



City of Dallas
Planning Commission
Council Chambers - City Hall
September 12, 2017- 7:00 p.m.

DRAFT 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, Carol Kowash, Andy Groh, David Shein, Marc
5 Pazina, and Robert Wilson

6 Absent: Chris Castelli (Ex)

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

10 **APPROVAL OF MINUTES**

11 President Chuck Lerwick presented the minutes of the regular meeting of August 8, 2017.
12 Commissioner Shien made a motion to approve the minutes as presented and Commissioner
13 Wilson 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 **ANX 17-01, CPA 17-01 & ZC 17-01-** To annex into the city, change the Comprehensive Plan
19 designation from Industrial to Residential, and to apply Medium-Density Residential (RM)
20 zoning for the property at 1795 SE Miller Avenue.

21 **APPLICANT:** Valley Life Center

22

23 President Lerwick opened the Public Hearing at 7:02 pm.

24

25 STAFF REPORT:

26 Mr. Chase Ballew reviewed the staff report explaining the proposal would change the
27 comprehensive plan designation of the ‘Industrial’ portion of the property to
28 ‘Residential,’ annex the property into the city limits, and apply RM zoning to the
29 majority of the ‘flag’ portion and RL zoning to the northern 60’ of the ‘flag” and the
30 entirety of the “pole” driveway, constant with the RL zone of the adjacent church
31 property. Staff recommended that the Planning Commission recommend Dallas City
32 Council approve the proposed Comprehensive Plan Amendment, Annexation and Zone
33 Change with three (3) conditions:

- 34 1. The applicant execute and record a restrictive covenant, enforceable by the City, limiting
35 the number of vehicle trips from the property to a total of 211 Average Daily Trips
36 (ADT), to be approved by the City prior to recording.
- 37 2. The applicant provide a legal description of the area to be annexed prior to adoption of an
38 ordinance annexing the property, and legal descriptions of the individual areas to be
39 zoned RM and RL prior to adoption of the ordinance rezoning the property
- 40 3. The applicant record a waiver of remonstrance against the property acknowledging that
41 the property abuts a rail transportation corridor, and that the current and any future
42 property owners waive the right to remonstrate against activities and uses commonly
43 allowed in and along such corridors, including maintenance of tracks, movement and
44 storage of trains, installation of utilities, installation of multi-use trails (rail-banking or
45 rail-with-trail) and any other such customary use of railroad corridors.

46

47 APPLICANT PRESENTATION

48 Mr. Steve Cooley, 2464 SW Oakwood Dr, Dallas, Valley Life Center Representative stated that
49 the Church had purchased the land for future expansion and in the last few years were looking at
50 options to strengthen their financial position. The church researched property sale options and
51 found that there was a higher demand for residential property than industrial property. They are
52 getting the property ready to sell as opposed to developing it themselves. Mr. Cooley requested
53 that the Trip Cap requirement (Condition One) be removed.

54 President Lerwick closed the Public Hearing at 7:45 pm.

55 DISCUSSION BY COMMISSION

56 Commissioner Shien made a motion to recommend the Council approve ANX 17-01, CPA 17-01
57 and ZC 17-01 with three (3) conditions. Commissioner Pazina seconded the motion. The motion
58 was approved unanimously.

59

60 **OTHER BUSINESS**

61 Mr. Jason Locke presented to the Commissioners a timeline for updating the Comprehensive
62 Plan. The timeline shows updating will be done in phases.

63 Mr. Locke also told the Commissioners that they will be presented with some Development
64 Code updates at the October meeting.

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66 **COMMISSIONER COMMENTS**

67 There were none.

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69 **STAFF COMMENTS**

70 There were none.

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72

73 **The meeting adjourned at 8:00 p.m.**

APPROVED:

President

Date