

Summary of Steering Committee Meeting II

PD No. 521 Authorized Hearing

Mountain Creek Branch Library
6102 Mountain Creek Pkwy, Dallas, TX 75249
Thursday, June 14, 2018 – 3:00 pm to 4:30 pm

I. Summary of May 31st Meeting

Staff reviewed the authorized hearing process, the committee's role in the process, expectations for the steering committee, topics for future meetings, and a recap of the discussion that took place two weeks ago.

II. Overview of Existing Area

Staff identified the existing road network, access points and traffic circulation, topographic changes, area within the Escarpment Overlay, utility easements, preserved open spaces, and current land use of the surrounding and subject area.

III. Discussion

The committee began examining appropriate land use, starting with the Retail and Personal Service Uses category for subareas S-1a and S-1b. 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)*

There was discussion on home improvement centers, liquor, and big box stores uses; potential size and development standards. The discussion to be continued at the next meeting.

IV. **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, June 28, 2018
- Mountain Creek Branch Library
- Topic: Appropriate Land Uses
 - Finish Subareas S-1a and S-1b
 - Complete S-2a, S-2b, S-9, and S-10