



City of Dallas
Planning Commission
Council Chambers - City Hall
April 12, 2011 - 7:00 p.m.

MINUTES

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Carol Kowash, Dave Pederson, Murray Stewart and David Shein

Commissioners Absent: Chuck Lerwick, Paul Holstege 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

Vice President Pederson presented the minutes of the regular meeting of March 8, 2011. Commissioner Stewart made a motion to approve the minutes as presented. Commissioner Shein seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

None

PUBLIC HEARINGS

**A) Conditional Use Application (CUP 11-01) and Variance Request (VAR 11-01)
for drive through use
Applicant: Weber Properties LP**

**Location: NW corner of W. Ellendale Avenue and Jasper Street
Map ID: 7529DD 7100 Tax Lot: 7100**

Vice President Pederson declared the official public hearing open at 7:03 p.m. Vice President Pederson called for any Commissioners who wished to declare any ex-parte contact, site visits or conflicts of interest; there were none. Vice President Pederson explained the hearing procedure and called for the Staff Report.

John Swanson presented the Staff Report, stating that the applications were for a Conditional Use and Type B Variance requests. The subject property is Lot 1, Jasper Crossing Subdivision located at West Ellendale Avenue and Jasper Street, Map and Tax Lot Number 7.5.29 DD 7100. The applicant is Weber Properties, LP and the owner is Jasper Crossing, LLC. Mr. Swanson explained the Criteria for a Conditional Use Permit and Type B Variance. He advised the

Commission that the Staff Report recommended approval of the applicant's requests for a Conditional Use Permit and Type B Variance for a drive through with conditions.

Mr. Locke stated the applicant provided a picture of the proposed building, site plan map and a traffic impact analysis of the site.

Vice President Pederson asked for questions by the Commission, hearing none, he called for the Applicant's presentation.

Applicant Michelle Webber, representing Weber Properties, LP stated that they concur with the staff report and asked if the Commission had any questions regarding the material presented in their application.

Hearing none, Vice President Pederson then asked that any persons wishing to speak on the application sign in and state their name and address for the record. There were none.

Vice President called for questions by Commission Members and comments from staff. Hearing none, Vice President Pederson closed the Public Hearing at 7:16 p.m.

Commissioner Shein moved to approve the Conditional Use Permit and Type B Variance request with the conditions contained in the staff report. Commissioner Stewart seconded the motion. The applications passed unanimously.

OTHER BUSINESS

Jason Locke stated that staff will be proposing a text amendment to the Development Code regarding the Barberry Node. He anticipates presenting the text amendment to the Commission in June with a Public Hearing on the matter in July.

COMMISSIONER COMMENTS

Commissioner Kowash asked what the reasons were for the proposed text change. Jason Locke commented that it was to obtain a certain level of consistency of development within an appropriate timeframe.

STAFF COMMENTS

None

The Meeting was adjourned at 7:32 p.m.

APPROVED:

President

Date