



**City of Dallas  
Planning Commission  
Council Chambers - City Hall  
December 14, 2010 - 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, Carol Kowash, Dave Pederson, Doris Stefani, Murray Stewart and Robert Wilson

Staff present: City Attorney Lane Shetterly, Community Development Director Jason Locke, Planner John Swanson and Recording Secretary Kris Pierce.

### **APPROVAL OF MINUTES**

Chuck Lerwick presented the minutes of the regular meeting of September 14, 2010. Commissioner Wilson made a motion to approve the minutes as presented. Commissioner Kowash seconded the motion. The motion passed unanimously.

### **PUBLIC COMMENT**

None

### **PUBLIC HEARING**

A) A public hearing on the Dallas Development Code text amendments.

President Chuck Lerwick opened the Public Hearing on the Dallas Development Code text amendments at 7:03 p.m. He explained the rules and procedure for the public hearing.

Jason Locke presented the staff report. He reported that the issues with the Dallas Development Code text were minor issues and/or typographical issues. Mr. Locke highlighted approximately thirteen pages of changes.

Mr. Locke followed by over viewing the "effective date" changes on those pages which were affected and the omission of the "green building" Earth Advantage Certified program. He further discussed the issue of driveway widths and proposed removal of a sentence on page 2-37 that was confusing and no longer needed given the other requirements in the development code. The other proposed text changes clarified property line adjustments to be consistent with State Law.

There was no public testimony.

President Lerwick declared the public hearing closed at 7:09 p.m.

#### Deliberations – Public Hearing on the Dallas Development Code text revisions

Commissioner Lerwick asked what an earth advantage bonus was. Mr. Locke explained the general idea of the bonus point system is that it is an incentive for builders in terms of density and deviation from the code and are based on a point system. If a builder builds a percentage of homes within a development to a standard and accrued a certain number of points, it would allow for a bonus to the builder in terms of more lots or units in their development.

Commissioner Pederson proposed that if density is our goal then what would be the future incentive. Mr. Locke and Mr. Shetterly explained that it is an incentive based program at this point not a regulatory requirement mentioning the analogy of County versus State regulations and that the City Development Code bonus point are an incentive for builders not regulatory.

Commissioner Stewart requested clarification on 2-37, the “and/or screening behind the fence” in Section F. Mr. Locke explained that adding the “or” to the language makes a clear standard for storage of a recreational vehicle whereby there is a choice and offers the City easier enforcement and a clear standard.

Commissioner Kowash requested clarification of the “tapering” of the driveway slope issue. Mr. Locke presented a diagram to show the change in the wording and reviewed the issue of impervious surface area to better clarify the removal of the word “tapering” in the Code and further explained clarification of the language would discourage the practice of the “concrete front yard.” Commissioner Lerwick asked staff if this section of the Code would address the driveway runoff issues.

Commissioner Bob Wilson moved to recommend to the City Council adoption of the City Development Code text changes with the conclusions and recommendations put forth by the staff. Commissioner Stewart seconded the motion. The motion carried unanimously.

#### **OTHER BUSINESS**

None

#### **COMMISSIONER COMMENTS**

None

#### **STAFF COMMENTS**

Mr. Locke reported that the previously approved but expired Faith Farms subdivision has submitted a new application with approximately 120 lots. A work session would be needed once the completed application is received regarding the newly proposed subdivision plans. Mr. Locke further commented that under the new Development Code, all sidewalks will be built at the time of development.

Mr. Locke advised that a recent grant application has been submitted for the newly annexed Fairview Avenue properties. Mr. Swanson reported that development activities have been increasing and construction has started on the cell phone tower located on Ellendale Avenue.

**The Meeting was adjourned at 7:38 p.m.**

**APPROVED:**

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President

\_\_\_\_\_  
Date