

# **Summary of Steering Committee Meeting VII**

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

Mountain Creek Branch Library

6102 Mountain Creek Pkwy, Dallas, TX 75249

Thursday, September 6, 2018 – 3:00 pm to 4:30 pm

### **I. Summary of August 14<sup>th</sup> Meeting**

Staff recapped last meeting in which general agreement on appropriate land use allowed for the committee to move forward to development standards.

### **II. Discussion**

A brief presentation defining terminology of existing standards was given by staff. The development of subarea S-1c was used as an example of an effort to enhance development standards in close proximity to the area subject to the authorized hearing. The committee was then presented with images of a wide variety of development types. Staff recorded the elements that the committee favored and inversely the elements they did not want to see duplicated. The record of responses is attached at the end of this document.

### **III. Summary**

At the end of the meeting, the committee reviewed their recorded responses and identified common themes. Staff then addressed a menu of development standards used in previous ordinances.

### **IV. Next Meetings**

- Thursday, September 13, 2018
  - Mountain Creek Branch Library
  - 3:00 pm to 4:30 pm
  - Topic: Yard, Lot, and Space Regulations
  
- Thursday, September 27, 2018
  - Mountain Creek Branch Library
  - 3:00 pm to 4:30 pm
  - Topic: Yard, Lot, and Space Regulations

# Like

- Landscaping as screening
- window definition ✓
- use
- hidden from street view
- masonry material
- facade articulation ✓✓✓
- glass door entries
- awnings
- Spanish tile roof
- attractive/downfacing lighting ✓
- vibrant color variation (awnings)
- wall signage
- parking hidden from street view
- railing/bridge ✓
- textured crosswalk

# Don't Like

- No landscaping
- utility poles
- poor access ✓
- lack of horizontal articulation
- industrial style lighting
- bad architecture
- no green areas
- poorly kept parking lot
- narrow parking

## Like

- sidewalk
- grass + landscaping ✓✓✓✓
- neighborhood monument sign ✓✓✓✓
- trees ✓✓✓✓
- stone ✓
- garages at apartments
- roof pitch (varied)
- drainage (runoff)
- underground utilities ✓
- open space ✓
- wrought iron / open fencing
- detached garage
- neutral / consistent colors

## Don't Like

- no space between sidewalk + street ✓✓
- sidewalk doesn't meander ✓
- boulders needed
- landscaped median please lack of
- window articulation ✓
- narrow sidewalks
- siding
- stop sign needed
- unfinished entry
- sidewalk
- trash
- excessive signage



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

# Like

# Don't Like

- Enhanced signage feature ✓
- Performance / gathering area
- Signage pole ✓
- diverse vegetation (colors)
- second floor balconies
- native plants ✓
- water feature
- arches

- random plants
- no trees