



2. Public hearing to receive testimony relative to a request for a specific use permit for DMJ Properties, LTD for a grocery store and a fuel station on a 11.43 acre tract out of Abstract 743, M McDermott Survey at the northeast corner S. Hampton Road and Ovilla Road (FM 664) within a Retail District.

Jeremy Tennant, Senior Planner introduced the application.

Commissioner Graska moved to open the public hearing. Commissioner Kelley made the second. The motion carried with the following vote:

**VOTE: 7 Ayes – Kelley, Williams, Jones, Graska, Choate, Kalu, and Daniels**

Chairman Choate opened the public hearing 6:35 p.m.

Drew Hayes, Mallory Martin and Scott Johnson, with Kimley-Horn were introduced and spoke on the behalf of Wal-Mart's request for a Specific Use Permit to construct a Neighborhood Market and a fuel station. They were also available to answer questions.

The following citizens spoke in favor of the application:

Mayor Pro Tem Bradley (1901 High Meadow Street) spoke for himself and read a letter from Mayor Tate in favor of the project.

Elizabeth Cox (3039 Dorothy Lane) spoke in favor of the project.

The Commission also received a written letter of support for the project from Joe Rust.

Commissioner Graska moved to close the public hearing. Commissioner Daniels made the second. The motion carried with the following vote:

**VOTE: 7 Ayes – Kelley, Williams, Jones, Graska, Choate, Kalu, and Daniels**

Chairman Choate closed the public hearing at 6:46 p.m.

3. Consider and approve a request for a specific use permit to allow a grocery store and fuel station on an 11.43 acre tract out of Abstract 743, M McDermott Survey at the northeast corner of S. Hampton Road and Ovilla Road (FM 664) within a Retail District.

There was an open discussion by the Commission on the following issues:

- Traffic Impact
- Required parking needs
- Landscaping
- Impact on Police Staff
- Signage

**Current City Codes**

Off-street parking -1 parking space for every

**Requested Waiver of Current Codes**

Off-street parking – 1 parking space for every

200 square feet of floor space (41,921 sq. ft. would require 210 parking spaces)

Landscape and Screening – 1 shade tree and 12 shrubs per 35 linear feet of the screening wall

Signage – 1 monument base sign with no separation between the base of the sign and natural grade with a setback of 200 feet from the public right of way

250 square feet of floor space (requesting 168 parking spaces which would include 6 handicapped spaces and 6 cart corrals)

Landscape and Screening – 1 shade tree every 35 linear feet but move the required shrubs to the park islands

Signage – 1 metal monopole sign with a setback of 75 feet from the public right of way

Commissioner Graska moved to approve the application for a Specific Use Permit for a Neighborhood Market and a fuel station at the northeast corner of Hwy 664 and Hampton Road as submitted except for the requested waiver for a monopole sign. Commissioner Daniels made the second. The motion carried with the following vote:

**VOTE: 7 Ayes – Kelley, Williams, Jones, Graska, Choate, Kalu, and Daniels**

4. Consider approving a Final Plat for Hampton Ovilla Square located at the northeast corner of S. Hampton Road and Ovilla Road (FM 664).

Commissioner Daniels moved to approve the Final Plat for Hampton Ovilla Square. Vice-Chairman Kelley made the second. The motion carried with the following vote:

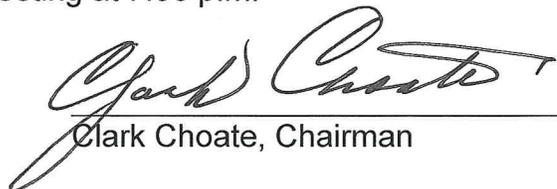
**VOTE: 7 Ayes – Kelley, Williams, Jones, Graska, Choate, Kalu, and Daniels**

5. Adjournment

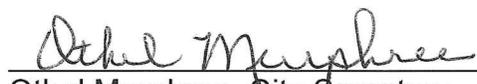
Commissioner Austin moved to adjourn. Commissioner Williams made the second. The motion carried with the following vote:

**VOTE: 7 Ayes – Kelley, Williams, James, Graska, Choate, Kalu, and Daniels**

Chairman Choate adjourned the meeting at 7:58 p.m.

  
Clark Choate, Chairman

Attest:

  
Othel Murphree, City Secretary

**Passed and approved the 10<sup>th</sup> day of November, 2014.**