



**City of Dallas  
Planning Commission  
Council Chambers - City Hall  
January 12, 2016 - 7:00 p.m.**

## **MINUTES**

1 **CALL TO ORDER**

2 Vice President David Shein called the meeting to order at 7:04 p.m.

3 **ROLL CALL**

4 Commissioners Present: Chris Castelli, Carol Kowash, David Shein, Marc Pazina, and  
5 Robert Wilson

6 Absent: Chuck Lerwick

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 Vice President Shein presented the minutes of the regular meeting of December 8, 2015.  
12 Commissioner Bob Wilson made a motion to approve the minutes as presented and  
13 Commissioner Chris Castelli seconded the motion. The motion passed unanimously.

14 **PUBLIC COMMENT**

15 Vice President Shein explained the rules for making public comment.

16 There were no public comments.

17 **PUBLIC HEARING**

18 **CUP 15-04**

19 **Applicant:** Living Hope City Church, 180 SE Mill St.

20

21 Vice President Shein opened the Public Hearing at 7:06 pm.

22 **STAFF REPORT:**

23 Ms Suzanne Dufner presented the staff report for a Conditional Use Permit approval for Living  
24 Hope City Church to use the existing vacant space at 180 SE Mill St. as a worship center. Staff  
25 recommended approval of the Conditional Use Permit application with three (3) conditions.

26 **APPLICANT PRESENTATION**

27 Rev. Heather Wright spoke about how the church wishes to serve and be a positive impact to the  
28 downtown area. She stated that this is not permanent, but just the next step in the church's  
29 growth.

30 **PERSONS SPEAKING FOR OR AGAINST**

31 There were none.

32 Vice President Shein closed the Public Hearing at 7:17 pm.

33 **DISCUSSION BY COMMISSION**

34 It was moved by Commissioner Wilson to approve CUP 15-04 with three (3) conditions outlined  
35 in the Staff Report. The motion was duly seconded by Commissioner Carol Kowash and carried  
36 with a unanimous vote.

37 **OTHER BUSINESS**

38 Mr. Jason Locke presented background on the Housing Variety Standards revision in the Dallas  
39 Development Code. The Standards were meant to encourage variety in the city's subdivisions  
40 through lot size, house size, and affordable housing. A discussion followed regarding  
41 enforcement. Paul Trahan, Trahan Consulting, stated that the Code talks about median and  
42 average which are not the same and create a big difference when using them in the Housing  
43 Variety Standards.

44 Mr. Lane Shetterly presented a memo regarding the Sign Code which was remanded back to the  
45 Planning Commission from the City Council. He stated the City Council had two concerns:

- 46 1. Different provisions for Grand Openings  
47 2. Modification to the variance exceptions section

48 Mr. Locke stated that based on the memo and information from the Chamber of Commerce the  
49 Planning Commission needs to decide how to proceed. He would present options at the February  
50 meeting.

52 **COMMISSIONER COMMENTS**

53 Commissioner Castelli asked whether there had been any interest in the vacant Planning  
54 Commissioner position. Mr. Locke stated there were three (3) applicants.

55

56 **STAFF COMMENTS**

57 Mr. Locke presented the Land Use report.

58 Mr. Locke presented the final Infrastructure Agreement between the City of Dallas and the  
59 developers of the Barberry Node.

60 **The meeting adjourned at 7:56 pm.**

**APPROVED:**

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President

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Date