other convenience stores would fall under these parking requirements. Is it required by ordinance or an individual to get approval on the number of handicap spaces.

Ms. Martin asked how Planning would know if the customer is in compliance with the handicap requirements. Also, if the parking requirement change was implemented would that reduce the number of handicap parking.

Mr. Gore said convenience stores have the same parking ratio as grocery/food stores but falls under a different authorized use. The handicap parking is determined by the State/ADA.

Mr. Johnson with Kimley-Horn reaffirmed that the ADA does regulate the number of handicap parking spaces in a parking lot and this code change could reduce the number of handicap spaces.

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Commissioner Deeds recommended approval of Case 14-18. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 5 – Chairman Brooks, Vice-Chairman Strother and Commissioners Deeds, Hamilton and Martin.

Nays: 0

Chairman Brooks declared the motion carried unanimously.

## **VI. Staff Reports & Discussion Items in Conference Room "D"**

### **1. Presentation on Mobile Apps**

Mr. Shipman gave a presentation on Mobile Apps. Commissioner Deeds asked if Cedar Hill's IT Dept. could work with his IT Department to set this up. Mr. Shipman stated that would not be a problem. Commissioner Martin expressed interest as well as the other Commissioners. Mr. Shipman did not have a timeline as to when this will be implemented.

### **2. Recent Submittals**

Mr. Gore reviewed the recently submitted cases with the Commission.

Mr. Gore reported that smoke stacks are included in the IP zoning use and falls within the height limits per Mr. Kendro, Building Official.

## **VII. Adjourn**

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:08 pm.

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Theresa Brooks  
Chairman

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Sharon Davis  
Executive Secretary

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