



**City of Dallas
Planning Commission
Council Chambers - City Hall
August 13, 2019 - 7:00 p.m.**

DRAFT

MINUTES

1 **CALL TO ORDER**

2 President Chuck Lerwick called the meeting to order at 7:03 p.m.

3 **ROLL CALL**

4 Commissioners Present: Chuck Lerwick, Chris Castelli, Carol Kowash, Andy Groh, Tory
5 Banford, and Robert Wilson.

6 Absent: David Shein,

7 Staff present: City Attorney Lane Shetterly, Planning Director Scott Whyte,
8 Planner Chase Ballew, and Recording Secretary Margie Pearce.

9 **APPROVAL OF MINUTES**

10 President Chuck Lerwick presented the minutes of the regular meeting of July 9, 2019
11 Commissioner Chris Castelli made a motion to approve the minutes with one correction to make
12 wetlands one word and Commissioner Andy Groh seconded the motion. The motion passed
13 unanimously.

14 **PUBLIC COMMENT**

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

16 Mr. Steve Mannenbach, 15380 Ellendale Road, Dallas, stated that he believed there was
17 insufficient data or incorrect data to make an informed decision.

18 **PUBLIC HEARING**

19 **SDR 19-02:** Dallas Retirement Village (DRV), Phase Two

20 **Applicant:** David Parrett

21

22 Public Hearing SDR 19-02 opened at 7:10 pm.

23 President Lerwick asked if any commissioner had an ex-parte contact to declare. Commissioner
24 Bob Wilson declared that his wife was on the board of directors for DRV. Mr Shetterly stated
25 that there was no conflict and to proceed.

26

27 **STAFF REPORT:**

28 Mr. Chase Ballew told the Commissioners that Phase Two was previously approved by the
29 Planning Commission in December 2014 under #SDR 14-01. Condition of approval #2 required
30 building permit application for Phase Two within two years of initial approval, but no such
31 permit was applied for and the approval expired. This application is similar to the Phase one
32 except 29 units instead of 23 would be built and exceptions for setbacks for the detached garage
33 and length of the dwelling unit are included.

34

35 **APPLICANT PRESENTATION:**

36 Mr. David Parrett, Executive Director for DRV, had nothing new to add to the staff report and
37 answered questions from the Commissioners.

38

39 **PERSONS SPEAKING FOR OR AGAINST:**

40 There were none.

41 **REBUTTAL:**

42 There was none

43 Public Hearing SDR 19-02 closed at 7:35pm.

44 **DISCUSSION BY COMMISSION:**

45 Commissioner Andy Groh motioned to approve the SDR 19-02.

46 Commissioner Carol Kowash seconded the motion and it was approved unanimously.

47

48 **OTHER BUSINESS**

49 Mr. Scott Whyte presented to the commissioners a draft of the Housing Needs Analysis report.
50 He stated he wanted them to have the report early so they can digest the information prior to the
51 Planning Commission hearing on September 10th, 2019.

52

53 **STAFF COMMENTS:**

54 Mr. Whyte reviewed the House Bills that directly effect the city: HB 2001, HB 2003, and HB
55 5050. He also commented that there will be an Economic Opportunity Analysis being done
56 throughout the city next year to record the industrial and commercial properties. It will be the
57 same type of analysis as the Housing Needs.

58

59

60 **The meeting adjourned at 8:10 p.m.**

APPROVED:

President

Date