



**City of Dallas
Planning Commission
Council Chambers - City Hall
November 10, 2015 - 7:00 p.m.**

MINUTES

CALL TO ORDER

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

ROLL CALL

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

Absent:

Staff present: City Attorney Lane Shetterly, Planner Suzanne Dufner, and Recording Secretary Margie Pearce.

APPROVAL OF MINUTES

President Chuck Lerwick presented the minutes of the regular meeting of October 13, 2015. Commissioner Shein made a motion to approve the minutes as presented and Commissioner Wilson seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

President Chuck Lerwick explained the rules for making public comment.

There were no public comments.

**PUBLIC HEARING: SUB 15-07:Oakdale Estates
Applicant: Paul Trahan**

STAFF REPORT:

Ms. Suzanne Dufner reviewed the staff report for a 34 lot subdivision in a residential low density zoned area. Ms. Dufner recommended approval of SUB 15-07 with 16 conditions.

APPLICANT PRESENTATION

Mr. Paul Trahan, applicant addressed three questions from Commissioners:

- What criteria will be used to determine if Condition 3 has been met?
- What happens with the temporary access easement to the open space if Phase Two is not developed?
- Has there been an environmental hazards study?

Condition 3 and the environmental hazards study will be addressed through CC & Rs and lender requirements. The subdivision developers are planning on giving the City of Dallas a permanent easement to the open space.

PERSONS SPEAKING FOR OR AGAINST

Jason Brown, 10725 Briedwell Rd, expressed concerns regarding the open space and the floodplain.

Lisanne Percy, 10725 Briedwell Rd, expressed her concerns regarding Phase Two issues.

REBUTTAL

Mr. Trahan stated that the reason the developers divided the two phases as they did was because there were so many unknowns, including the issues brought up, in regards to Phase Two and they want more time to research all of their options.

COMMISSIONER QUESTIONS

Commissioner Shein asked if lots 69-73 were part of Phase 1 or 2. Mr. Trahan stated they were part of Phase 2.

President Lerwick closed the Public Hearing at 7:47 pm.

DISCUSSION BY COMMISSION

Commissioner Kowash said she would hate to see the density bonus homes, lower income homes and smaller houses all closer to the floodplain because it may make the appearance of being discriminatory.

It was moved by Commissioner Shein to recommend approval of SUB 15-07 with the 16 staff recommended conditions including revision of wording to Condition 10 outlined in the Staff presentation. The motion was duly seconded by Commissioner Kowash and carried with a unanimous vote.

OTHER BUSINESS

There was none.

COMMISSIONER COMMENTS

There were none.

STAFF COMMENTS

Ms. Dufner stated that Uglow Storage LLC will probably be an item on next month's agenda.

The meeting adjourned at 7:50 p.m.

APPROVED:

President

Date