

Quality of Life Council Committee

Meeting Record (DRAFT)

Meeting Date: 2-9-2009

Convened: 12:02 p.m.

Adjourned: 1:32 p.m.

Pauline Medrano, Chair
Vonciel Jones Hill, Vice Chair
Sheffie Kadane
David A. Neumann
Carolyn Davis
Steve Salazar
Angela Hunt

Briefing Presenters:

-Joey Zapata, Code Compliance
-Theresa O'Donnell, Development Services

Staff Present:

Forest Turner, Shanika Brooks, Sarah
Hasib, Rick Galceran, Sally Rodriguez,
Terri Phillips, Phil Erwin, Paul Dyer,
Michael Hellman, Karen Woodard

Special Guests:

Community Stakeholders

AGENDA:

1. **Approval of January 26, 2009 minutes**

Presenter(s):

Information Only: _____

Action Taken/Committee Recommendation(s): Motion to approve the
January 26, 2009minutes.

Motion made by: Vonciel Jones Hill

Item passed unanimously: __X__

Item failed unanimously: _____

Motion seconded by: David Neumann

Item passed on a divided vote: _____

Item failed on a divided vote: _____

2. **Alley Overgrown Vegetation**

Presenter(s): Joey Zapata

Information Only: __X__

Action Taken/Committee Recommendation(s):

The purpose of the briefing was to review the process used to address alleys with overgrown vegetation and propose efforts to expedite abatement. In Chapter 18 of the Dallas City Code an owner or occupant in control of any private premise abutting an alley, street or sidewalk within the city commits an offense if he allows any vegetation to grow on the premise across the property line into the right-of-way of the alley, street or sidewalk.

Alley overgrowth impedes public safety such as providing cover for illegal activities, is a potential hazard from dried overgrowth and limits access. It also impedes efficient sanitation collection and diminishes quality of life such as decreases property values and impacts neighborhood harmony. Many times property damage will occur when the utility vehicle attempts to avoid overgrowth by striking fences and leaving ruts.

The alley obstruction resolution process is as follows: request received in 311 and routed to Code, code officer inspects site and confirms violations, if necessary issues an annual notice of violation (NOV) which gives owner seven days to comply. Code officer re-inspects to confirm compliance or issues citations and makes referral to the Mow/Clean Unit. Mow/Clean abates violation and processes lien for actual costs. Subsequent violations during the annual NOV term

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are abated without additional notice and liens are processed. Code inspectors also conduct neighborhood assessments to determine alley condition and Neighborhood Code Reps distribute door hangers to educate citizens and inform of pending notices.

Optional programs for clearing alleys are also being considered. Options such as adding new work forces to the Mow/Clean Unit for a more expansive use of the sweep concept (projected annual cost of \$1.54M) and forming partnerships with volunteers and members of the community were a few mentioned.

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. Dallas Arts District Strategic Plan

Presenter(s): Theresa O'Donnell

Information Only: X

Action Taken/Committee Recommendation(s):

The purpose of the briefing was to review the process and draft of the Dallas Arts District Strategic Plan. The Dallas Arts District Area Plan Stakeholders Group is a large inclusive group of more than 40 members. The Stakeholders raised private funds to cover half of the study costs. The consulting team consisted of the Fregonese Calthrope Associates, Mesa Design Group and Carl Walker Inc. The planning group examined major issues such as urban design, specific design and planning issues, parking and district governance. Many recommendations were included to address such concerns.

Motion made by:
Item passed unanimously: ____
Item failed unanimously: ____

Motion seconded by:
Item passed on a divided vote: ____
Item failed on a divided vote: ____

5. A motion was made to approve and move the upcoming agenda items.

Motion made by: Sheffie Kadane
Item passed unanimously: X
Item failed unanimously: ____

Motion seconded by: Vonciel Jones Hill
Item passed on a divided vote: ____
Item failed on a divided vote: ____



Pauline Medrano
Chair