

**NOTICE OF A SCHEDULED MEETING FOR THE  
CITY OF MIDLOTHIAN PLANNING AND ZONING COMMISSION  
TUESDAY, JULY 17, 2012**

Pursuant to the provisions of Chapter 551 VTCA Government Code, notice is hereby given of a scheduled Meeting of the Midlothian Planning and Zoning Commission, to be held in the Council Chambers of City Hall, 104 West Avenue E, Midlothian, Texas

**WORKSHOP / 6:00 PM**

**Workshop will be held in the Administrative Conference Room**

- Welcome new Commissioners and conduct Oath of Office
- Election of Officers
  - Chairman
  - Vice-Chairman
- Receive a brief presentation regarding the basic rule structures and By-laws of the Planning & Zoning Commission
- Discuss options for Electronic Message Signs and direct staff accordingly.
- Discuss technical issues with the items on July 17, 2012 Planning and Zoning Commissioners Agenda
- Receive a report regarding previous, present and future cases for City Council

**PLANNING AND ZONING COMMISSION MEETING / 7:00 PM**

**CONSENT AGENDA**

- 1. Discussion and Consideration on Planning and Zoning Commission Minutes Dated:**  
June 19, 2012


**PUBLIC HEARING AGENDA**

- 2. Conduct a public hearing and act upon an ordinance amending the City of Midlothian Zoning Ordinance 89-13, as amended, Section 7.5 (Parking Regulations), and, incorporating changes to various, articles, sections and subsections; providing a conflicts clause; providing a severability clause, and providing for an effective date. The proposed amendments will modify parking ratios of certain land uses. (Case No. OZ04-2011-62)**

**MISCELLANEOUS DISCUSSION**

- Staff and Commissioner Announcements
- Adjourn

I, Alberto Mares, Interim Director of Planning for the City of Midlothian, Texas, do hereby certify that this Notice of a Meeting was posted on the front window of City Hall, 104 West Avenue E, Midlothian, Texas, at a place readily accessible to the general public at all times, no later than the 13th day of July, 2012, at or before 6:00 P.M.

  
Alberto Mares, AICP  
Interim Planning Director

**MINUTES  
PLANNING AND ZONING COMMISSION  
TUESDAY, JUNE 19, 2012**

The Planning and Zoning Commission for the City of Midlothian met on Tuesday evening, at City Hall located at 104 West Avenue E, Midlothian, Texas.

**The following Commissioners were present:**

John Herrin	§	Vice-Chairman
Jack Burleson, Sr.	§	Commissioner
Vicki Collins	§	Commissioner - absent until presentation of #4
Lynda Johnson	§	Commissioner
Robert Seeds	§	Commissioner
Ross Weaver	§	Commissioner

**The following Commission was absent:**

Larry Pool	§	Chairman
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**The following staff member was present:**

Alberto Mares, AICP	§	Interim Planning Director
Jessica Kommer	§	Parks Clerk

**PLANNING AND ZONING COMMISSION MEETING**

Due to Chairman Pool being absent, Vice-Chairman Herrin presided over the meeting.

Vice-Chairman Herrin called the Planning and Zoning Commission Meeting to order at 7:03 PM and moved the consent item to the Regular Agenda.

**CONSENT AGENDA**

**1. Discussion and Consideration on Planning and Zoning Commission Minutes Dated:**

April 17, 2012

Commissioner Weaver moved to **approve** the minutes with the following corrections:

- Agenda Item 2 strike all comments regarding dumpsters out of the text.
- Agenda Item 3 approval conditions 3 change approval condition from *“The truck tire shop shall be limited to 1,400 square feet and shall not exceed 10% of the proposed area”* to *“The truck tire shop shall be approximately 1,400 square feet with an allowance not to exceed 10% or 1,540 square feet”*.

Motion was seconded by Commissioner Burleson.

**Action Taken: (3-0) Approved**

Commissioner Johnson and Seeds abstained.

Vice Chairman Herrin called the next item on the agenda.

**PUBLIC HEARING AGENDA**

**2. Continue a public hearing to consider and act upon a request to establish a Historic Preservation Overlay (H) designation for the Midlothian Cemetery, located west of 9th Street and ± 500 feet south of Main Street. This Historical Landmark Designation is intended to protect, enhance and perpetuate historical landmarks which represents or reflect distinctive and important elements of the City. (Case No. Z02-2011-24)**

Alberto Mares presented the agenda item.

Commissioner Burleson moved to **close** the public hearing.

Motion was seconded by Commissioner Seeds.

**Action Taken: (5-0) Close Public Hearing**

Commissioner Burleson moved to recommend **approval** of this request, as presented.

Motion was seconded by Commissioner Johnson

**Action Taken: (5-0) Approved**

**PUBLIC HEARING AGENDA CONTINUED**

- 3. Conduct a public hearing to consider and act upon a request to establish a Historic Preservation Overlay (H) designation for the Newton Cemetery**, located at the end of Walter Stephenson Road. This Historical Landmark Designation is intended to protect, enhance and perpetuate historical landmarks which represents or reflect distinctive and important elements of the City. (Case No. Z07-2011-56)

Commissioner Burleson moved to **close** the public hearing.

Motion was seconded by Commissioner Seed.

**Action Taken: (5-0) Close Public Hearing**

Commissioner Johnson moved to recommend **approval** of this request, as presented.

Motion was seconded by Commissioner Seeds.

**Action Taken: (5-0) Approved**

Chairman Herrin called the next item on the agenda.

Commissioner Collins arrived for the meeting and took her place at the dais.

- 4. Conduct a public hearing and act upon an ordinance amending Section 6.7, North 8<sup>th</sup> Street District (N8) of the City of Midlothian Zoning Ordinance 89-13, as amended**, incorporating changes to various, articles, sections and subsections; providing a conflicts clause; providing a severability clause, and providing for an effective date (Case No. OZ02-2011-57)

Alberto Mares presented the agenda item.

Commissioner Weaver moved to **close** the public hearing.

Motion was seconded by Commissioner Burleson.

**Action Taken: (6-0) Close Public Hearing**

Commissioner Weaver moved to recommend **approval** of this request, with the following amendments:

Section 6.7-3

- B. 8) Restaurants over 1,000 square feet seating area, with an approved Specific Use Permit (SUP); restaurants up to 1,000 square feet seating area are allowed by-right provided all other Zoning & Subdivision requirements are met.

Section 6.7-4

- 4) Signage shall be consistent with the following requirements:
- b) Wall signage shall be integrated into the building and be of a style that complements the architecture of the structure. (See section 7.4-8.3)
    - 1) Wall signage may be externally lit only.
    - 4) No electronic message signs shall be allowed.

Motion was seconded by Commissioner Seeds.

**Action Taken: (6-0) Approved**

Chairman Herrin called the next item on the agenda.

- 5. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP), to allow a restaurant on property currently zoned North 8th Street (N8) District.** Property address is 303 North 8th Street, and is located northeast of the intersection of West Avenue E and North 8th Street in the City of Midlothian, Texas (Case No .SUP05-2011-31)

Alberto Mares presented the agenda item.

Commissioner Burleson moved to **close** the public hearing.

**PUBLIC HEARING AGENDA CONTINUED**

Motion was seconded by Commissioner Weaver.

**Action Taken: (6-0) Close Public Hearing**

Commissioner Burleson moved to recommend **approval** of this request, as presented.

Motion was seconded by Commissioner Seed

**Action Taken: (6-0) Approved**

Chairman Herrin called the next item on the agenda.

- 6. Conduct a public hearing and act upon an ordinance amending Section 7.4-8.3 (Signs Located in the General Professional (GP), Community Retail (CR) or Commercial (C) District), specifically amending electronic sign messages, incorporating changes to various, articles, sections and subsections; providing a conflicts clause; providing a severability clause, and providing for an effective date (Case No. OZ03-2011-60)**

Alberto Mares presented the agenda item.

Commissioner Burleson moved to **close** the public hearing.

Motion was seconded by Commissioner Weaver.

**Action Taken: (6-0) Close Public Hearing**

Commissioner Weaver moved to recommend **approval** of this request, with the following amendments:

- Increase the maximum sign area for electronic message signs from 25% to 55%
- Eliminate the 500-foot perimeter requirement of placement from an existing sign
- Kept the SUP procedure in place and review each on a case-by-case basis.
- Eliminate the neon signage requirement
- Eliminate the sign border requirement

Motion was seconded by Commissioner Burleson.

**Action Taken: (6-0) Approved**

Chairman Herrin called the next item on the agenda.

**MISCELLANEOUS ITEMS**

- Staff Announcements – Chairman Pool and Commissioner Burleson last meeting.
- Adjourn – Vice Chairman Herrin adjourned the meeting.

**Meeting Adjourned at 8:45 pm**



Alberto Mares, AICP, Interim Planning Director

07-17-2012  
Date Approved

**EXECUTIVE SUMMARY**  
**AGENDA ITEM NO. 2**  
**ZONING ORDINANCE 89-13 AMENDMENT**  
**CASE NO. OZ04-2011-62**

**Project Highlights:**

- Researched the parking ratios of the top uses the City currently regulates or will regulate in anticipation of those uses (the categories highlighted in the staff report represent the uses researched)
- Establishes a maximum number of parking spaces based on 25% above the parking minimum
- Parking feasibility study to determine additional parking request beyond the maximum

**Staff Recommendation:**

Staff recommends **approval**, as presented.

**For additional details on this case, please see the attached staff report.**

## AGENDA ITEM NO. 2

### AGENDA CAPTION:

**Conduct a public hearing and act upon an ordinance amending the City of Midlothian Zoning Ordinance 89-13, as amended, Section 7.5 (Parking Regulations),** and, incorporating changes to various, articles, sections and subsections; providing a conflicts clause; providing a severability clause, and providing for an effective date. The proposed amendments will modify parking ratios of certain land uses. (Case No. OZ04-2011-62)

### BACKGROUND

#### **Reason for Request:**

At its June 19<sup>th</sup> meeting, the Planning & Zoning Commission directed staff to prepare amendments to the Parking Regulations, especially looking at the parking ratios provided to ensure the City is consistent with national & local standards. Staff has provided these amendments for the review of the Commission.

#### **History:**

The last major revision of the Parking Regulations occurred in January 2007, under Ordinance 2007-02. The Comprehensive Plan states under Objective 5C “*Develop parking guidelines for retail/commercial corridors and retail villages outside of downtown that maintain a small town image.*”

#### **Analysis:**

The proposed amendments to the Parking Regulations are mostly consistent with other local municipal standards and national averages. Staff researched the uses that are currently the most active in the City along with expected uses coming down the development pipeline. A comparison chart has been provided in Attachment #2 on selected uses. In addition to the parking ratio research, staff has provided a maximum parking standard designed to reduce impervious coverage with a provision to provide a parking feasibility study should any development wish to exceed that maximum.

### ATTACHMENTS

1. Red-line strike-through of proposed amendments
2. Comparison chart

### ALTERNATIVES


1. Recommend approval of this request with/without changes.
2. Recommend denial of this request.
3. Continue public hearing to a specific date.
4. Close public hearing and table this request to a specific date.

### RECOMMENDATIONS

Staff recommends **approval** of the proposed amendments to the City of Midlothian Zoning Ordinance 89-13, as amended, Section 7.5, as presented.

### **SUBMITTED AND PRESENTED BY:**

Alberto Mares, AICP, Interim Planning Director  
Tuesday, July 17, 2012, Planning & Zoning Commission



Alberto Mares, AICP  
Interim Planning Director

**SECTION 7.5 OFF-STREET PARKING AND LOADING:**

In all zoning districts there shall be provided in connection with appropriate allowable uses, off-street parking spaces in accordance with the requirements as provided in this section.

**Section 7.5-1 Off-Street Parking Requirements:**

The minimum number of off-street parking spaces required shall be computed in accordance with the following specifications:

- a. The number of spaces required shall serve residents, customers, patrons, visitors, and employees.
- b. Each parking space shall have adequate drives and room for ingress and egress to each parking space.
- c. The maximum number of spaces provided shall be 25% above the required minimum based on the ratios below. Any additional parking requested above the maximum shall require a parking feasibility study to be submitted to determine its viability. The Planning Director or their designated representative may approve such request. Any denial may be appealed to the P&Z Commission at their next available meeting.**

**Section 7.5-2 Unclassified Uses:**

Where the proposed land use cannot be classified within the uses herein specified, the Planning Director, or designated representative shall determine the specified use most clearly related to the proposed use and the minimum requirements for the specified use so determined shall apply to the proposed use.

**Section 7.5-3 Determining Quantity of Parking Spaces:**

The minimum number of parking spaces required for uses within any district shall be determined as follows:

<b>a) DWELLING USES</b>		
<b>Use</b>	<b>Spaces Required</b>	<b>For Each</b>
Single Family	2	dwelling unit (side by side, not tandem)
Two Family (duplex)	2	dwelling unit (side by side, not tandem)
Triplex/Fourplex	1 ½	2 dwelling units (side by side & not tandem)
Townhouse	2	dwelling unit
Garage Apartment	1	dwelling unit
Apartment/Multifamily Dwelling	2	dwelling units of the 1 <sup>st</sup> 50 units + 1.75 per unit thereafter; (75% of units shall have at least 1 garage or carport)
Manufactured, Mobile or Modular Home	2	lot, plot, tract or stand
<b>Hotel/Motel</b>	<del>1</del> <b>0.8</b>	<b>for the 1<sup>st</sup> 50 guest rooms or residential unit + 1 per each room thereafter.</b> <del>100 square feet of banquet, assembly, meeting or restaurant seating area</del>
<del>Motel</del>	<del>1</del>	<del>1 space per room</del> <del>+ 250 square feet of common facilities</del>
Group Home	1 + 1	4 residences + Employee
<b>b) INSTITUTIONAL</b>		

Use	Spaces Required	For Each
Community/ <del>Welfare</del> <b>Conference Center</b>	<b>1</b>	250 square feet of floor area
<b>Elementary School</b>	<b>1</b>	<b>20 students</b>
<b>Middle School</b>	<b>1</b>	<del>18</del> <b>15 students</b>
<b>High School</b>	<del>4</del> <b>3</b>	<del>1.75 students</del> <b>classroom + 1 space for each 4 students</b>
Trade/Vocational School	1 + 1	3 students + Staff member
<b>College/University</b>	<b>1</b>	<del>400 square feet of floor area</del> <b>3.5 full-time equivalent students</b>
Public Assembly Hall (with fixed seating)	1	4 seats
(without fixed seating)	1	100 square feet of floor area
<del>Church</del> <b>Place of worship or other associated ancillary uses</b>	<b>1</b>	<b>4 seats in sanctuary or auditorium</b>
<b>Kindergarten, Day Nursery or Day Care</b>	<b>1</b>	<del>8</del> <b>6 students</b>
Hospital	1	1 ½ Beds
Acute or Chronic Care	1	2 Employees or Attendant
Alcoholic, Narcotic or Psychiatric Patients	+ 1	+ 10 Residences
<b>Nursing Home and Personal Care for the Elderly or Handicapped</b>	<b>1</b>	<del>6</del> <b>4 beds at design capacity</b>
Mortuary or Funeral Chapel	1	150 square feet of floor area in parlors or assembly area
Labor Union/Day Labor Center	1	300 square feet of floor area
Museum	1	450 square feet of public area
Library	1	400 square feet of public area
Police Station	1	1,000 square feet of floor area designated as police space
Fire Station	1	450 square feet of floor area
Court	1	400 square feet of floor area designated as court space



<b>c) RECREATIONAL, SPECIAL ENTERTAINMENT</b>		
<b>Uses</b>	<b>Spaces Required</b>	<b>For Each</b>
Theater	1	150 square feet
Bowling Alley	4	Lane
Pool Halls	1 or 4	3 persons based on maximum occupancy or Table
Health Club or Gym/Recreation Center or associated uses	1	300 square feet of gross floor area
<del>Coin Machine Arcades</del>	<del>4</del>	<del>350 square feet of gross floor area</del>
Commercial Amusements (Indoor)	1	3 persons based on maximum occupancy
Commercial Amusements (outdoor)	1	400 square feet of lot area
Ballpark/Stadium	1	8 seats
Lodge/Fraternal Organization	1	400 square feet of floor area
Golf Course	3	hole
Driving Range/Miniature Golf Course	2	putting tee or driving range
Country Club	1 + 3	employee + golf green

<b>d) PERSONAL SERVICES AND RETAIL</b>		
<b>Uses</b>	<b>Spaces Required</b>	<b>For Each</b>
Personal Services Establishment	1 <del>2</del> 2	200 square feet of floor area <del>or</del> Chair, whichever is greater
Retail Stores or Shops (Inside)	1	250 square feet of floor area
Furniture or Appliance Sales and Repair	1	600 square feet of floor area
Open Retail Sales	1	600 square feet of site area (exclusive of buildings)
Self-Service Laundry or Dry-Cleaning	1	300 square feet of floor area

<b>e) FOOD AND BEVERAGE SERVICES</b>		
<b>Use</b>	<b>Spaces Required</b>	<b>For Each</b>
Restaurant, Bar, Night Club or Private Club	1	100 square feet of floor area ( <del>minimum 15 parking spaces</del> )
Restaurant with Drive-Thru Window	1	<del>75</del> 100 square feet of floor area ( <del>minimum 6 spaces</del> ) + 5 additional tandem spaces for drive thru windows

<b>f) BUSINESS SERVICES</b>		
<b>Use</b>	<b>Spaces Required</b>	<b>For Each</b>
Bank or Similar Financial Institution	1	<del>350</del> 450 square feet of floor area
Medical, Dental or Animal Clinic or Office	1	<del>225</del> 250 square feet of floor area ( <del>minimum of 5 spaces</del> )
Other Office, Business, Professional or Administrative Use	1	<del>275</del> 250 square feet of floor area ( <del>minimum of 5 spaces</del> )

<b>g) AUTOMOTIVE AND EQUIPMENT</b>		
<b>Use</b>	<b>Spaces Required</b>	<b>For Each</b>
Service Station ( <del>gas station/convenience store</del> ) <del>including car wash</del>	1	<del>1,000</del> 200 square feet of <del>land</del> floor area ( <del>pump locations are not to be included as a parking space</del> )
Motor Vehicle Repair, Garage or Shop	<del>1</del> 2	<del>service bay + 1 for each</del> 350 square feet of floor area ( <del>minimum 10 spaces</del> )
Motor Vehicle Sales establishment	1 + <del>1</del>	300 square feet of floor area + 1 space per 4,500 square feet of outdoor display area <del>3,000 square feet of site area (minimum 15)</del> + 500 square feet of interior lot display area <del>+ meeting the vehicle parts and repair parking requirements</del>
Self-Service Car Wash	2	wash bay of which 1/2 of the required spaces shall be tandem spaces awaiting wash bay
Machine Car Wash (automated and/or full-service)	1	125 square feet of floor area (under main roof, including wash and detail areas) of which 2/3 of the required spaces shall be tandem spaces for cars awaiting wash or vacuum

<b>h) STORAGE, WHOLESALE &amp; MANUFACTURING</b>		
<b>Use</b>	<b>Spaces Required</b>	<b>For Each</b>
Brick or Lumber Yard or Similar Area	1 or 0.6	3,000 square feet of site area or Employee, whichever is greater
Open Storage of sand, gravel, or petroleum	1	2,000 square feet of site area
Warehouse and Enclosed Storage	1 + 1	3,000 square feet of floor area + Must meet the requirements of the office parking requirements
Commercial or Wholesale Manufacturing Operations	1 or 4	1,000 square feet of floor area or 5 employees on the largest shift, whichever is greater
Mini-warehouses	1	15 storage units + Must meet the requirements of the office parking requirements

**Section 7.5-3 Parking Space Dimensions:**

The design and dimensions of off-street parking areas shall be in accordance with the following table of minimum dimensions. Minimum stall widths shall be ten (10) feet. In addition, the dimensions of up to thirty (30) percent of the total number of off-street parking spaces may be reduced to nine (9) feet in width and eighteen (18) feet in depth to accommodate compact automobiles. In all cases, parking shall be located immediately adjacent to landscaped buffer islands/areas shall include a minimum eighteen inch (18”) pedestrian striped area. All dimensions below are in feet.

<b>Angles (Degrees)</b>	<b>0°</b>	<b>30°</b>	<b>45°</b>	<b>60°</b>	<b>90°</b>
Stall Width (Parallel to Aisle)	23.0	18.0	12.7	11.0	10.0
Stall (Perpendicular to Aisle)	9.0	16.5	18.5	19.0	20.0
Aisle Width (one-way)	12.0	12.0	12.0	16.0	24.0
Aisle Width (two-way)	22.0	22.0	22.0	24.0	24.0
Cross Aisle (one-way)	11.0	11.0	11.0	11.0	11.0
Cross Aisle (two-way)	22.0	22.0	22.0	22.0	22.0

**Section 7.5-4 Handicapped Parking Spaces:**

In each parking facility in districts “MD2”, “MF”, “GP”, “CR”, “C”, ”LI”, “MI”, and “HI” a portion of the total parking shall be specifically designed, located, and reserved for vehicles licensed by the State for use by the handicapped. These spaces will be provided according to the following schedule:

Total Spaces in Lot	Number of Handicapped Spaces
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
More than 501	2% of Total

Each parking space designated for use by the handicapped shall consist of a rectangular area not less than twelve and one half (12.5) feet wide by eighteen (18) feet long, with a vertical clearance of seven and one half (7.5) feet, shall be located in an area not exceeding two (2) percent slope, and shall be located near a level or ramped entrance accessible to handicapped persons. Parking spaces for the handicapped shall be signed in accordance with State law and restricted for use by the Handicapped only.

**Section 7.5-6 Fire Lanes:**

Fire lanes as required by the Fire Code shall be provided and clearly marked.

**Section 7.5-7 Off-Street Loading:**

All business uses shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot adjacent to a public alley or private service drive to facilitate the movement of traffic on the public street in addition to other parking requirements. Such space shall consist of a minimum area of ten (10) feet by twenty-five (25) feet and be provided as follows:

Gross Floor area space (in square feet)	Loading or unloading berths
Less than or equal to 25,000	1
25,001 to 84,000	2
84,001 to 156,000	3
156,001 to 236,000	4
Each additional 100,000	1 additional

**Section 7.5-8 Paving Standards:**

All required off-street parking and loading and drives, vehicle (autos, trucks, trailers, boats, etc.) sales, display areas and outside storage areas in all districts shall be paved to a minimum standard set forth in the Standard Construction Details.

**Section 7.5-9 Limitations:**

Required off-street parking spaces shall be used for passenger vehicle parking only, and in no case shall parking spaces, loading spaces or drives be used for sales, repair work, storage, dismantling or servicing of any vehicles, equipment, materials or supplies.

**Section 7.5-10 Parking on Steep Slopes Prohibited**

No parking spaces or drives shall be located on steep slopes greater than ten percent (10 %).

**Section 7.5-11 Garage Conversion**

I. Garage Required

- A. All single-family structures constructed after the effective date of this ordinance amendment shall have at least one (1) garage.
- B. Required garages shall be at least 380 square feet in area.
  - 1. Garage shall not be included in determining living area
  - 2. For the purposes of this Ordinance, a garage shall be considered attached if it shares a minimum 10% of a common wall with the principal structure.
  - 3. A detached garage shall not extend into the front, side, or rear setbacks of the parcel on which it is located.
- C. Required garages shall be on the same lot of record as the principal structure.
- D. A parcel may contain both an attached and detached garage, but only one (1) detached garage shall be permitted.

II. Conversion of Required Garage Space

- A. The conversion of required garage space into a living/office space is prohibited unless such parking is replaced in compliance with the City's Parking Ordinance.
  - 1. Off-street parking shall not satisfy the requirement as replacement parking
  - 2. Parking shall be enclosed and remain on site.
- B. The conversion of garage space, where allowed by this Ordinance, shall meet all the requirements of the City's adopted Building, Energy and Fire Codes, and any other adopted safety codes in place at that time. The conversion of a garage to another use shall require the issuance of a valid Building Permit.
- C. A set of building plans shall be submitted to the Building Inspections Department showing the proposed use. A Certificate of Occupancy (CO) will be needed prior to use.
- D. Proposed uses for the converted garage space shall conform to the Zoning Ordinance's section on Customary Home Occupations.

City	Hotel	Place of Worship	Retail Store	Restaurant	Restaurant with drive-thru	Bank	Medical/Dental
Midlothian (current)	1 per room + 1 per 100 sf for restaurant	1 per 4 seats	1 per 250 sf	1 per 100 sf (minimum 15 spaces)	1 per 75 sf (minimum 6 spaces) + 5 stacking spaces	1 per 350 sf	1 per 225 sf
Midlothian (proposed)	1.25 per room for first 50 rooms; 1 per room thereafter	1 per 4 seats based on maximum occupancy	no change	1 per 100 sf	1 per 100 sf + 5 stacking spaces	1 per 450 sf	1 per 250 sf
Plano	1 per room, if no rest/conf/meeting room; 1.25 per room if rest/conf/meeting	1 per 5 persons in main assembly (no max)	1 per 200 sf <50,000 sf; 1 per 250 sf > 50,000	1 per 100 sf		1 per 300 sf	1 per 250 sf
Frisco	1 per room + 1 per 200 sf of common floor area	1 per 100 sf of gross floor area of main sanctuary	1 per 200 sf	1 per 100 sf		1 per 300 sf	1 per 200 sf if < 20,000 sf; if > 20,000 sf, use hospital std
Waxahachie	1 per room (first 250); 0.75 per room > 250; 1 per 5 seats for restaurants; 1 per 125 sf for conference/meeting space	1 per 3 seats in main auditorium	1 per 200 sf	1 per 100 sf or 1 per 3 seats (max. seating), whichever is greater	No difference from regular restaurants	1 per 300 sf	1 per 200 sf if < 20,000 sf; if > 20,000 sf, use hospital std
Mansfield	1 per room for 1st 100 rooms; 0.75 spaces per room > 100; 50% may be used for accessory uses (restaurant)	1 per 4 seats	1 per 250 sf (under 3,000 sf); 1 per 300 thereafter	1 per 100 sf (min. 12 spaces)		1 per 300 sf	1 per 150 sf (min. 5 spaces)
Flower Mound	1 per room (restaurants & meeting spaces use specified standards)	1 per 3 seats	1 per 250 sf	1 per 75 sf		1 per 300 sf	1 per 300 sf
Rockwall	1 per room plus 50% of requirements for restaurants/meeting space	1 per 4 seats	1 per 250 sf	1 per 100 sf or 1 per 4 seats, whichever is greater		1 per 300 sf	1 per 200 sf