

# PD 521 Authorized Hearing

Community Meeting

February 15, 2018

6:00 p.m.

Park in the Woods Recreation Center  
6801 Mountain Creek Parkway

Andrew Ruegg  
Senior Planner

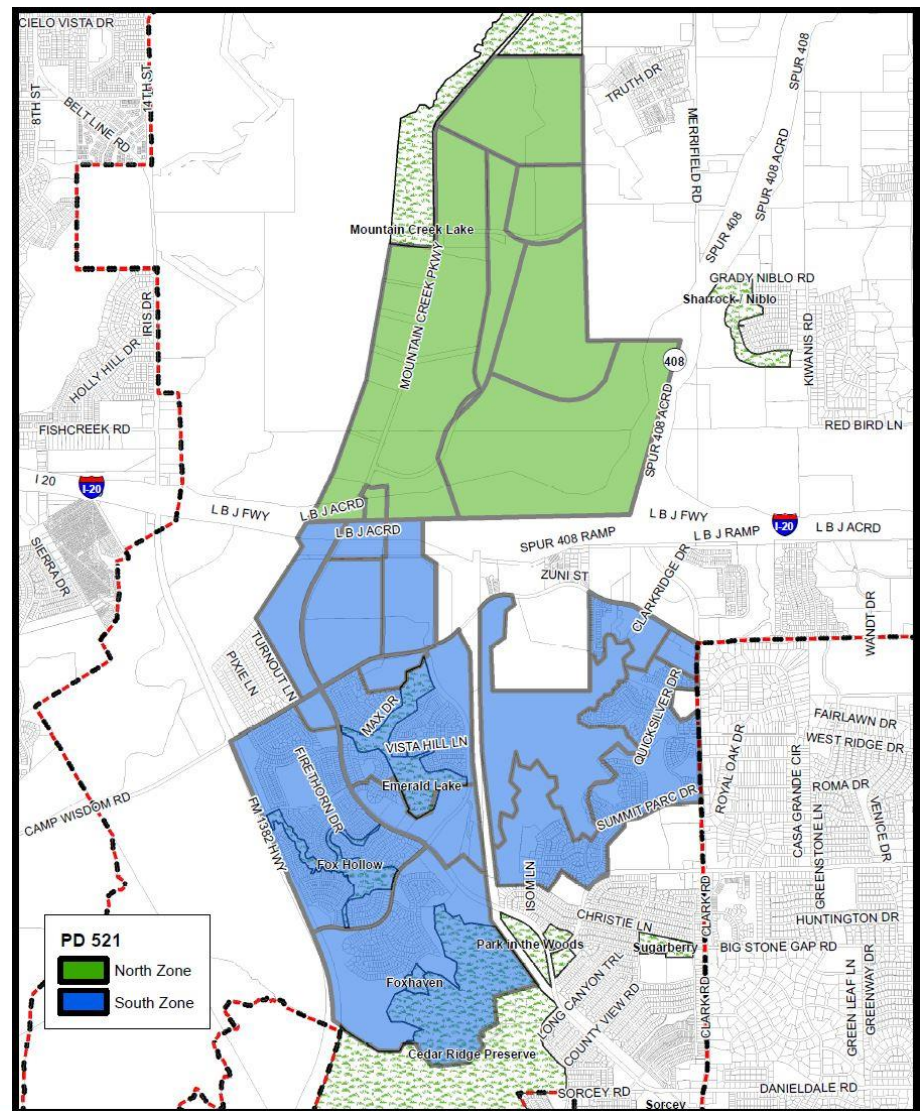


**City of Dallas**

# PD 521

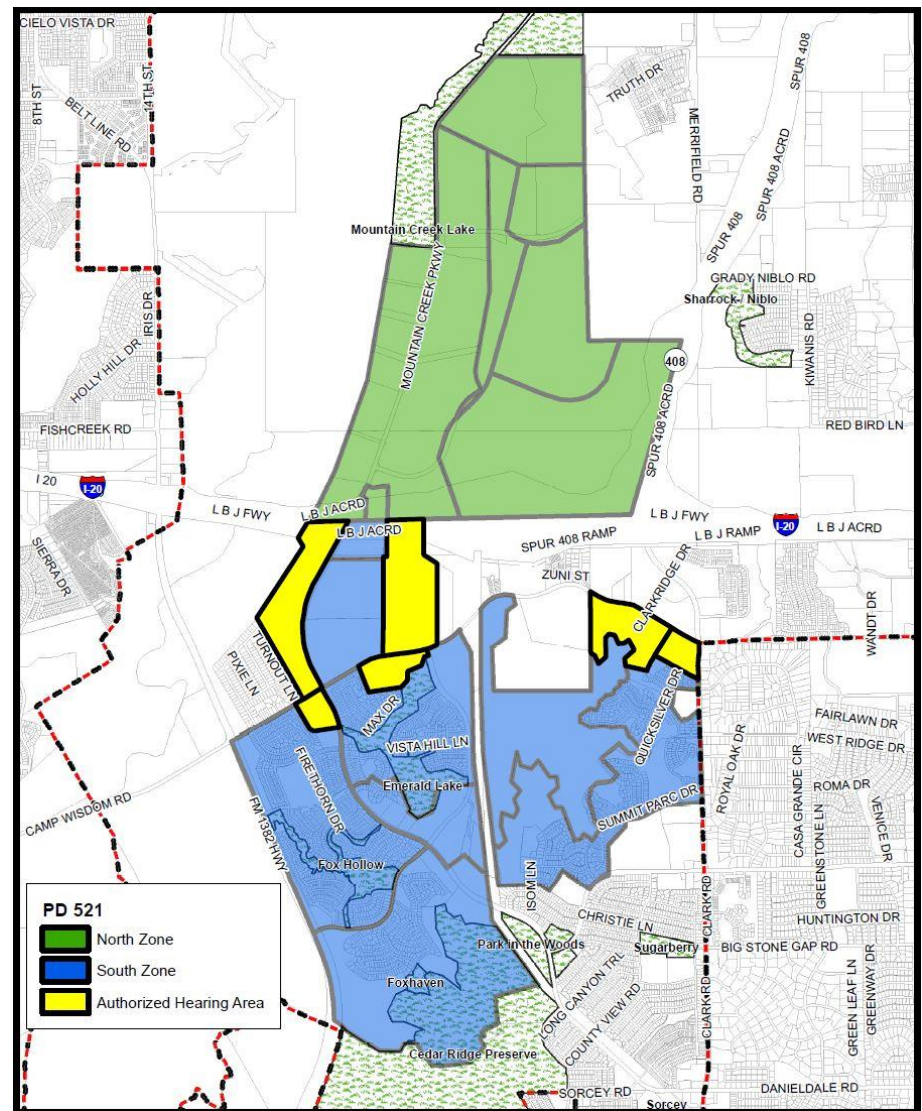
## Background

- PD No. 521 was established by the Dallas City Council on November 11, 1998
- Generally located along both sides of Interstate Highway 20 between Spur 408 and Clark Road on the east and Mountain Creek Parkway and FM 1382 on the west
- Approximately 2,924 acres

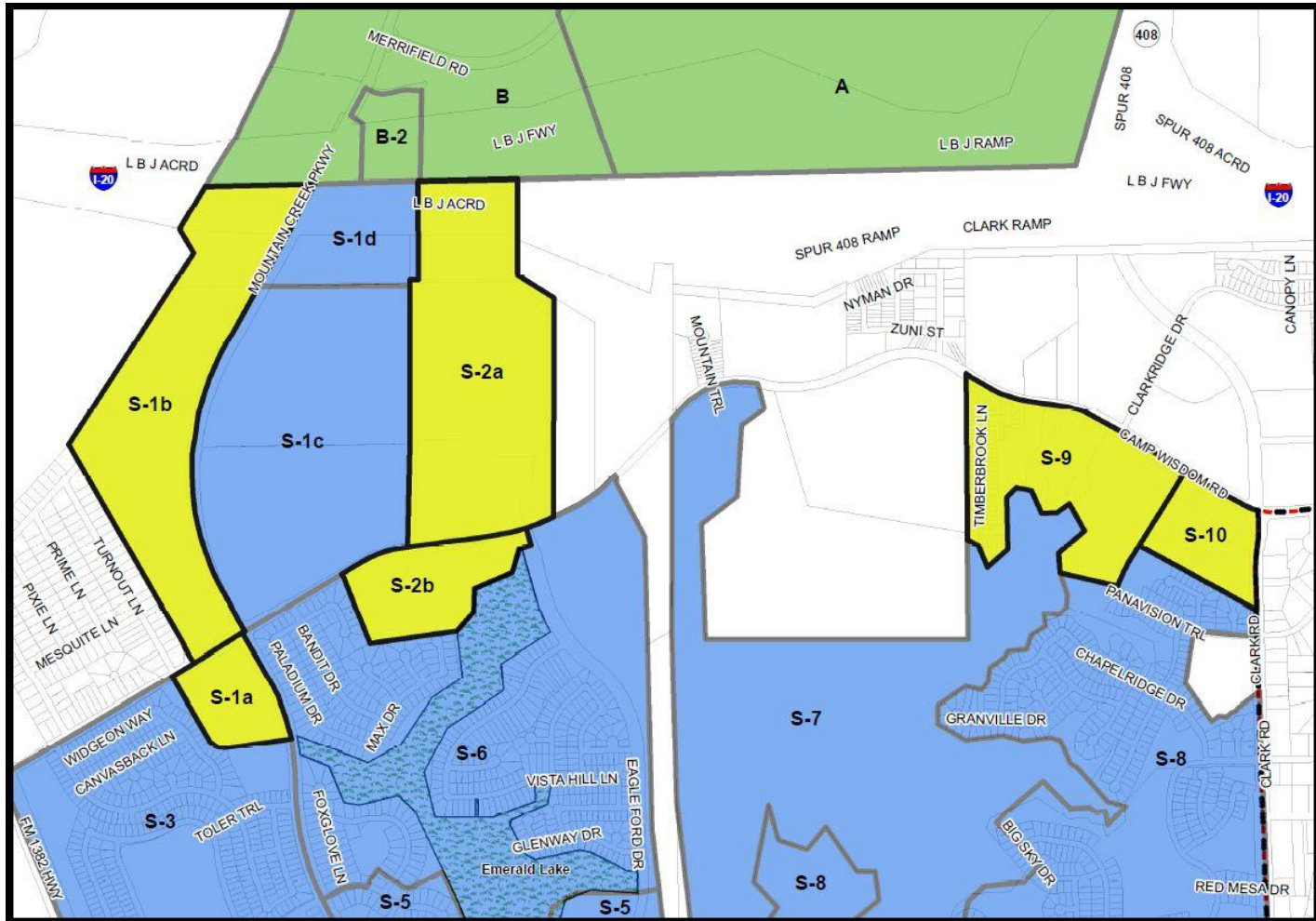


# PD 521 Authorized Hearing Area

- On June 15, 2016, the Dallas City Council voted to initiate a zoning case on property zoned as Subareas S-1a, S-1b, S-2a, S-2b, S-9, and S-10 – South Zone within Planned Development District No. 521.



# PD 521 Authorized Hearing Area



# Zoning History

- Z156-327 First Industrial zoning case
- Generally located on the east line of Mountain Creek Parkway, north of Camp Wisdom Road
- Adopted by City Council on January 11, 2017
- Amended boundaries of S-1c, S-1d, and S-2a
- Created conceptual plan for development of the area
- Amended regulations for uses, setbacks, floor area ratio, lot coverage, height, lighting, landscaping, open space, signage, architectural design standards, and transportation improvements

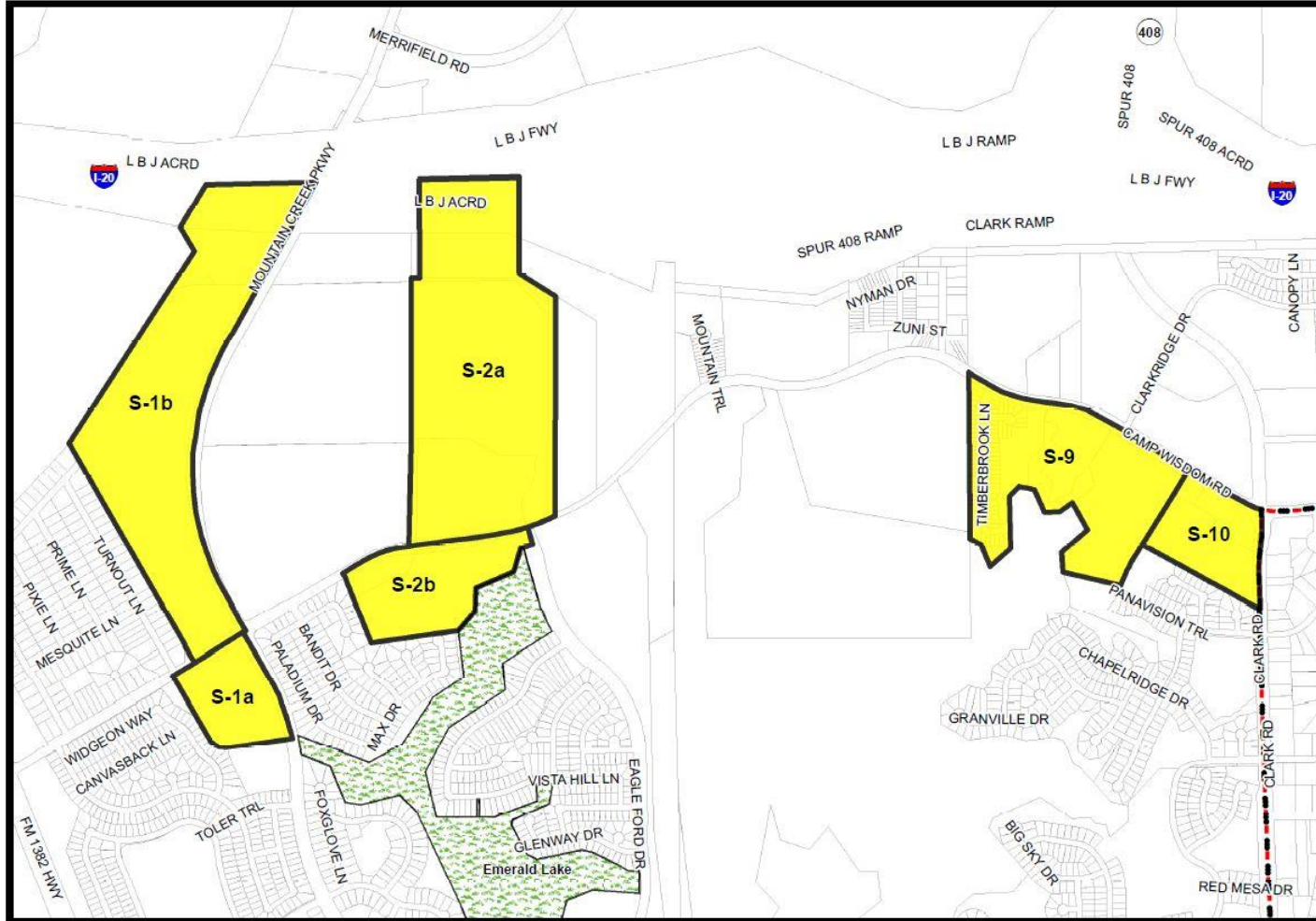


# Authorized Hearing Process

1. Zoning case authorized by City Council on June 15, 2016
2. Community meeting held by Council Member Thomas to go over existing zoning, authorized hearing process, and next steps
3. A steering committee will be appointed by Council Member Thomas
4. Steering committee meetings will be held with staff to review the current zoning of the area, the intent or direction of possible changes, and to develop proposed zoning amendments
5. At the conclusion of the steering committee meetings, another community meeting will be held to go over the proposed zoning amendments
6. City Plan Commission holds a public hearing to determine whether to recommend the proposed changes to the City Council
7. City Council holds a public hearing and determines whether or not to approve the proposed zoning changes



# PD 521 Authorized Hearing Area



# Existing Zoning - Subareas S-1a and S-1b



- Business zoning districts
- Allows some commercial and business service uses, some institutional and community service uses, hotel or motel use, some office uses, recreation uses, some residential uses, some retail and personal service uses, some transportation uses, some utility and public service uses, and some wholesale, distribution and storage uses
- S-1a allows multifamily and retirement housing uses
- S-1b allows some agricultural uses, tool or equipment rental use, industrial (inside) light manufacturing use, theater use, mini-warehouse use (SUP), trade center use, and warehouse use
- Undeveloped land





# Existing Conditions – Subarea S-1a

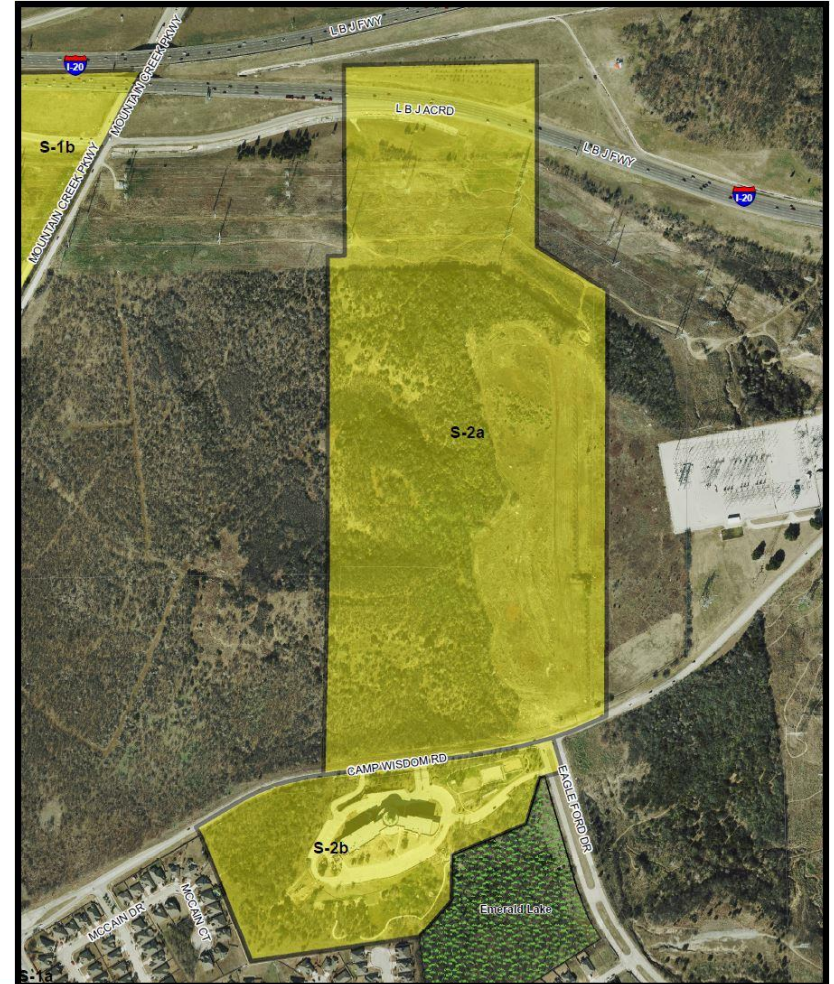


# Existing Conditions – Subarea S-1b



# Existing Zoning - Subareas S-2a and S-2b

- Non-business zoning districts
- Allows some institutional and community service uses, recreation uses, some residential uses, some transportation uses, and some utility and public service uses
- S-2a allows animal production use
- S-2a and S-2b allow the following uses by SUP only: public school, private school or open enrollment charter school, retirement housing, electrical substation, police or fire station, tower/antenna for cellular communication, and utility or government installation
- Existing open enrollment charter school (SUP 1739) and multifamily use
- Approved development plans for multifamily use



# Existing Conditions – Subarea S-2a



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# Existing Conditions – Subarea S-2b



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# Existing Zoning - Subareas S-9 and S-10



- S-9 Non-business zoning district
- S-10 Business zoning district
- S-9 allows some institutional and community service uses, office use (SUP), recreation uses, some residential uses, some transportation uses, and some utility and public service uses
- S-10 allows some commercial and business service uses, industrial (inside) light manufacturing use, some institutional and community service uses, hotel or motel use, some office uses, recreation uses, some residential uses, some retail and personal service uses, some transportation uses, some utility and public service uses, and some wholesale, distribution and storage uses
- Existing single family neighborhood, multifamily use, and mini-warehouse use (SUP 1597)



# Existing Conditions – Subarea S-9



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# Existing Conditions – Subarea S-10



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# Next Steps

- As part of the next phase, staff and the steering committee will review potential zoning elements such as:
  - Uses, height, setbacks, etc.
- Set steering committee meeting schedule
- Once consensus is reached on the proposal, staff will return to the community for another meeting to discuss the proposed zoning changes
- Throughout the process, updates will be on our website



# Questions?

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City of Dallas Authorized Hearings website:

<http://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/Authorized-Hearings.aspx>



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