

Summary of Steering Committee Meeting IV

PD No. 521 Authorized Hearing

Mountain Creek Branch Library
6102 Mountain Creek Pkwy, Dallas, TX 75249
Thursday, July 12, 2018 – 3:00 pm to 4:30 pm

I. Summary of June 28th Meeting

The meeting began with an overview of the remaining subareas S-2a, S-2b, S-9, and S-10. The committee examined the non-business zoning subareas S-2a, S-2b, and S-9 prior to the final business zoning subarea S-10.

II. Discussion

The committee examined the appropriate land use for subareas S-2a, S-2b, and S-9. The first use category was Agricultural uses. Currently, the only allowed Agricultural use is *Animal production*—and this use is only allowed in subarea S-2a. Members reached consensus to prohibit this use from S-2a.

The second category was Commercial and business service uses. Currently, no commercial and business service uses are allowed in subareas S-2a, S-2b, and S-9. The committee agreed to make no change.

The third category was Industrial Uses. The only change was to require a Specific Use Permit for the currently allowed use of *Industrial (inside) light manufacturing* in subarea S-10.

The fourth category was Institutional and Community Service uses. The only change was to require a Specific Use Permit for the currently allowed use of *Private school or open enrollment charter school*.

The fifth category was Lodging uses. The use *Hotel or motel* is currently allowed in subarea S-10. The steering committee reached consensus to restrict the use to be allowed in S-10 with exclusive interior room entry.

The sixth category was Miscellaneous uses. The only change was to remove the uses *Carnival or circus (temporary)* from S-10.

The seventh category was Office uses. No changes were made.

The eighth category was Recreation uses. No changes were made.

The ninth category was Residential uses. No changes were made.

The tenth category was Retail and Personal Service uses. This category was deliberated at the previous meeting. Members reached consensus to add the following uses to be allowed in S-2a, S-2b and S-9:

- *General Merchandise or food store 3,500 square feet or less*
- *Personal service uses*

Due to time constraints S-10 was not considered for this category.

The eleventh category was Transportation uses. No changes were recommended for this use category. Due to time constraints S-10 was not considered for this category.

The twelfth category was Utility and public service uses. No changes were recommended for this use category. Due to time constraints S-10 was not considered for this category.

The thirteenth category was Wholesale, distribution, and storage uses. No changes were recommended for this use category. Due to time constraints S-10 was not considered for this category.

The fourteenth category was Accessory uses. No changes were recommended for this use category. Due to time constraints S-10 was not considered for this category.

III. Summary

Staff allowed discussion on previous decisions and forecasted topics for future meetings.

V. Next Meeting

- Thursday, July 26, 2018
- Mountain Creek Branch Library
- Topic: Appropriate Land Uses
 - Complete S-10 and review uses
- Topic: Yard, lot, and space regulations (setbacks, height, parking)