

Summary of Steering Committee Meeting III

PD No. 521 Authorized Hearing

Mountain Creek Branch Library
6102 Mountain Creek Pkwy, Dallas, TX 75249
Thursday, June 28, 2018 – 3:00 pm to 4:30 pm

I. Summary of June 14th Meeting

The meeting began with a recap of the land use, accessibility, and infrastructure of the subject and surrounding areas. Staff reported the findings of comparable local building sizes for reference, gave an update on the research of road improvements as called out in the City of Dallas Capital Improvement Plan, and reviewed the land use decisions made on S-1a and S-1b at last meeting.

II. Discussion

The committee examined the appropriate land use for subareas S-1a and S-1b. The first use category was Agricultural uses. Currently, the only allowed Agricultural uses are *Animal production* and *Crop production*—and these uses are only allowed in subarea S-1b. Members reached consensus to prohibit both uses from S-1b.

The second category was Commercial and business service uses. The only change was to allow, by Specific Use Permit, *Tool or equipment rental* in subarea S-1a.

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-1b.

The fourth category was Institutional and Community Service uses. The following uses are currently allowed, but have been recommended by the steering committee to be prohibited uses in subarea S-1a and S-1b:

- *Adult day care facility*
- *Child-care facility*
- *Church*
- *College, university, or seminary*
- *Community service center*
- *Convalescent and nursing homes, hospice care, and related institutions*
- *Hospital*
- *Public school*
- *Private school or open enrollment charter school*

The steering committee determined that the currently allowed use of *Library, art gallery, or museum* in subareas S-1a and S-1b should be prohibited in S-1a, and allowed by Specific Use Permit in subarea S-1b.

The fifth category was Lodging uses. The use *Hotel or motel* is currently allowed in both subareas S-1a and S-1b. The steering committee reached consensus to prohibit the use in S-1a and restrict the use to be allowed in S-1b with exclusive interior room entry.

The sixth category was Miscellaneous uses. The steering committee elected to remove the uses *Carnival or circus (temporary)* and *Temporary construction or sales office* from both S-1a and S-1b.

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. The uses *Multifamily* and *Retirement Housing* are currently allowed in S-1a were recommended to be removed. The committee considered adding *Multifamily* to S-1b, but consensus to do so was not reached.

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 both S-1a and S-1b:

- *Animal shelter or clinic without outside run*
- *Convenience store with drive-through*

The following uses are currently allowed, but have been recommended by the steering committee to be prohibited uses in both S-1a and S-1b:

- *Car wash*
- *Commercial parking lot or garage*
- *Household equipment and appliance repair*
- *Surface parking*
- *Vehicle display, sales, or service*

The following uses are currently allowed, but have been recommended by the steering committee to be prohibited uses in subarea S-1a only:

- *Commercial amusement (outside)*
- *Home Improvement center, lumber, brick, or building materials sales yard*
- *Household equipment and appliance repair*
- *Mortuary, funeral home, or commercial wedding chapel*
- *Outside sales*

The steering committee determined that the following use currently allowed in subarea S-1b should be allowed by Specific Use Permit in subarea S-1b:

- *Commercial amusement (outside)*

The eleventh category was Transportation uses. The following uses are currently allowed, but have been recommended by the steering committee to be prohibited uses in both S-1a and S-1b:

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

The twelfth category was Utility and public service uses. The uses *Commercial radio or television transmitting station* and *Electrical substation* are currently allowed, but have been recommended

by the steering committee to be prohibited uses in both S-1a and S-1b. The use *Tower/antenna for cellular communication* is currently allowed in both S-1a and S-1b, but has been recommended to be prohibited in S-1a and allowed in S-1b with a Specific Use Permit.

The thirteenth category was Wholesale, distribution, and storage uses. The use *Office showroom/warehouse* is currently allowed in both S-1a and S-1b, but has been recommended by the steering committee to be prohibited uses in both S-1a and S-1b. The uses *Trade center* and *Warehouse* is currently allowed in S-1b, but has been recommended by the steering committee to be prohibited uses in S-1b.

The fourteenth category was Accessory uses. No changes were recommended for this use category.

III. **Summary**

Staff summarized the topics of discussion and provided homework for the next meeting. Homework: Read through the Use Chart, noting currently allowed uses in each subarea and other uses for consideration and discussion

V. **Next Meeting**

- Thursday, July 12, 2018
- Mountain Creek Branch Library
- Topic: Appropriate Land Uses
 - Complete S-2a, S-2b, S-9, and S-10