



**City of Dallas
Planning Commission
Council Chambers - City Hall
November 12, 2014 - 7:00 p.m.**

MINUTES

1 **CALL TO ORDER**

2 President Chuck Lerwick called the meeting to order at 7:00 p.m.

3 **ROLL CALL**

4 Commissioners Present: Chuck Lerwick, Chris Castelli, Carol Kowash, Les Oehler, Marc Pazina,
5 and Robert Wilson.

6 Absent: David Shein

7 Staff present: City Attorney Lane Shetterly, Community Development Director Jason
8 Locke, Planner Suzanne Dufner, and Recording Secretary Patti Senger.

9 **APPROVAL OF MINUTES**

10 President Chuck Lerwick presented the minutes of the regular meeting of October 14, 2014.
11 Commissioner Chris Castelli made a motion to approve the minutes as presented with a correction to
12 the attendance and Commissioner Bob Wilson seconded the motion. The motion passed unanimously.

13 **PUBLIC COMMENT**

14 President Chuck Lerwick explained the rules for making public comment.

15 There were no public comments.

16 **PUBLIC HEARING**

17 **MPA14-01: Detailed Development Plan approval for a portion of the Barberry Mixed Use Node**
18 **Applicant: Meadows Investment Corp.**

19 President Lerwick opened the public hearing at 7:03 p.m. He announced the Planning Commission had
20 been requested by the applicant, City staff, and the City Attorney for a continuance of the official Public
21 Hearing for MPA14-01 Detailed Development Plan approval for a portion of the Barberry Mixed Use
22 Node. Commissioner Wilson moved to allow a continuance for the official Public Hearing for MPA14-01:
23 Detailed Development Plan to the next regularly scheduled meeting on December 9, 2014. City Attorney
24 Lane Shetterly explained the continuance was to allow for clarification on the conditions of approval and
25 because of the size and complexity, the public and the Planning Commission were best served by
26 allowing a continuance; in addition, he recommended extending the 120-day period by the 27-day
27 period of the continuance. He noted that the staff report could be amended and therefore its review,
28 public testimony, and deliberation would be postponed until the December 9, 2014, meeting as well.

29 President Lerwick called for a vote. The Planning Commission unanimously voted to allow a continuance
30 for the official Public Hearing for MPA14-01: Detailed Development Plan to the next regularly scheduled
31 meeting on December 9, 2014.

32 **PUBLIC HEARING**

33 **TSPA14-01: Transportation System Plan Amendment to remove a Road Section between Kings Valley
34 Highway and the Urban Growth Boundary**

35 **Applicant: City of Dallas**

36 President Lerwick opened the Public Hearing at 7:07 p.m. for the Transportation System Plan (TSP)
37 amendment to remove a segment of road between Kings Valley Highway and the Urban Growth
38 Boundary.

39 **APPLICANT PRESENTATION**

40 Jason Locke reviewed the staff report. He pointed out TSP Figure 7.1 and the subject roadway adopted
41 as part of the TSP; he explained the amendment would eliminate that segment of road. It was intended
42 as a connector street to Kings Valley Highway and noted the plan for the property to the south was to
43 have its own internal circulation with two accesses connecting it to the existing part of NW Evergreen
44 Avenue. He summarized, from a planning perspective, the road connection to a state highway was not
45 likely to happen and needed to be removed from the TSP.

46 **PERSONS SPEAKING FOR OR AGAINST**

47 There were none.

48 **COMMISSIONER QUESTIONS**

49 Commissioner Marc Pazina asked about the condition of the current road and Mr. Locke clarified it was
50 not built yet, but was part of the TSP. Commissioner Les Oehler asked about NE Holiday Avenue and Mr.
51 Locke explained it would not continue due to existing homes that were located there.

52 President Lerwick closed the Public Hearing.

53 **DISCUSSION BY COMMISSION**

54 Commissioner Oehler made a motion to recommend approval of the TSP amendment to remove a road
55 section between Kings Valley Highway and the Urban Growth Boundary to the City Council.
56 Commissioner Carol Kowash seconded the motion; it was voted on and passed unanimously.

57 **OTHER BUSINESS**

58 **Discuss Citizen Involvement Plan/Proposed Chapter 1 of the Comprehensive Plan**

59 Mr. Locke discussed a revised draft of the proposed Chapter 1 of the Comprehensive Plan and stated
60 that it was in line with state law, state planning goals, and addressed the quantitative and qualitative
61 issues that were discussed at the previous Planning Commission meeting. He stated that the
62 measurements would be developed and there were several ways to do that. He stated they would bring
63 it before the Planning Commission as an agenda item in December or January.

64 Commissioner Castelli asked if the Planning Commission would be acting as the Committee for Citizen
65 Involvement (CCI) and if there was an example of an annual written report. Mr. Locke explained that the
66 Planning Commission would act as the CCI and the report would be a new requirement because the
67 current Comprehensive Plan did not include that. He noted staff would do the work on the report and
68 bring it to the CCI for review and approval.

69 Commissioner Castelli asked about upcoming issues that may require forming a Citizen Advisory
70 Committee and Mr. Locke explained that a CAC is appointed by City Council and they may decide to
71 implement one for the Comprehensive Plan update.

72 President Lerwick asked about the downtown grocery store reopening and Mr. Locke explained it was a
73 scaled down version of what was there before; more of a convenience store than a supermarket but
74 would include produce.

75 Commissioner Castelli asked about pre-Planning Commission meetings and if one would be held prior to
76 the Dallas Retirement Village application at the Public Hearing. Mr. Shetterly advised that although they
77 had been done in the past, they were problematic because of public meeting laws. Mr. Shetterly advised
78 the Planning Commissioners to contact either Community Development Director Jason Locke or City
79 Planner Suzanne Dufner for inquiries. Mr. Locke indicated meetings could be scheduled individually or
80 for groups of less than a quorum. In response to Commissioner Kowash's question, Mr. Shetterly
81 indicated that meeting with staff was not considered ex parte contact.

82 President Lerwick asked for a better presentation from the applicants that included display boards and
83 graphics.

84 Commissioner Oehler asked about the north end of the Cooley's building located on Main Street and the
85 old Tyco building. Mr. Locke stated that nothing was definite at either location although there continued
86 to be interest in the TTM building.

87 Commissioner Kowash commented about how nice the new directional sign on E. Ellendale Avenue and
88 NE Polk Station Road looked. Commissioner Oehler and President Lerwick agreed with her comment.

89 **STAFF COMMENTS**

90 Mr. Locke suggested the Commissioners bring their agenda packets back to the next meeting to avoid
91 the cost of reprinting the entire packet.

92 The meeting adjourned at 7:28 p.m.

APPROVED:

President

Date