



City of Dallas
Planning Commission
Council Chambers - City Hall
September 15, 2009 - 7:00 p.m.

MINUTES

CALL TO ORDER

Dave Pederson called the meeting to order at 7:00 p.m.

ROLL CALL

Commissioners Present: Carol Kowash, Carrie Mendell, Dave Pederson and Robert Wilson

Absent: Chuck Lerwick, Doris Stefani and Murray Stewart

Staff present: City Attorney Lane Shetterly, Community Development Director Jason Locke, and Recording Secretary Joanne Ballweber.

APPROVAL OF MINUTES

Dave Pederson presented the minutes of the regular meeting of August 11, 2009. Commissioner Carrie Mendell made a motion to approve the minutes as presented. Commissioner Robert Wilson seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

None

Development Code Amendments

A public hearing on The Amendments to Dallas Development Code, Zoning, Map, and Comprehensive Plan.

Dave Pederson opened the hearing at 7:05 p.m. and read the hearing procedure.

Community Development Director Jason Locke spoke regarding the Revised Dallas Development Code. Mr. Locke said the process to revise the Development Code started approximately one (1) year ago and he gave a brief summary on the process of the rewrite of the Development Code and what it has entailed for the last year. He said there were 3 focus groups that were involved in the process. One group was assembled of elected and appointed officials, the second group was downtown commercial business and property owners and the third group was comprised of developers and builders. Mr. Locke added that each group looked at the development code from a different perspective. Mr. Locke indicated the process went very well and was facilitated by Scot Siegel, John Swanson and himself. Mr. Locke stated that it required a lot of time to make sure of the compatibility and the rewrite was needed to bring the City of Dallas Development Code into line with what the City of Dallas Comprehensive Plan set out as a policy framework. There were numerous incompatibilities within and between those two documents. Mr. Locke said the new Development Code contains much clearer and more objective standards, but also allows a lot of flexibility based on an applicant needing certain performance

standards and demonstrating those in a meaningful way. There were significant changes of policy which include how the City will approach and process applications.

Mr. Locke gave a summary of the Comprehensive Plan Amendments.

He indicated in the staff report there are proposed Comprehensive Plan Amendments. Those amendments were important because the bulk of the Comprehensive Plan Amendments consists of removal of specific development requirements of mixed-use nodes, which have been transferred to the Development Code where they should be. Mr. Locke added the major change to the Comprehensive Plan was to remove the reference to the existing zoning districts. The City of Dallas Comprehensive Plan now refers to density ranges as opposed to minimum densities because lot size averaging is more effective. That has changed in name and in the range of dwelling units per acre. Mr. Locke said the zoning map changes will reflect the removal of the residential agricultural zoning district and apply the new designations of RM, RA and RH to the existing map. Mr. Locke also said there were inconsistencies in the consolidation of two (2) zoning districts into a single district, as heavy vs. light industries has changed. The zoning will be based more on performance standards than it will on a small number of specific uses. Mr. Locke added that this will allow the City of Dallas, property owners and developers much more flexibility to locate different types of business and industrial and commercial operations, which will provide benefits and uniformity.

Scott Siegel gave a PowerPoint presentation that summarized the Dallas Development Code Amendments. Upon completion of the presentation, the Planning Committee, City staff and Scot Siegel reviewed and discussed issues that needed to be corrected within the New Code Amendments. Mr. Locke stressed the graphics were key to making the code more understandable.

Performance guarantees were discussed between Lane Shetterly and Jason Locke.

Mr. Locke said the next issue for Planning Commission discussion is the Urban Chicken movement. The City of Dallas has not allowed chickens (i.e. hens) inside the City limits in a residential zone. This issue has become a problem for the City over the past 1 ½ years. Many people have them. It is part of the urban agriculture sustainability and affordability movement. Mr. Locke added the Commission will need to decide if that is something the City of Dallas will want to change their policy on. Mr. Pederson asked about roosters. Mr. Locke replied roosters will not be allowed as there is a noise issue and they are also aggressive. He added that many jurisdictions that allow chickens limit the number to 5 hens or less and do not allow roosters. Mr. Locke would like the Commission to take the issue under consideration and get the feelings of the Commission on the chicken issue.

Robert Wilson made a motion to close the hearing.

Public hearing was closed at 8:57 p.m.

Mr. Locke said Council meeting is set for November 2, 2009. This allows one more meeting for the Planning Committee to discuss matters further.

OTHER BUSINESS

None

COMMISSIONER COMMENTS

None

STAFF COMMENTS

None

ADJOURN @ 8:59 p.m.

APPROVED:

President

Date