



City of Dallas
Planning Commission
Council Chambers - City Hall
April 14, 2015 - 7:00 p.m.

DRAFT

MINUTES

1 **CALL TO ORDER**

2 President Chuck Lerwick called the meeting to order at 7:01 p.m.

3 **ROLL CALL**

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

6 Absent:

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

10 **APPROVAL OF MINUTES**

11 President Chuck Lerwick presented the minutes of the regular meeting of March 10, 2015.
12 Commissioner Les Oehler made a motion to approve the minutes as presented and
13 Commissioner David Shein seconded the motion. The motion passed unanimously.

14 **PUBLIC COMMENT**

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

16 There were no public comments.

17 **PUBLIC HEARING**

18 **None**

19 **OTHER BUSINESS**

20 **DISCUSSION OF DALLAS DEVELOPMENT CODE REVISIONS**

21 Ms. Dufner and Mr. Locke presented seven issues for an informal discussion and general
22 direction from the Planning Commission.

23 **Definition and Residential Zones for Modular Homes and lot size for “Tiny Homes,”** were
24 discussed at length and the consensus was that the Planning Department would come up with a
25 definition for “Modular Homes”, and a minimum size for “Tiny Homes” based on lot size
26 percentage.

27 **Short -Term Vacation Rentals** are currently addressed in the Development Code in two
28 separate sections (one allows them as a conditional use and one does not). Consensus was that
29 the Planning Department would clean up the language and make them allowable as a Conditional
30 Use.

31 Current **Driveway Widths** are not meeting the needs of a greater number of the residential areas.
32 Consensus was to change the Development Code to expand the width in general and to allow the
33 option for widening behind the property line.

34 The current **Sign Code** does not address the issue of maximum height in the CBD and CN zones.
35 Consensus was to limit the height to 24’.

36 **Phased Development Approval** length of two years is sometimes not long enough for
37 developers on major commercial, industrial and multi-family projects. Consensus was to propose
38 a five year timeframe with check points.

39 **COMMISSIONER COMMENTS**

40 There were none.

41 **STAFF COMMENTS**

42 Mr. Locke briefly talked about the Activity Report, and commented that the Blue Garden
43 building was still in escrow. The City was still waiting for an update on the State Rail Funds and
44 the TTM building may be changing hands at the end of the month.

45 **The meeting adjourned at 8:22 p.m.**

APPROVED:

President

Date