

# **Summary of Steering Committee Meeting V**

## **PD No. 521 Authorized Hearing**

Mountain Creek Branch Library  
6102 Mountain Creek Pkwy, Dallas, TX 75249  
Thursday, July 26, 2018 – 3:00 pm to 4:30 pm

### **I. Summary of July 12<sup>th</sup> Meeting**

The meeting began with a recap mentioning the successful consideration of each use for subareas S-2a, S-2b, and S-9 at the previous meeting. The only subarea yet to have all categories considered for appropriate use was S-10.

### **II. Discussion**

The committee examined the appropriate land use for subarea S-10. The steering committee picked up where they left off with the tenth category, being Retail and Personal Service uses. Members reached consensus to allow the currently prohibited use *Animal shelter or clinic without outside run* in S-10 and prohibit the following uses:

- *Commercial parking lot or garage*
- *Surface parking*
- *Vehicle display, sales, or service*

The eleventh category was Transportation uses. The steering committee reached consensus to remove the following allowed uses currently allowed in S-10:

- *Heliport*
- *Helistop*
- *Transit passenger station or transfer center*

The twelfth category was Utility and public service uses. The steering committee reached consensus to remove the currently allowed use of *Commercial radio or television transmitting station* in S-10.

The thirteenth category was Wholesale, distribution, and storage uses. No changes were recommended for this use category. The steering committee reached consensus to require a Specific Use Permit for the currently allowed use of *Warehouse* in S-10.

The fourteenth category was Accessory uses. No changes were recommended for this use category with respect to subarea S-10.

Staff then transitioned from land use to an introduction of development standards with a PowerPoint presentation of a site visit from a development in DFW with similar land use attributes as the subject area of the authorized hearing. At the conclusion of the presentation, staff then began a review of the land use decisions made to date and compared the additions and exclusions to the uses allowed by right in various base zoning districts. From this review, the steering committee reached consensus to add *Crop production* to subareas S-1a, S-2a, S-2b, S-9, and S-10

where this use is currently a prohibited use—and to restore *Crop production* to be an allowed use in S-1b which was removed in a previous meeting.

The following uses removed by the steering committee in previous meetings were restored to being allowed outright once again in subareas S-1a and S-1b:

- *Adult day care facility*
- *Child-care facility*
- *Church*
- *College, university, or seminary*
- *Community service center*
- *Library, art gallery, or museum*

The following uses removed by the steering committee in previous meetings have been determined to be allowed with a Specific Use Permit in subareas S-1a and S-1b:

- *Convalescent and nursing homes, hospice care, and related institutions*
- *Hospital*

### III. **Summary**

Staff recapped the progress made and announced the dates for future meetings.

### IV. **Next Meeting**

- Tuesday, August 14th, 2018
- Mountain Creek Branch Library
- Topic: Appropriate Land Use
  - Complete review of uses
- Topic: Yard, lot, and space regulations (setbacks, height, parking)



Easel Pad

Super Sticky

Hang on Walls  
or an Easel Stand!

1 30  
1 PAD 30 SHEETS  
25 IN x 30 IN (63.5 cm x 76.2 cm)

3M

S-10

Add:

Dog ~~staff~~ w/o outside  
Commer Radio - SUP  
Warehouse - SUP

Delete:

Comm pkg + gar  
Surf. pkg  
Veh. sales serv.  
heliport  
stop  
transit pass stat

crop prod. (all subareas)

SIA - SIB

- ✓ Adult Day Care
- ✓ Child Care
- ✓ Church

✓ College, Univ, Seminary

✓ Comm. Ser. Center

Convel, Nursing Home - SUP

Hospital - SUP

✓ Libr, Art, Gall

~~Pub Ser~~

~~Priv Ser~~