

Memorandum

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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

DATE January 10, 2014

Honorable Members of the Quality of Life & Environment Committee:
TO Sandy Greyson (Vice Chair), Adam Medrano, Rick Callahan, Carolyn R. Davis,
Lee M. Kleinman

SUBJECT Quality of Life & Environment Committee Meeting Agenda

Monday, January 13, 2014, 9:00 a.m.

Dallas City Hall - 6ES, 1500 Marilla St., Dallas, TX 75201

The agenda for the meeting is as follows:

- | | |
|--|---|
| 1. Call to Order | Dwaine R. Caraway
Chair |
| 2. Approval of December 9, 2013 Minutes | Dwaine R. Caraway
Chair |
| 3. Follow Up Discussion: Next Step in Strategic Planning:
Best Practices in Quality of Life & Environment | LaToya Jackson
Asst Dir., Strategic Customer
Services |
| 4. Screening of Outside Storage | David Cossum
Interim Director, Sustainable
Development and Construction |

Upcoming Agenda Items

- | | |
|--|----------------------------|
| 5. Authorize Contract for Renovation and Expansion of Pleasant
Oaks Recreation Center – Council Agenda January 22, 2014 | |
| 6. Adjourn | Dwaine R. Caraway
Chair |

Please let me know if you have any questions.

Dwaine R. Caraway
Chair

cc: Honorable Mayor and Members of the City Council

Forest E. Turner, Assistant City Manager

DATE January 13, 2014
SUBJECT Quality of Life & Environment Committee Meeting Agenda
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A.C. Gonzalez, Interim City Manager
Warren M.S. Ernst, City Attorney
Daniel F. Solis, Administrative Judge
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
Ryan S. Evans, Interim First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager

Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Theresa O'Donnell, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Officer
Elsa Cantu, Asst. to the City Manager – Mayor and Council

NOTICE: A quorum of the Dallas City Council may attend this Council committee meeting.

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.

Quality of Life & Environment Committee Meeting Record

DRAFT

Meeting Date: December 9, 2013 **Convened:** 9:06 A.M. **Adjourned:** 11:01 A.M.

Members Present:

Dwaine R. Caraway, Chair
Sandy Greyson, Vice Chair
Adam Medrano
Carolyn R. Davis
Lee M. Kleinman
Rick Callahan

Members Absent:

None

Briefing Presenters

Willis Winters
Director, PKR
LaToya Jackson
Assistant Director, SCS

Staff Present:

Joey Zapata, Frank Camp, Lisa Christopherson, Daniel Huerta, Francisco Rodriguez, Peter Bratt, Sheneice Hughes, Eric Izuora

AGENDA:

1. **Approval of November 18, 2013 Minutes**

Presenter(s):

Action Taken/Committee Recommendation(s): Recommended approval

Summary: The Vice Chair requested that the minutes be amended with the correction that the Committee's adopted motion for the Streetscape Licensing item at the June 10th meeting had recommended the lowest tier fee for approval by City Council.

A motion was made to approve an amended minutes of November 18, 2013.

Motion made by: Rick Callahan

Motion seconded by: Lee M. Kleinman

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

2. Cotton Bowl 2013 Improvements

Presenter(s): Willis Winters, Daniel Huerta

Action Taken/Committee Recommendation(s): Information Only

Summary: The purpose of this briefing was to give the Committee an overview of the history of the Cotton Bowl, to review completed and ongoing improvements, and to highlight recent and upcoming events.

The Committee’s discussion was joined by: Max Wells, President of the Park Board; Alan Walne, Chairman of the Board of Directors for the Texas State Fair; and Craig Holcomb, Executive Director of Friends of Fair Park.

The Committee requested that staff provide additional briefings and information on the capital needs inventory and costs to fix and improve Fair Park and the Cotton Bowl, as well as a review of parking and security contracts.

Motion made by:

Item passed unanimously:

Item failed unanimously:

Motion seconded by:

Item passed on a divided vote:

Item failed on a divided vote:

3. Next Step in Strategic Planning: Best Practices in Quality of Life & Environment

Presenter(s): LaToya Jackson, Francisco Rodriguez, Sheneice Hughes

Action Taken/Committee Recommendation(s): Schedule this item for discussion only on the next Committee Agenda.

Summary: The purpose of this briefing was to update the Committee on the strategic planning best practices for Clean, Healthy Environment in preparation for the January Retreat.

The Vice Chair requested that the item be brought back to the Committee to allow for discussion by the Committee.

Motion made by:

Item passed unanimously:

Item failed unanimously:

Motion seconded by:

Item passed on a divided vote:

Item failed on a divided vote:

4. Community Clean-Up – Operation: Beautification Update

Presenter(s): Joey Zapata

Action Taken/Committee Recommendation(s): Information Only

Summary: This summarized briefing was to update the Committee on the semi-annual event that was held on November 9th. The Chair requested a summarized explanation of the event. CM Kleinman acknowledged the clean-up work the Parks Department, community groups, homeowners associations, and friends groups do for the City.

Motion made by:

Motion seconded by:

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

5. Discussion on Next Steps for Proposed Solicitation and Anti-Litter Ordinance

Presenter(s): Joey Zapata

Action Taken/Committee Recommendation(s): Schedule the amended Solicitation Ordinance on the first City Council Agenda Meeting in January 2014. Schedule the Anti-Litter Ordinance for the Committee’s discussion in January 2014.

Summary: Joey Zapata requested direction from the Committee on the proposed Solicitation and Anti-Litter Ordinances, which have been previously discussed in Committee and Council Meetings.

The Vice Chair motioned and the Committee approved separation of these two items, and to move the Solicitation Ordinance to the full Council with a non-adhesive amendment for the first Council Agenda Meeting in January.

The Chair requested that the Anti-Litter Ordinance be re-briefed to the Committee in January.

Motion made by: Sandy Greyson

Motion seconded by: Adam Medrano

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

6. Discussion on Resolution to Change Quality of Life & Environment Meeting Time to 9:00 AM

Presenter(s): Joey Zapata

Action Taken/Committee Recommendation(s): Schedule a resolution for a 9:00 A.M. starting time on the January 8th full Council Agenda.

Summary: Joey Zapata requested the committee’s support to change the 2014 City Council Calendar to reflect a 9:00 A.M. starting time for all Quality of Life & Environment Committee Meetings.

Motion made by: Sandy Greyson

Motion seconded by:

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

7. Item #22 Authorize a “Rescission of Notices of Restriction” on Dallas/Fort Worth International Airport Wetlands for the U.S. Army Corps of Engineers

Presenter(s): Joey Zapata

Action Taken/Committee Recommendation(s): Recommended approval

Summary: Joey Zapata provided a summary of this item, which is scheduled on the December 11th City Council Agenda.

Motion made by:

Motion seconded by:

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

8. Item #10 Authorize a six-year service contracts for accredited registrar services for Standardization 9001:2008, International Organization for Standardization 14001:2004 and the Occupational Health and Safety Standard 18001:2007

Presenter(s): Joey Zapata

Action Taken/Committee Recommendation(s): Recommended approval

Summary: Joey Zapata provided a summary of this item, which is scheduled on the December 11th City Council Agenda.

CM Kleinman appreciated that the City is pursuing the horizontal initiatives across departments of quality, environment, and safety, but would like to see vertical initiatives that accredit individual departments in their respective areas of work; and the City should promote the fact more clearly to the public that the departments are certified.

Motion made by:

Item passed unanimously:

Item failed unanimously:

Motion seconded by:

Item passed on a divided vote:

Item failed on a divided vote:

Councilmember Dwaine R. Caraway
Chair

Memorandum



CITY OF DALLAS

DATE January 10, 2014

TO Honorable Members of the Quality of Life & Environment Committee:
Dwayne R. Caraway (Chair), Sandy Greyson (Vice Chair), Adam Medrano,
Rick Callahan, Carolyn R. Davis, Lee M. Kleinman

SUBJECT Follow Up Discussion: Next Step in Strategic Planning: Best Practices in Quality of Life & Environment

On Monday December 9, 2013, the Budget for Outcomes Team for Clean, Healthy Environment briefed you on best practices in Quality of Life & Environment. Their briefing covered proposed index cities and a draft SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis.

The Quality of Life & Environment Committee requested that the item appear on the January 13th meeting agenda so that questions and comments can be submitted to the team. The December 9th briefing material is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Joey Zapata'.

Joey Zapata
Assistant City Manager

Attachment

Cc: Honorable Mayor and Member of the City Council
A.C. Gonzalez, Interim City Manager
Warren M.S. Ernst, City Attorney
Daniel F. Solis, Administrative Judge
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
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Frank Libro, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

Next Step in Strategic Planning: Best Practices in Quality of Life & Environment



Photo Credit: Justin Treveen

TEAM MEMBERS

- ❑ Peter Bratt, *Intergovernmental Services*
- ❑ Haroon Abdoh, *Public Works*
- ❑ Bobby Cano, *Office of Financial Services*
- ❑ Victoria Chittam, *Office of Financial Services*
- ❑ Holly Holt, *Dallas Water Utilities*
- ❑ Sheneice Hughes, *Aviation*
- ❑ Charles Langley, *Sanitation*
- ❑ Kim Mackey, *Office of Environmental Quality*
- ❑ Esmeralda Martinez, *Dallas Water Utilities*
- ❑ Than Nguyen, *Trinity Watershed Management*
- ❑ Maureen Milligan, *City Attorney's Office*
- ❑ Frank Rodriguez, *Intergovernmental Services*



OVERVIEW

Clean Healthy Environment (CHE) KFA Team preliminary work for the FY14-15 Budgeting for Outcomes process includes:

- Review of the 2013 Community Survey
- Index cities
- Strengths, Weaknesses, Opportunities, and Threats (SWOT) for City of Dallas
- Model best practices

2013 COMMUNITY SURVEY

- The 2013 Community Survey was 6th survey conducted by City of Dallas since 2005
- Significant improvements in:
 - Dallas as a place to live (increased by 6% since 2011 survey)
 - 82% of residents surveyed felt Dallas was an “excellent” (29%) or “good” (53%) place to live
 - Overall quality of life in Dallas (increased by 6%)
- City residents highly rated key services such as solid waste services (75% excellent/good), sewer services (67%), storm drainage (62%), and drinking water (55%)

2013 COMMUNITY SURVEY

- Citizens also indicated areas that were opportunities for improvement
 - 1) Maintenance of infrastructure
 - 2) Code enforcement
 - 3) Drinking water

INDEX CITIES

The CHE Team conducted research to identify the following index cities

- Austin
- New York City
- Houston
- Phoenix
- Portland
- San Antonio
- Sacramento

INDEX CITIES

- **Austin**

- Population: 842,592 (2012)
- America's Healthiest City Rank (USA Today): 11
- Bike Friendly City Ranking (Bicycling Magazine): 11
- Best Cities in Energy Savings Rank (American Council for an Energy Efficient Economy): 6
- Overall Best Cities (Bloomberg/Businessweek): 12
- Green City Index (Economist Intelligence Unit): Not Ranked

- **New York City**

- Population: 8,336,697
- America's Healthiest City Rank (USA Today): 24 (out of 50 largest cities)
- Bike Friendly City Ranking (Bicycling Magazine): 8 (out of 50 largest cities)
- Best Cities in Energy Savings Rank (American Council for an Energy Efficient Economy): 3 (out of 34 largest cities)
- Overall Best Cities (Bloomberg/Businessweek): 14 (out of 50 largest cities)
- Green City Index (Economist Intelligence Unit): 3 (out of 27 largest cities)

INDEX CITIES

•Houston

- Population: 2,160,821
- America's Healthiest City Rank (USA Today): 43
- Bike Friendly City Ranking (Bicycling Magazine): Not Ranked
- Best Cities in Energy Savings Rank (American Council for an Energy Efficient Economy): 13
- Overall Best Cities (Bloomberg/Businessweek): 35
- Green City Index (Economist Intelligence Unit): 16

• Phoenix

- Population: 1,488,750
- America's Healthiest City Rank (USA Today): 33
- Bike Friendly City Ranking (Bicycling Magazine): 15
- Best Cities in Energy Savings Rank (American Council for an Energy Efficient Economy): 15
- Overall Best Cities (Bloomberg/Businessweek): 49
- Green City Index (Economist Intelligence Unit): 24

INDEX CITIES

- **Portland**

- Population: 587,865
- America's Healthiest City Rank (USA Today): 3
- Bike Friendly City Ranking (Bicycling Magazine): 47
- Best Cities in Energy Savings Rank (American Council for an Energy Efficient Economy): 2
- Overall Best Cities (Bloomberg/Businessweek): 5
- Green City Index (Economist Intelligence Unit): Not Ranked

- **San Antonio**

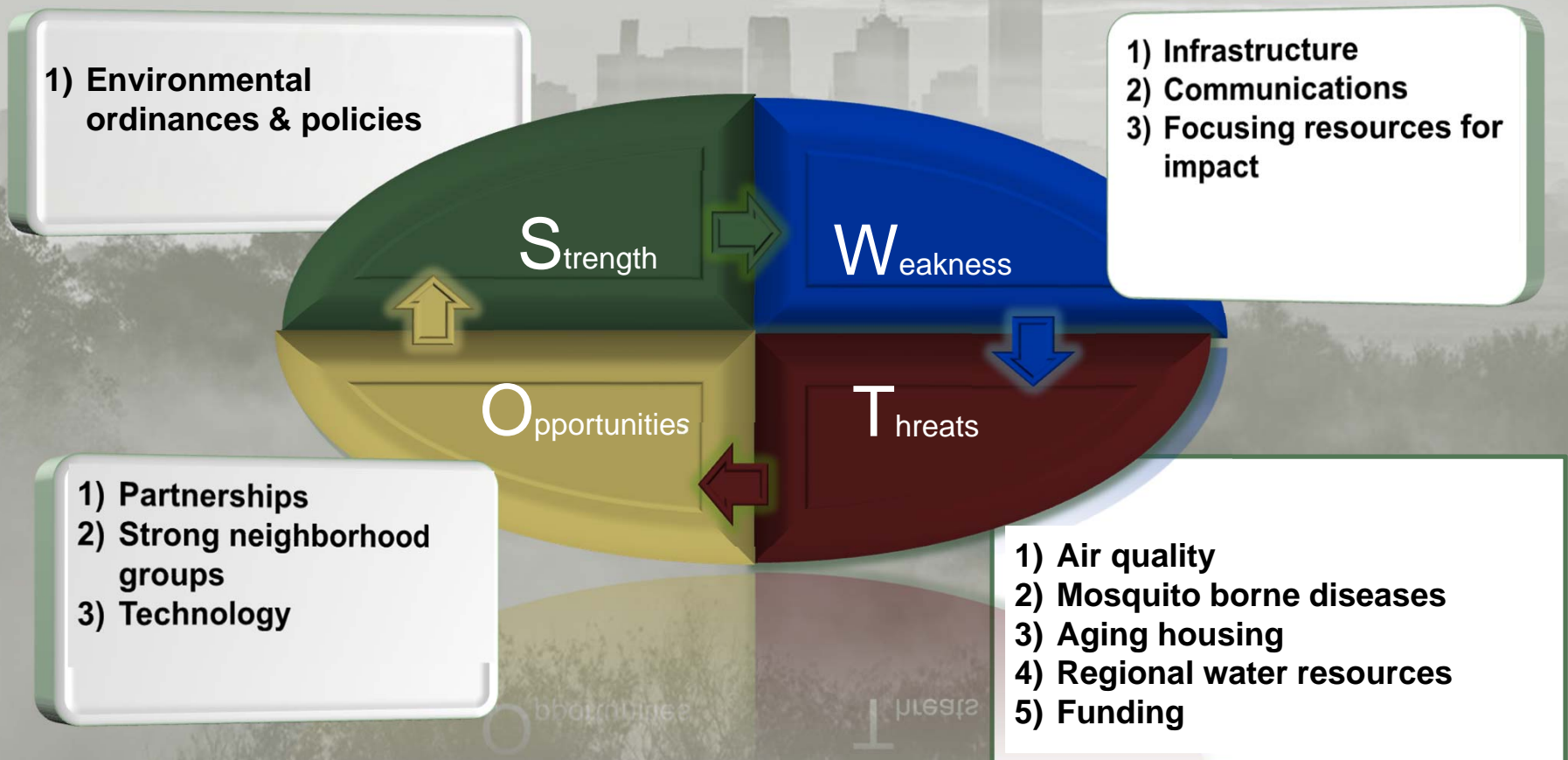
- Population: 1,382,951
- America's Healthiest City Rank (USA Today): 48
- Bike Friendly City Ranking (Bicycling Magazine): 47
- Best Cities in Energy Savings Rank (American Council for an Energy Efficient Economy): 16
- Overall Best Cities (Bloomberg/Businessweek): 40
- Green City Index (Economist Intelligence Unit): Not Ranked

INDEX CITIES

- **Sacramento**

- Population: 475,516
- America's Healthiest City Rank (USA Today): 7
- Bike Friendly City Ranking (Bicycling Magazine): 25
- Best Cities in Energy Savings Rank (American Council for an Energy Efficient Economy): 18
- Overall Best Cities (Bloomberg/Businessweek): 24
- Green City Index (Economist Intelligence Unit): 15

SWOT Analysis



STRENGTHS: Environmental Policies

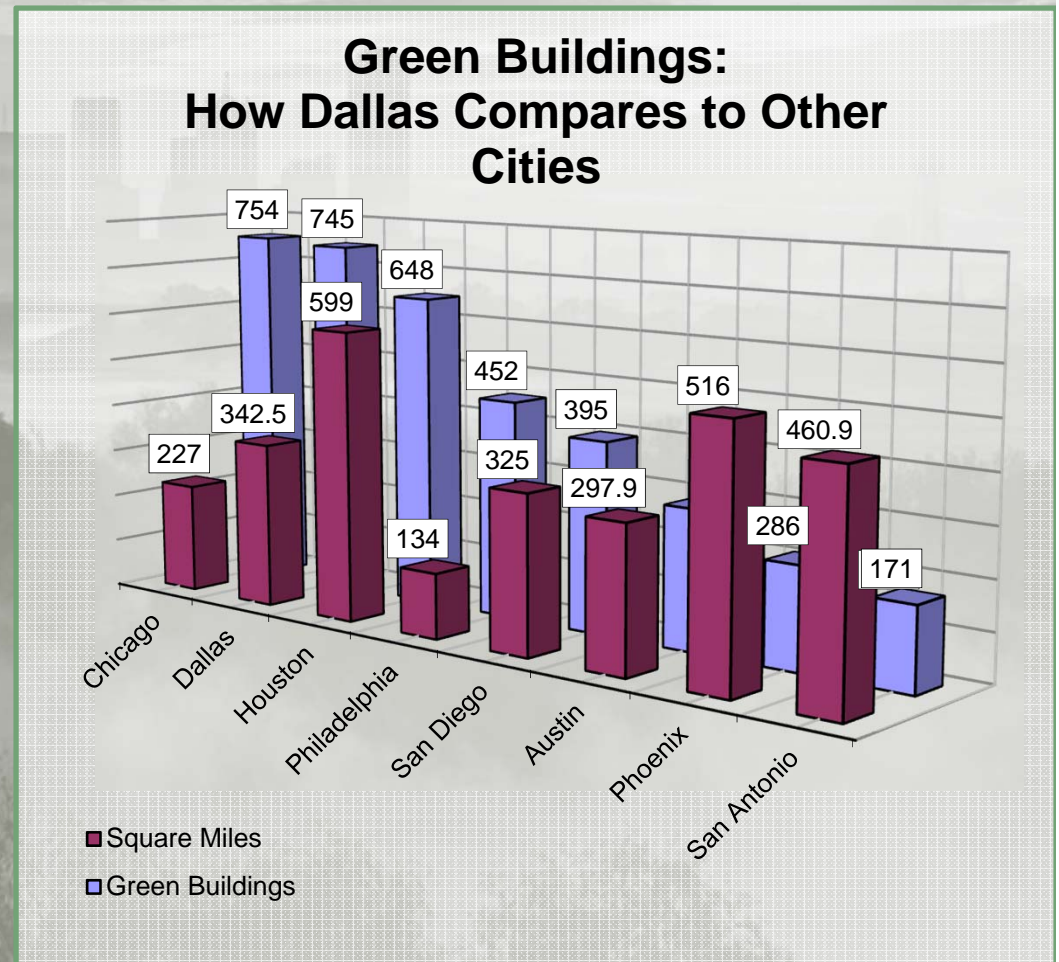
Dallas is guided by internal policies and guidelines

- City of Dallas Environmental Policy
- Ozone Action Plan
- Green Purchasing Initiative

STRENGTHS: Environmental Policies

Dallas is

- **1st** in the number green buildings per capita when compared to our index cities
- **3rd** in green buildings per square mile when compared to our index cities
- Has the highest number of LEED certified buildings
- **13th** nationally in energy efficient use for local government operations

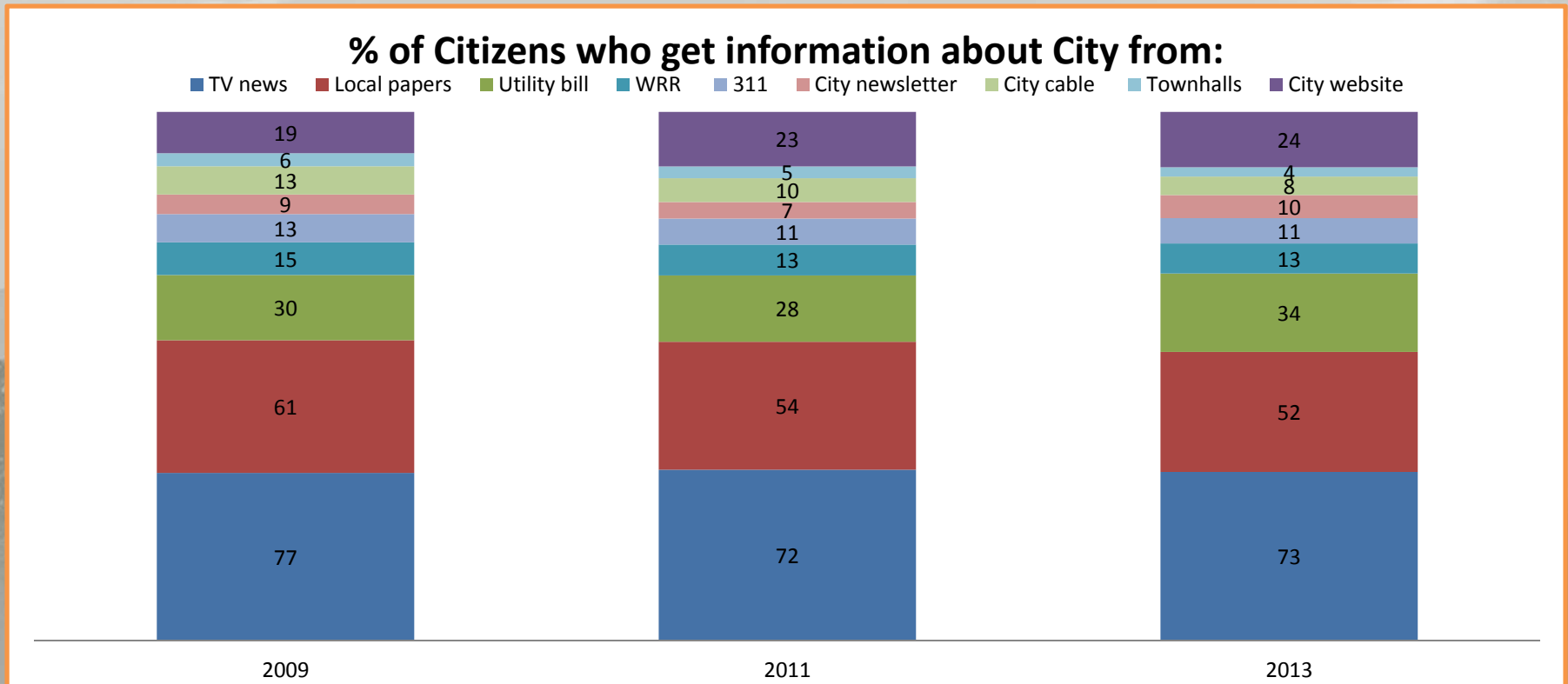


WEAKNESS: Infrastructure

- Dallas has an aging traffic signal infrastructure
- Almost 80% of the traffic signal infrastructure is past the industry standard for useful life
- A robust system can reduce accidents, enhance mobility and improve the quality of life for Dallas citizens
- A long-term traffic signal infrastructure maintenance program is being considered



WEAKNESS: Communications



- Top news sources in 2013:
 - Local TV news (73%)
 - Local newspapers (52%)
 - Utility bill (34%)
 - City website (24%)

- Changes from 2009 to 2013:
 - City cable (-38.5%)
 - Website (26.3%)
 - Local newspaper (-14.8%)

WEAKNESS:

Focusing Resources for Impact

- Dallas' land area is large and needs for key city services continues to grow
- Some quality of life problems are widely distributed throughout the city
 - Vacant Land
 - Blighted Housing
- City already targets some city services strategically
 - DPD TAAG

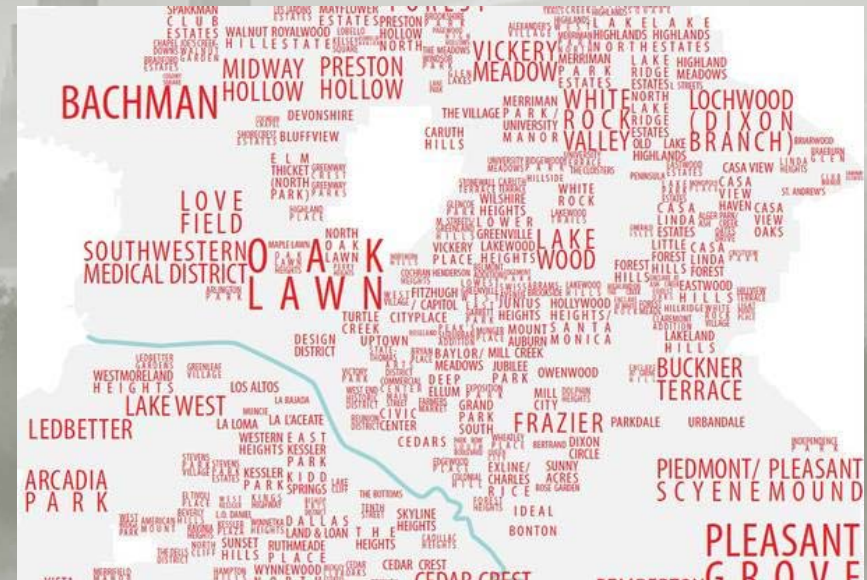
OPPORTUNITY: Partnerships

- City of Dallas further benefits from partnerships with other municipalities, private, non-profit organizations
 - Examples
 - Klyde Warren Park
 - AT&T Performance Arts Center
 - Downtown Parks Master Plan/Belo Foundation

OPPORTUNITY: Strong Neighborhood Groups

City can partner with neighborhood groups to:

- Identify and inventory vacant/blighted properties
- Clean and maintain vacant lots and structures
- Engage in community-based planning efforts
- Leverage private funds for public good
- Provide identifying information on absentee landlords and illegal dumpers
- Advocate for legislative changes



Graphic: Preservation Dallas

OPPORTUNITY: Technology

- Dallas has opportunities for greater technology effectiveness
 - Demand-responding parking pricing
 - Networked street lights and parking
 - Traffic management
 - Smart utilities
 - Online civic involvement

THREATS: Air Quality

- Ozone is a respiratory irritant and can also have adverse affects on cardiovascular health
- 8% of the population in the D-FW non-attainment region has asthma
- 23.6% of the population has cardiovascular illness
- 4% of the population has COPD
- Employers may not want to move to an area where their workers and family will become unhealthy
- Emergency room visits for respiratory complications reduces worker productivity and can result in lost wages

THREATS: Mosquito Borne Illnesses

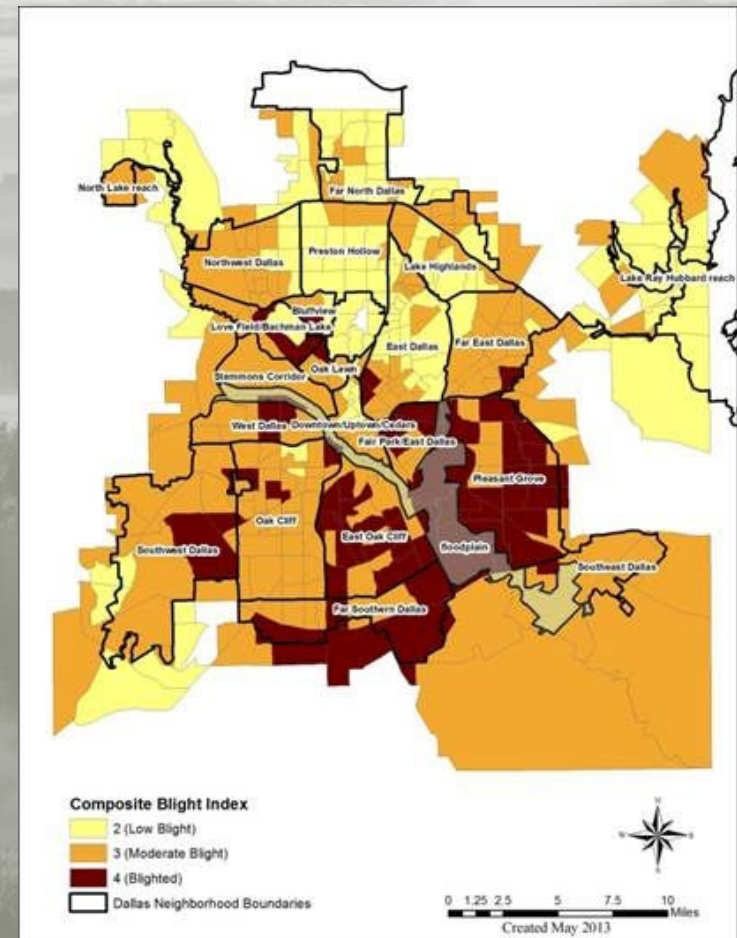
- Arboviral Encephalitides
 - Eastern equine encephalitis (EEE)
 - Western equine encephalitis (WEE)
 - St. Louis encephalitis (SLE)
 - La Crosse (LAC) encephalitis,
 - West Nile virus (WNV)
- Dengue Fever
- Malaria
- Yellow Fever



THREATS: Aging Housing/Blight

A 2013 study by DFW Habitat for Humanity and UT-Dallas found:

- Blight drains city resources and dollars while its harms residents with drug activity and reduced property values
- Over four years, Dallas demolished nearly 1600 residential and commercial properties
- Over the past two years, Dallas filed \$10 million in liens against properties, collecting about \$1.5 million
- The median property value for homes in high-blight areas is \$79,600, compared to \$236,050 in low-blight areas



THREATS:

Regional Water Resources

- Texas continues to struggle with the long-term impact of drought
- Estimated costs are more than \$5.2 billion in agricultural losses and \$250 million in wildfire devastation in 2011
- Current drought may be similar to the 1950s drought and this weather pattern may stick around until 2020

THREATS:

Regional Water Resources

- Dallas has responded by being proactive
- Instituted twice a week watering restrictions in 2012
- Promotes conservation and reuse
- Since the beginning of Dallas' water system in 1878, the challenge has been finding an adequate, dependable water supply
- According to the State of Texas, the impact of DFW region running out of water would result in:
 - Reduced regional population of 797,000
 - Loss of 547,000 jobs
 - Income decline of \$49.7 billion

THREATS: Funding

- Significant cuts to Transportation Funding at the Federal and State level, leaving the City with responsibility of taking up costs
- Property and sales tax revenue
 - FY14 property tax base is 3.6% FY09
 - Moderate sales tax revenue growth is expected in near future
 - New construction appraised values in FY14 is still below FY08 peak

BEST PRACTICES

Air Quality

New York City

- Programs for upgrading HVAC systems in public and private buildings
- Lower retirement age for fleet vehicles
- Ground-level air monitors to evaluate air pollution hot spots



Philadelphia

- Air Quality Improvement Fund established in 2006
- financed by fines, penalties, air permits
- Emergency generator and fire pump testing restrictions
- Dry cleaning regulations



BEST PRACTICES Communications

Philadelphia

- Award winning interacting programs
 - Philly311 (Call Center)
 - PhillyStat (Performance Analysis)
 - PhillyRising (Crime)



BEST PRACTICES Communications

Chicago

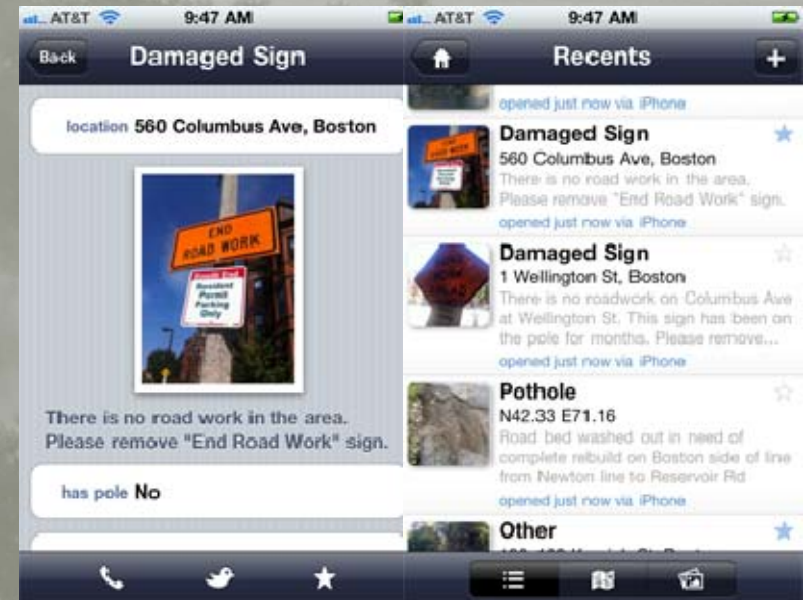
- Is expanding and updating its mobile, social media and online technology to increase communication/interaction with residents

City's engagement with residents on social media

	Office of the Mayor	Chicago Police Department	Chicago Park District	Chicago Transit Authority
Facebook	11,498 likes	37,119 likes	13,012 likes	10,069 likes
Twitter	28,206 followers	14,789 followers	14,543 followers	25,513 followers

Boston

- Is expanding and updating its mobile, social media, and online technology to increase communication/interaction with residents through a new Open Government Portal, mobile apps (Street Bumps) and hired a “Data Scientist”



BEST PRACTICES

Infrastructure Replacement

Seattle

- Green Stormwater Infrastructure (GSI) – aims to address stormwater needs in a more sustainable, aesthetically pleasing and cost effective approach

San Diego

- In 2014 announced a five-year plan will be developed to address infrastructure backlog

Houston & Fort Worth

- Infrastructure/bond program management & tracking systems

BEST PRACTICES

Using Resources Strategically

Richmond

- Neighborhoods in Bloom targets six neighborhoods with additional revitalization resources and enhanced

Houston

- “Healthy Pets Healthy Streets” is a city and advocacy group partnership that targets specific neighborhoods with large stray animal populations

San Antonio

- Progressive animal control initiative that seeks to enhance community and owner responsibility

BEST PRACTICES: Strong Neighborhood Groups

Fort Worth & San Antonio

- Code Ranger Program builds neighborhood partnerships with code officers
- Focus on training citizen volunteers

Cleveland

- Code Enforcement Partnership empowers community organizations to educate property owners on code compliance
- Neighborhood organizations, churches, and community development corporations (CDCs) receive training from city code officers

BEST PRACTICES: Technology

New York City

- Sensors along 23 crucial intersections adjust traffic light patterns to keep optimal traffic flow

Seattle

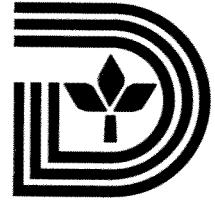
- Uses Eparking data to adjust parking rates on a neighborhood level annually

SUMMARY

- With municipal leadership, regional collaboration, environmental initiatives, and community involvement, the City of Dallas will remain a national leader in ensuring a sustainable community

QUESTIONS?

Memorandum



CITY OF DALLAS

DATE January 7, 2014

TO Members of the Quality of Life and Environment Committee:
Dwaine Caraway (Chair), Sandy Greyson (Vice Chair), Adam Medrano, Rick Callahan, Carolyn Davis, Lee Kleinman

SUBJECT Screening of Outside Storage

On January 13, 2014 you will be briefed on proposed code amendments to provisions regulating outside storage. The proposed amendments focus on the need for screening of outside storage in a more consistent manner, particularly along major thoroughfares. The proposed amendments have been recommended for approval by the City Plan Commission.

A handwritten signature in black ink, appearing to read 'Theresa O'Donnell'.

Theresa O'Donnell
Interim Assistant City Manager

c: A.C. Gonzalez, Interim City Manager
Warren M.S. Ernst, City Attorney
Rosa Rios, City Secretary
Craig Kinton, City Auditor
Judge Daniel Solis, Administrative Judge
Ryan S. Evans, Interim First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
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Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Frank Libro, Public Information Officer
David Cossum, Interim Director Sustainable Development and Construction
Rick Galceran, Director, Public Works
Elsa Cantu, Assistant to the City Manager – Council Office

Screening of Outside Storage

Amendments to Outside Storage Use Provisions

City Council Quality of Life & Environment Committee
January 13, 2014



Purpose

- Update the committee on the status of proposed amendments to screening requirements
- Receive direction from the committee on identified topics

Background

- Zoning Ordinance Committee looked at amendments to screening requirements for outside storage as a principal use
- City Plan Commission recommended approval of those amendments
- Staff has identified other uses that may need to be addressed in relation to screening requirements

Issue

- Are current screening requirements adequate
 - Should screening be required in IM districts along thoroughfares and adjacent to districts which require screening?
 - Should stacking height be limited?
 - Should fence material be defined in more detail?
 - Should maintenance standards be adopted?
 - Should a landscape buffer be required between screening and thoroughfares?
 - Should outside storage as a primary use be allowed in the CA (Downtown zoning district)?

Current Requirements

Outside Storage as a primary use

(greater than 5 percent of lot area)

- Allowed by right in CS, IR, IM, CA Districts
- Screening required in all districts except IM
- Metal not a permitted screening material

Current Requirements

Additional Land Uses with an Outside Storage Component

Use	SUP Required	Screening Required
Accessory outside storage (less than 5 % of site)	No	No
Building movers temporary storage yard	Always	Yes*
Contractors maintenance yard	No	Yes
Industrial outside	Sometimes	Sometimes
Metal salvage facility	Always	Yes*
Organic compost recycling facility	Sometimes	No
Outside salvage or reclamation	Always	Yes*
Recycling buy-back center	Sometimes	No
Sand, gravel or earth sales and storage	Sometimes	No
Vehicle storage lot	Sometimes	Yes

* Metal allowed as a screening material

Current Requirements

Screening materials

- Fences and walls must be brick, stone, concrete masonry (CMU), stucco, concrete panels, or wood
- Berm, planted with turf or ground cover with a slope not greater than one foot of height for each two feet or width
- Landscaping – evergreen plant material capable of reaching a solid appearance within 3 years
- Any combination of the above materials
- Must not be less than 6 feet in height

Current Requirements

Other areas required to be screened

- Rear or service side of a non-residential building in a residential district exposed to a residential use
- Garbage storage areas
- Parking serving a non-residential use contiguous to a residential use or vacant lot in a residential district
- Parking serving a multifamily use contiguous to a residential use or vacant lot in a single family or duplex district

Current Requirements

Exceptions to screening requirements

- Board of Adjustment, except as noted below, can consider exceptions to the screening height requirements when in the opinion of the Board it will not adversely affect neighboring property
- Board of Adjustment may not grant an exception to the screening height requirements for parking but may consider it as a variance (applicant must demonstrate a unique physical hardship on the site necessitating the variance)
- Waiver of screening requirements may be incorporated into a planned development district (requires City Council approval)

Outside Storage



Other Uses with an Outside Storage Component



Example Corrugated Metal



Other Uses with an Outside Storage Component



Outside Salvage or Reclamation
(Cedars West Planned Development District with specific standards)

Example Concrete Masonry



Examples



Chain Link Fence With Slats



Need for Maintenance Provisions

CPC Recommendation

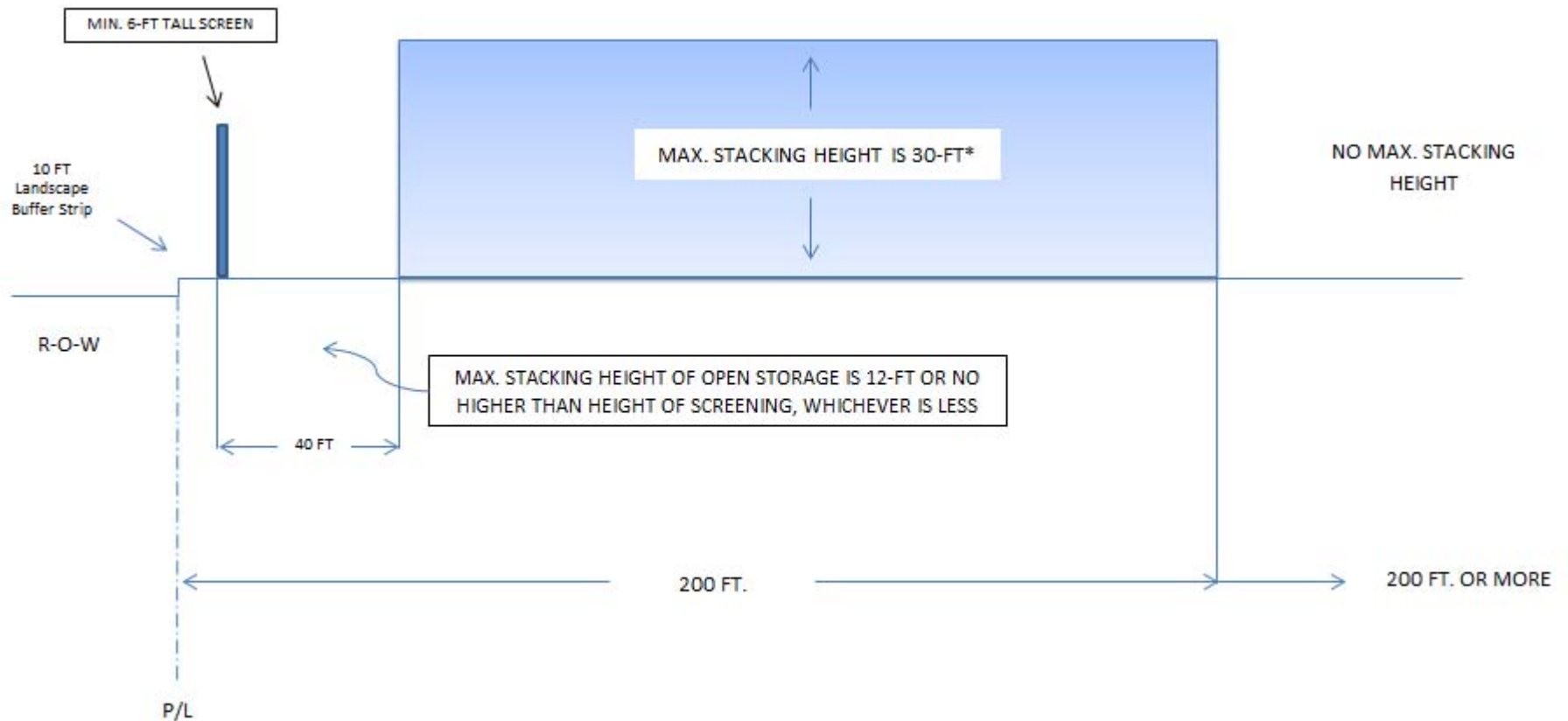
- Strike outside storage as a permitted main use in the CA district
- Require outside storage to be screened in an IM district when:
 - Visible and within 200 ft of a thoroughfare
 - Visible and within 200 ft of property not zoned IM
- Limit maximum stacking height to
 - 12 feet or no higher than screening fence when within 40 feet of fence
 - 30 feet if within 200 ft of a thoroughfare or adjoining property

CPC Recommendation

- Add landscape buffer requirement when screening fence is visible and within 200 ft of right-of-way
 - Alternative irrigation may be approved by director
- Add fence maintenance provision
 - Fences cannot be out of vertical alignment
 - Damaged or broken fence elements must be repaired or replaced
 - Fences must be painted or finished in a consistent manner
- Set compliance period of 5 years from date of adoption

CPC Recommendation

Stacking Height Diagram



Considerations

- Requiring screening in IM districts only on designated thoroughfares (should screening be required along all street right-of-ways)
- Setback requirements to increase height
- Maximum stacking height requirements
- Compliance date

Considerations

- Permit corrugated metal fencing as a screening material provided it's incorporated into a uniform fence design with a concrete footer and cap along the entire length of fence.
- Compliance date. Is 5 years acceptable?
- Should compliance date apply to:
 - Landscaping?
 - Screening?
 - Stacking Height?

Next Steps

- Direction to city staff on:
 - Whether to expand proposed amendments to screening requirements to include other uses with outside storage components
 - Compliance time frame and compliance items
 - Stacking height

Appendix

Survey of other cities screening requirements

Outside Storage Screening Requirements

City	Screening Required	Min. Screening Height	Stacking Height	Screening Materials
Arlington	Yes. From public streets and from adjoining property not zoned Light Industrial or Industrial Manufacturing	8 ft.	No materials may be stacked above the top of the screening device	Wood, Masonry Units or Corrugated Metal
Cedar Hill	Yes. From public streets	7 ft. or 1 ft. above the top of the storage materials, whichever is taller	None Specified	Masonry Wall, Berm, Planting enclosure
Desoto	Yes (In Commercial District – 2) from public view	6 ft.	No materials may be stacked above the top of the screening device	Solid Masonry, Chain Link (with solid landscape screening), or Wrought Iron (with solid landscape screening)
Duncanville	Yes. At property line (adjacent to area to be screened)	6 ft.	None Specified	Solid Brick or Masonry; Vinyl; Chain Link (with solid landscape screening. Slats, fabric or other materials woven or attached to chain link fences shall not be permitted); Wrought Iron (with solid landscape screening)

Outside Storage Screening Requirements

City	Screening Required	Min. Screening Height	Stacking Height	Screening Materials
Garland	Yes. From public streets and adjacent residential districts	6 ft.	None Specified	Masonry Walls; Earthen Berms (vegetated with lawn grass or groundcover within 2 years); Live Screening (hedgerow of evergreen shrubs that will grow to or exceed the min. height planted in a minimum 3-ft wide bed)
Town of Sunnyvale	Yes. From public ROW and from adjacent property	6 ft. or 8 ft. (next to residential uses)	None Specified	Chain Link with ¼" slats (allowed in industrial districts); Solid Masonry (adjacent to residential); Landscaped Berms; Living Fence (a combo of planted materials and fencing that forms an opaque screen at least 6-ft tall in two growing seasons)
Lancaster	Yes. From public streets & open space; from abutting residential and from NS, R, CS, CBD or RT districts	Height of what is being stored	No materials may be stacked above the top of the screening device	None Specified

Outside Storage Screening Requirements

City	Screening Required	Min. Screening Height	Stacking Height	Screening Materials
Mesquite	Yes. On front and exterior property lines; rear or interior property lines (adjacent to zones that do not allow outdoor storage); and any side open to public view	6 ft.	No materials may be stacked above the top of the screening device or 8 ft., whichever is less	Wood; Masonry; or Chain Link with ¼” slats
Plano	Yes. From the view of adjacent streets and adjacent properties	6 ft. – 8 ft.	Stacking height may not exceed the height of screening	Masonry; or chain link or ornamental fencing in combination with a landscape screen; or a solid evergreen shrub landscape screen without a fence or wall-evergreen shrubs shall be placed so as to create at least a 6ft tall solid screen within two years of their installation with proper irrigation plans.
San Antonio	Yes. From street view and adjacent residence, office, and commercial districts to a height commensurate with the location and height of the proposed storage	6 ft.	No materials may be stacked above the top of the screening device	Fences or walls shall be 100% opaque and solid; fences may be of ½ inch thickness and of wood, precast concrete, metal, or wrought iron with an adjoining hedge which provides an opaque barrier; Corrugated and galvanized steel or metal sheets shall not be permitted. Walls may be concrete, concrete block with stucco finish, masonry, stone or a combination of these materials. Solid landscaping within the buffer yard to completely screen the use.

Outside Storage Screening Requirements

City	Screening Required	Min. Screening Height	Stacking Height	Screening Materials
Fort Worth	Yes. Storage must be surrounded by a screen fence min of 6ft; in order to screen the storage from public view	6 ft. – 8 ft.	No materials may be stacked above the top of the screening device	Landscape buffer yard that's 20 feet wide, irrigated and shall be provided with three-inch caliper trees with a mature height of 25 feet planted every 20 feet in an overlapping pattern such that the canopy creates a solid visual screening at maturity and live ground cover; Along with an 8 foot masonry wall constructed of brick, stone, split block or concrete cast to simulate such materials.
Richardson	Not permitted as a principal use	N/A	N/A	N/A
Grand Prairie	Yes. With a setback of 25ft from any street right-of-way line.	6 ft.	Concealed from eye-level public view from all areas of a public street r-o-w and from eye-level public view of any residentially zoned property.	Solid masonry wall consisting of brick with decorative stone pilasters every 50 ft., cast stone to be used as a cap at walls, columns and pilasters; or if adjacent to any different land use, the screening wall shall be a solid cement fiberboard wall or a wood screening fence.

Memorandum



CITY OF DALLAS

Date: January 10, 2014

To: Honorable Members of the Quality of Life and Environment Committee:
Dwayne Caraway (Chair), Sandy Greyson (Vice Chair), Adam Medrano,
Rick Callahan, Carolyn Davis, Lee Kleinman

Subject: Authorize Contract For Renovation and Expansion of Pleasant Oaks
Recreation Center – Council Agenda January 22, 2014

On January 22, 2014, the City Council will consider authorizing a contract for the renovation and expansion of the existing recreation center at Pleasant Oaks Recreation Center located at 8700 Greenmound Avenue. This action will award a contract to Mart, Inc., the best value proposer of three in an amount not to exceed \$1,818,200. The Dallas Park and Recreation Board authorized award of the contract on December 19, 2013.

The project scope consists of expansion and interior renovation, including new fitness equipment, replacement of rooftop heating, ventilation and air conditioning units and the conversion of one of the indoor basketball courts to an indoor soccer court. Construction is estimated to begin in February 2014; completed in June 2014.

If you have questions, please contact me at 214-670-4071.

A handwritten signature in cursive script that reads "Willis C. Winters".

Willis C. Winters, FAIA, Director
Park and Recreation Department

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, Interim City Manager
Rosa A. Rios, City Secretary
Warren M. S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Judge Daniel Solis, Judiciary
Ryan S. Evans, Interim First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Forest E. Turner, Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Theresa O'Donnell, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Elsa Cantu, Assistant to the City Manager
Frank Libro, Public Information Officer