

Memorandum

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CITY SECRETARY
DALLAS, TEXAS



DATE: October 8, 2009

TO: Honorable Members of the Quality of Life Committee: Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

SUBJECT: Quality of Life Committee Meeting

Monday, October 12, 2009, 12:00 p.m.

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

The agenda for the meeting is as follows:

1. Approval of September 29, 2009 minutes
(12:00 p.m. – 12:01 p.m.) Pauline Medrano, Chair
2. Screening for Outdoor Storage
(12:01 p.m. – 12:40 p.m.) David Cossum, Department of Sustainable Development & Construction
3. Street Lights – Process to Report & Repair Outages
(12:40 p.m. – 1:20 p.m.) Elizabeth Ramirez, Public Works & Transportation
4. Motor Vehicle Tow Plan for the State Fair of Texas
(1:20 p.m. – 2:00 p.m.) Rick Galceran, Public Works & Transportation
5. Adjourn
(2:00 p.m.) Pauline Medrano, Chair

Please let me know if you have any questions.



Pauline Medrano,
Chair

cc: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Judge C. Victor Lander, Judiciary
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Ryan S. Evans, First Assistant City Manager
Forest E. Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
A.C. Gonzalez, Assistant City Manager
David K. Cook, Chief Financial Office
Craig D. Kinton, City Auditor
Helena Stevens-Thompson, Assistant to the City Manager

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 Council Committee

Meeting Record

(DRAFT)

Meeting Date: 9-29-2009

Convened: 12:01 p.m.

Adjourned: 1:58 p.m.

Pauline Medrano, Chair
Sheffie Kadane
Steve Salazar
Carolyn R. Davis
David Neumann

Briefing Presenters:

-Zachary Thompson, M.A. Director & Dr. John Carlo, M.D., M.S.E. Medical Director of the Dallas County Department of Health & Human Services
-Suzanne Kubelka, Director of Health Services for DISD
-Brett Wilkinson & Yasmin Barnes Tolliver of Intergovernmental Services
-Christie Hernandez, 2010 Census Liaison

Absent:

Angela Hunt - absent
Vonciel Jones Hill – absent on official city business

Special Guests:

DCHHS Staff, Katherine Krause with Meals on Wheels, & Donna Coggeshall with NCTCOG

Staff Present:

Forest Turner, Dr. Pepe, Dr. Fowler, Rosa Gallegos, Kenny Shaw, Kathleen Cervenka,

AGENDA:

1. **Approval of August 25, 2009 minutes**

Presenter(s):

Information Only: _____

Action Taken/Committee Recommendation(s): Motion to approve the August 25, 2009 minutes.

Motion made by: Sheffie Kadane
Item passed unanimously: __X__
Item failed unanimously: _____

Motion seconded by: Steve Salazar
Item passed on a divided vote: _____
Item failed on a divided vote: _____

2. **DCHHS Update on the H1N1 Pandemic**

Presenter(s): Zachary Thompson, Dr. John Carlo, & Suzanne Kubelka

Information Only: __X__

Action Taken/Committee Recommendation(s):

The primary focus of the Dallas County Department of Health and Human Services (DCHHS) is preparing and responding to an Influenza Pandemic. The major objectives are to educate key stakeholders as to the risk, and be a resource for community partners who are creating their own pandemic response plans. DCHHS has been actively working with school, healthcare, government, and business leaders to stress key elements such as: ensuring that individuals who are sick with symptoms of influenza stay at home and away from others, promoting effective hand hygiene and cough/sneeze etiquette, keeping surfaces clean, encouraging and seeking medical attention if symptoms are severe, and receiving influenza vaccines when available.

Quality of Life Council Committee

Meeting Record

(DRAFT)

Priority for the 2009/2010 school year is for schools to remain open while operating as safely as possible. All public schools are reporting daily absentee numbers to DCHHS by utilizing a web-based reporting system. Aggressive radio, internet, newspaper and television media campaigns have stressed the importance of individual protection and precautionary measures. The DCHHS H1N1 website is being continuously updated and remains as a valuable information source for a wide variety of audiences. Leaders of faith-based organizations, businesses and governments have received letters urging them to ready their communities/businesses against influenza.

In addition to school-based reporting, DCHHS partners with over 20 Dallas area hospitals, urgent care centers and private providers to act as sentinel sites for influenza reporting. These sites provide DCHHS epidemiologists with information on numbers of positive influenza tests at their facilities while also allowing the epidemiologists to establish trends in influenza activity.

Priority persons who should receive the H1N1 vaccination are: pregnant women, household contacts of children under 6 months of age, children and young adults ages 6 months through 24 years, healthcare workers and Emergency Medical Service (EMS) providers, adults aged 25 through 64 years who have health conditions associated with higher risk of medical complications from influenza. It is estimated that initial supplies of the H1N1 vaccine will be available by mid-October. All H1N1 vaccines and supplies are to be paid for by the Federal Government.

DCHHS has numerous public health clinics and immunization locations. These locations will be utilized with potentially extended hours and days to accommodate additional persons requesting the H1N1 vaccine. DCHHS will also potentially utilize former City of Dallas Immunization Clinic sites for the H1N1 vaccine distribution. The North Texas area has the largest number of providers in the State who have registered at this time to be considered for H1N1 vaccine delivery.

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. 2010 Census Status Update

Presenter(s): Brett Wilkinson, Yasmin Barnes Tolliver & Christie Hernandez

Information Only:

Action Taken/Committee Recommendation(s):

The Census is a count of everyone living in the United States; it is mandated by the U.S. Constitution and is held every 10 years, since 1790. The first Census in Texas was held in 1850. Census data is used for legislative purposes. City municipalities use Census totals to redraw council districts, States use Census totals to redraw legislative districts, and the population totals from the Census determine the number of seats each state has in the House of Representatives. As a result of the 2000 Census, Texas gained 2 congressional seats.

Quality of Life Council Committee

Meeting Record

(DRAFT)

Census data determines annual federal funding allocations to states and cities. Federal dollars received as a result of Census enumeration help fund: emergency food and shelter, community development, public transportation, road rehabilitation & construction, programs for elderly, Head Start programs, and Title 1 grants to educational agencies. Several of the City of Dallas departments utilize the Census data as well.

2010 Census challenges include: confidentiality concerns, perception of time commitment, mail response rate, Hard to Count (HTC) Census Tracts and language barriers. Measures have been taken to address these challenges.

The City of Dallas created a Complete Count Committee (CCC) that meets every second Thursday of each month. The CCC was established by Mayor Tom Leppert to increase motivation and awareness. Dedicated personnel such as volunteers from faith-based, community, non and for profit organizations, education and business communities, chambers of commerce and major corporations established a working relationship with the local Census Bureau, developed and fostered partnerships in and around Dallas and created a Dallas 2010 Census Webpage.

Goals of the CCC are to increase response rates, secure a commitment of partnerships to promote the 2010 Census, secure donations, establish and maintain a presence in every district, and work closely with the COD 2010 Census staff and Census Bureau. Council members can assist by encouraging residents to complete the questionnaire, support activities, provide information in newsletters, e-mail blasts, and community mailings, encourage presentations at community meetings, provide census web-links and host at least one Census event in the district.

Motion made by:

Item passed unanimously:

Item failed unanimously:

Motion seconded by:

Item passed on a divided vote:

Item failed on a divided vote:

Pauline Medrano
Chair

Memorandum



CITY OF DALLAS

DATE October 8, 2009

TO Members of the Quality of Life Committee:
Pauline Medrano (Chair), Vonciel Jones Hill (Vice Chair), Carolyn R. Davis,
Angela Hunt, Sheffie Kadane, David A. Neumann and Steve Salazar

SUBJECT Screening of Outside Storage

On October 12, 2009 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 and are tentatively scheduled for City Council consideration on November 9, 2009. Please contact me if you need additional information.

A handwritten signature in black ink, appearing to read 'A.C. Gonzalez'.

A.C. Gonzalez
Assistant City Manager

C: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge C. Victor Lander
Ryan S. Evans, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
David K. Cook, Chief Financial Officer
Theresa O'Donnell, Director, Sustainable Development and Construction
Helena Stevens Thompson, Assistant to the City Manager

Screening of Outside Storage

Amendments to Outside Storage Use Provisions



Issues

- 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 type and maintenance of screening be defined in more detail
 - Should landscape buffer be required between screening and thoroughfares
 - Should outside storage be permitted in the CA (Downtown zoning district)
 - Parking and loading requirements may be excessive

Issues

- Are current parking requirements appropriate
 - Parking and loading requirements may be excessive
- Are all districts which currently allow an outside storage use appropriate
 - Is the CA district (downtown) an appropriate district to allow outside storage as a primary use
- Are metal fences appropriate to meet screening requirements

Current Requirements

Screening

- Required on all sides in all districts except IM
- Not required at all in IM district
- Metal not a permitted screening material
- No specific maintenance requirements in the Development Code

Landscape Buffer

- Not always required on the outside of screening fences

Parking

- 1 space per 2000 s/f of site area

Outside Storage in Central Area District



Outside Storage on I-45



Outside Storage on South Central (SH 310)



Outside Storage on Barry Ave



Outside Storage on Crosstown Expressway / Fitzugh



Examples



Examples



Perimeter Screening / Landscaping Better Than None



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

- Reduce parking requirement to 1 space per 5,000 square feet of outside storage area
 - Minimum of 1 space is required
 - Maximum of 5 spaces is required

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

Next Steps

- City Council Public Hearing to consider amendments on November 9, 2009

ORDINANCE NO. _____

An ordinance amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," and Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Sections 51-4.214, 51A-4.123, 51A-4.124, 51A-4.213, and 51A-4.602; changing the requirements for the open storage use and the outside storage use; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Paragraph (4), "Open Storage," of Section 51-4.214, "Storage and Waste Disposal Uses," of Division 51-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended to read as follows:

“(4) Open storage.

(A) Definition: A lot used for the outside placement of an item[;] for a period in excess of 24 hours.~~[; of an item which is:]~~ Outside placement includes storage in a structure that is open or not entirely closed.

~~[(i) customarily used or stored outside; and~~

~~(ii) made of a material that is resistant to damage or deterioration from exposure to the outside environment.]~~

(B) Districts permitted: By right in HC and I-1 districts. RAR required in HC and industrial districts. By SUP only in the LC district. By right in the I-2 and I-3 districts if

screening is provided in accordance with Subparagraph (F) and stacking heights comply with Subparagraph (G); otherwise by SUP only in the I-2 and I-3 districts.

~~(i) Open storage with visual screening: HC, central area, and industrial districts; specific use permit required in a LC district.~~

~~(ii) Open storage without visual screening: I-2 and I-3 districts.]~~

(C) Required off-street parking: One space for each 5,000 [2,000] square feet of site area exclusive of parking area; a minimum of one space is required, and a maximum of four spaces is allowed.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Landscaping.

(i) A landscape buffer must be provided between any required screening fence visible from and within 200 feet of a right-of-way.

(ii) The director may approve an alternative irrigation plan for landscaping if the director determines that it will maintain the required landscaping.

(F) Screening.

(i) Open storage must be screened in HC, LC, and I-1 districts.

(ii) In the I-2 and I-3 districts, open storage must be visually screened on any side that is within 200 feet of and visible from a thoroughfare or an adjoining property that is not zoned I-2 or I-3.

(G) Stacking height.

(i) Except as provided in this subparagraph, maximum stacking height of open storage is 30 feet if the open storage area is within 200 feet of a thoroughfare or adjoining property. No maximum stacking height of open storage if the open storage area is 200 feet or more from a thoroughfare or adjoining property.

(ii) Maximum stacking height of open storage within 40 feet of screening is 12 feet, or no higher than the height of the screening, whichever is less.

(H) Additional provisions:

(i) A person shall not place, store, or maintain outside for a period in excess of 24 hours, an item that ~~[which]~~ is not:

(aa) customarily used or stored outside; or

(bb) made of a material that is resistant to damage or deterioration from exposure to the outside environment.

(ii) Open storage may qualify as an accessory use if it is customarily incidental to a main use. See Section 51-4.217. [The required screening for open storage must comply with the screening requirements in this article.]

(iii) Open storage is prohibited in required yards, landscaping areas, and parking areas.

(iv) All nonconforming open storage areas must comply with Subparagraphs (E), (F), and (G) by July 1, 2014.

SECTION 2. That Subparagraph (M), “Wholesale, Distribution, and Storage Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (d), “Industrial Manufacturing (IM) District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(M) Wholesale, distribution, and storage uses.

- Auto auction. [SUP]
- Building mover's temporary storage yard. [SUP]
- Contractor's maintenance yard. [RAR]
- Freight terminal. [RAR]
- Livestock auction pens or sheds. [SUP]
- Manufactured building sales lot. [RAR]
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). [RAR]

- Outside storage (without visual screening). [RAR. SUP may be required. See Section 51A-4.213(9).]
- Petroleum product storage and wholesale. [RAR]
- Recycling buy-back center. [See Section 51A-4.213(11).]
- Recycling collection center. [See Section 51A-4.213(11.1).]
- Recycling drop-off container. [See Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]
- Sand, gravel, or earth sales and storage. [RAR]
- Trade center.
- Vehicle storage lot.
- Warehouse. [RAR]”

SECTION 3. That Subparagraph (M), “Wholesale, Distribution, and Storage Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (a), “CA-1(A) District,” of Section 51A-4.124, “Central Area Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(M) Wholesale, distribution, and storage uses.

- Freight terminal. [DIR]
- Mini-warehouse.
- Office showroom/warehouse.
- ~~--- Outside storage (with visual screening).]~~
- Recycling buy-back center. [See Section 51A-4.213(11).]
- Recycling collection center. [See Section 51A-4.213(11.1).]
- Recycling drop-off container. [See Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection. [See Section 51A-4.213(11.3).]
- Trade center.
- Warehouse.”

SECTION 4. That Subparagraph (M), “Wholesale, Distribution, and Storage Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (b), “CA-2(A) District,” of Section 51A-4.124, “Central Area Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(M) Wholesale, distribution, and storage uses.

- Freight terminal. *[DIR]*
- Mini-warehouse.
- Office showroom/warehouse.
- ~~[- Outside storage (with visual screening).]~~
- Recycling buy-back center. *[See Section 51A-4.213(11).]*
- Recycling collection center. *[See Section 51A-4.213(11.1).]*
- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
- Trade center.
- Warehouse.”

SECTION 5. That Paragraph (9), “Outside Storage,” of Section 51A-4.213, “Wholesale, Distribution, and Storage Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(9) Outside storage.

(A) Definition: A lot used for the outside placement of an item for a period in excess of 24 hours. Outside placement includes storage in a structure that is open or not entirely enclosed.

(B) Districts permitted: By right in CS~~;~~ and industrial~~[-and central area] districts. [Screening required in CS, LI, IR, and central area districts.]~~ RAR required in CS and industrial districts. By right in the IM district if screening is provided in accordance with Subparagraph (F) and stacking heights comply with Subparagraph (G); otherwise by SUP only in the IM district.

(C) Required off-street parking: One space for each 5,000 ~~[2,000]~~ square feet of site area exclusive of parking area; a minimum of one space is required, and a maximum of four spaces is allowed. ~~[If more than ten off-street parking spaces are required for this use,]~~ H[h]andicapped parking must be provided pursuant to Section 51A-4.305.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Landscaping.

(i) A landscape buffer must be provided between any required screening fence visible from and within 200 feet of a right-of-way.

(ii) The director may approve an alternative irrigation plan for landscaping if the director determines that it will maintain the required landscaping.

(F) Screening.

(i) Outside storage must be screened in CS, LI, and IR districts.

(ii) In the IM district, outside storage must be visually screened on any side that is within 200 feet of and visible from a thoroughfare or an adjoining property that is not zoned IM.

(G) Stacking height.

(i) Except as provided in this subparagraph, maximum stacking height of outside storage is 30 feet if the outside storage area is within 200 feet of a thoroughfare or adjoining property. No maximum stacking height of outside storage if the outside storage area is 200 feet or more from a thoroughfare or adjoining property.

(ii) Maximum stacking height of outside storage within 40 feet of screening is 12 feet, or no higher than the height of the screening, whichever is less.

(H) Additional provisions:

(i) A person shall not place, store, or maintain outside for a period in excess of 24 hours, an item that [which] is not:

(aa) customarily used or stored outside; or

(bb) made of a material that is resistant to damage or deterioration from exposure to the outside environment.

(ii) Except as otherwise provided in this article, outside storage is considered to be a separate main use if it occupies more than five percent of the lot. Outside storage on less than five percent of the lot may qualify as an accessory use if it is customarily incidental to a main use. See Section 51A-4.217.

(iii) Outside storage is prohibited in required yards, landscaping areas, and parking areas.

(iv) All nonconforming outside storage areas must comply with Subparagraphs (E), (F), and (G) by July 1, 2014.

SECTION 6. That Subsection (b), “Required Screening,” of Section 51A-4.602, “Fence, Screening and Visual Obstruction Regulations,” of Division 51A-4.600, “Regulations of Special Applicability,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(b) Required screening. Unless otherwise specifically provided for in this chapter, screening must be constructed and maintained in accordance with the following regulations.

(1) Screening required in this article must be not less than six feet in height.

(2) The board may grant a special exception to the height requirement for screening when, in the opinion of the board, the special exception will not adversely affect neighboring property, except that the board may not grant a special exception to the height requirements for screening around off-street parking.

(3) Required screening must be constructed of:

(A) brick, stone, [or] concrete masonry, [~~stone~~] concrete, [or] wood, or metal provided that the materials are designed to be used as fencing materials;

(B) earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width;

(C) evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years; or

(D) any combination of the above.

(4) A required screening wall or fence may not have more than 10 square inches of openings in any given square foot of surface. Plant materials used for required screening must obtain a solid appearance and provide a visual barrier of the required height within three years after ~~[of]~~ their initial planting.

(5) Access through required screening may be provided only by a solid gate equalling the height of the screening. The gate must remain closed:

(A) between the hours of 10 p.m. and 7 a.m.; and

(B) at all other times except when in actual use.

(6) Garbage storage areas must be visually screened on any side visible from a street or an adjoining property by a brick, stone, concrete masonry, ~~[stucco,]~~ concrete, ~~[or]~~ wood, or metal wall or fence or by landscape screening. Screening is not required on a side adjacent to an alley or easement used for garbage pick-up service. Screening is not required if the garbage storage area is 200 feet or more from the street or adjoining property. To allow air circulation and visibility, the screening from grade to one foot above grade may be up to 50 percent open. ~~[Screening must be properly maintained so that:~~

~~(A) the screening is not out of vertical alignment more than one foot from the vertical, measured at the top of the screening; and~~

~~(B) any rotted, fire damaged, or broken slats or support posts; any broken or bent metal posts; any torn, cut, bent, or ripped metal screening; any loose or missing bricks, stones, rocks, mortar, or similar materials; and any dead or damaged landscaping materials are repaired or replaced.]~~

(7) An owner shall provide screening in accordance with this section for the rear or service side of a nonresidential building if:

(A) the nonresidential building is in a residential district and is exposed to a residential use; or

(B) the nonresidential building is in an office, retail, CS, IL, IR, or IM district and is exposed to and closer than 150 feet to the boundary line of an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, or MH(A) district.

(8) When all service, storage, and loading facilities are contained within a nonresidential building, the screening requirement in Subsection (b)(7) does not apply.

(9) Plant materials used for required screening must be maintained in a healthy growing condition at all times. The property owner is responsible for the regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with screening requirements within 90 days after notification by the city.

(10) All required screening with plant materials must be irrigated by an automatic irrigation system installed to comply with industry standards.

(11) Screening must be properly maintained so that:

(A) the screening is not out of vertical alignment more than one foot from the vertical, measured at the top of the screening; and

(B) any rotted, fire damaged, or broken slats or support posts; any broken or bent metal posts; any torn, cut, bent, or ripped metal screening; any loose or missing bricks, stones, rocks, mortar, or similar materials; and any dead or damaged landscaping materials are repaired or replaced.

(12) Fences that are painted or stained must be uniformly painted or stained across the entire length of the fence. The provision prohibits the use of different colored patches of paint or stain on portions of a fence. For example, if a fence is painted white, graffiti should be covered with the same color of white paint, not with blue or red paint.”

SECTION 7. That the director of development services shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code.

SECTION 8. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 9. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 10. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By _____
Assistant City Attorney

Passed _____

Memorandum



CITY OF DALLAS


DATE October 8, 2009

TO Honorable Members of the Quality of Life Committee: Pauline Medrano (Chair), Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

SUBJECT Street Lighting – Process to Repair and Report Outages Briefing
October 12, 2009

Please find attached the briefing materials for the Department of Public Works and Transportation “Street Lighting – Process to Repair and Report Outages” briefing which will be presented to you on Monday, October 12, 2009.

Please let me know if you should need additional information.


Jill A. Jordan, P.E.
Assistant City Manager

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, Jr., City Attorney
Deborah Watkins, City Secretary
Craig Kinton, City Auditor
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A.C. Gonzalez, Assistant City Manager
Forest E. Turner, Assistant City Manager
David K. Cook, Chief Financial Officer
Jeanne Chipperfield, Director, Financial Services
Edward Scott, Director, Controller's Office
Helena Stevens-Thompson, Assistant to the City Manager – Council Office
Rick Galceran, P.E., Director, Public Works and Transportation

Street Lighting – Process to Report & Repair Outages

**Presented to the
Quality of Life Committee
October 12, 2009**



Presenter: Elizabeth Ramirez, P.E.
Assistant Director
Public Works & Transportation

Overview

- Background on maintenance responsibilities**
- How to report outages**
- Outage repair and response times**
- City patrolling and performance monitoring**

Maintenance Responsibilities

❑ Inventory

- 86,000 street lights citywide in public ROW
 - 73,000 owned by ONCOR
 - 4,500 City-owned (ornamental poles & fixtures)
 - 8,500 TxDOT-owned on freeways

❑ All lights are maintained by ONCOR

- Creates one stop shop for maintenance reporting
- Original concept was to use one regional provider and lower costs through economy of scale

❑ Cost to maintain ONCOR-owned lights

- Fixed monthly rate corresponds to bulb type, wattage & wiring connection (overhead/underground)

Maintenance Responsibilities

❑ **ONCOR responsibilities**

- Repairs street lights on failure (all reactionary)
- Provides customer service to report outages
- Keeps database of outstanding & completed repairs
- Requirements defined under regional Tariff that is regulated by Public Utilities Commission

❑ **City staff responsibilities**

- Resolves complaints on repeat calls or lack of service
- Enforces contract requirements
- Warrants and approves new installations
- Patrols streets and freeways for outages

Maintenance Responsibilities



❑ **ONCOR maintains lights on public streets**

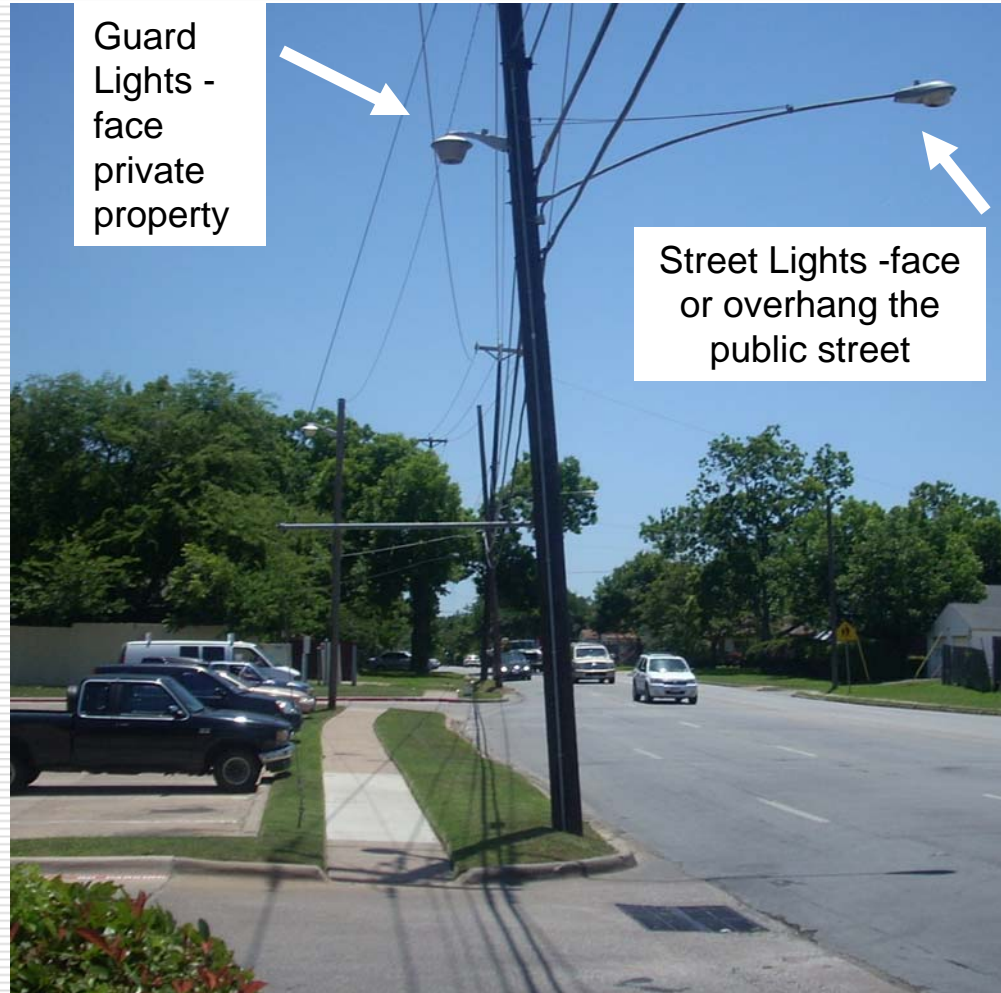
- Metal pole lights in street medians
- Metal pole lights facing the public street
- Lights on wood utility poles facing the public street
- Freeway lights

Maintenance Responsibilities

❑ **Property owners are responsible for lighting private properties**

■ **Guard lights**

Private lights that are mounted on wood utility poles in the public right-of-way but face private property



How to distinguish a guard light from a public street light

Maintenance Responsibilities

□ Property owners are responsible for lighting private properties

■ Alley lighting

- The City does not install lights in alleys
- Privately-owned alley lights are dark because they have been disconnected at the request of the property owner

■ Security lighting

- The City does not install street lights to enhance security



Alley lights are the responsibility of property owners

How to Report a Street Light Outage

□ Call 311

- **First time reports are sent directly to ONCOR**
- **Repeat repair issues are sent to city staff using CRMS**
- **Call intake is flexible:**
 - In front of 1201 Main Street
 - At the intersection of Norris & Mockingbird next to Luby's
 - 3rd and 4th light north of Buckner and Samuell
- **Common malfunctions**
 - Bulb burned out
 - Light on during the day
 - Light is cycling on and off (most difficult to identify)

□ Report outages online

- www.oncorstreetlight.com

How to Report a Street Light Outage

❑ **ONCOR's Streetlight Outage Reporting System**

- New system launched on August 1, 2009
- New intake screens include a web-based map that displays street light locations and streets
- Allows customers option to enter phone or email contact information and receive automated notification when repairs are completed
- Intake screen immediately creates a work-order for repair crews
- Creates maintenance history for each street light that can be used to identify repeat failures

ONCOR Website – Outage Reporting

www.oncorstreetlight.com

Address:

Street Light Guard light, must be reported to the Retail Electric Provider.

Enter location:

- By address
- By block # and street
- By intersection (street A and street B)

Be sure to enter City and State

If you would prefer to report a streetlight outage by phone, or can't find the light you need to report, please call **1-888-313-4747** or email contactcenter@oncor.com

Please provide either your telephone number or e-mail address so we can contact you for additional information if necessary.

Name:
Phone:
E-mail:

When repair is complete notify me.
 By Email By Phone
IP Add:
Location #:

Please describe the problem.

- Light not on at night
- Several lights out at location
- Pole is k...
- Light goi...
- Wires in...
- Light on during the day
- Fixture in danger of falling
- Broken glass or lens
- Pole is damaged/leaning
- Other - Please describe

Additional information may be provided here.
Light out on Ferguson on first pole south of Millmar

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Name:
Phone:
E-mail:

When repair is complete notify me.
 By Email By Phone
IP Add:
Location:

Please describe the problem.
 Light not on at night
 Several lights out at location
 Pole is knocked down
 Light is on and off
 Light is exposed during the day
 Danger of falling
 Glass or lens
 Hinged/leaning
 Other - Please describe

Additional information may be provided
Light out on Ferguson on first p
Millmar

- **Red** icons represent public street lights
- Click on the street light requiring repair

After users click on the street light, a unique identifier will appear in the box

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When repair is complete notify me.
 By Email By Phone
IP Add:
Location #:

Please describe the problem.
 Light not on at night
 Several lights out at location
 Pole is knocked down
 Light going on and off
 Wires in pole are exposed
 Light on during the day
 Fixture in danger of falling
 Broken glass or lens
 Pole is damaged/leaning
 Other - Please describe

Additional information may be provided here.

If users can't find a light on the map they can contact ONCOR

ONCOR Website – Outage Reporting

www.oncorstreetlight.com

Address

Enter a location near the light that is out and press go. Or look up a pole number. Or if you are familiar with Google Maps feel free to use the navigation tools to find your area then click the show lights button. **Need Help?** [Instructions](#) or [Street Light Q & A](#)

Street Light Guard light, must be reported to the Retail Electric Provider.

If you would prefer to report a streetlight outage by phone, or can't find the light you need to report, please call **1-888-313-4747** or email contactcenter@oncor.com

Please provide either your telephone number or e-mail address so we can contact you for additional information if necessary.

Name:
Phone:
E-mail:

When repair is complete notify me.
 By Email By Phone
IP Add:
Location #:

Please describe the problem.
 Light not on at night
 Several lights out at location
 Pole is knocked down
 Light going on and off
 Wires in pole are exposed
 Light on during the day
 Fixture in danger of falling
 Broken glass or lens
 Pole is damaged/leaning
 Other - Please describe

Map data ©2009 Tele Atlas - [Terms of Use](#)

- Entry of contact information is optional
- Allows field crews to contact customers for more information regarding location or problem
- Option given to receive automated messages when repair is completed

ONCOR Website – Outage Reporting

www.oncorstreetlight.com

Address

Enter a location near the light that is out and press go. Or look up a pole number. Or if you are familiar with Google Maps feel free to use the navigation tools to find your area then click the show lights button. **Need Help?** [Instructions](#) or [Street Light Q & A](#)

Street Light **Guard light**, must be reported to the Retail Electric Provider.

If you would prefer to report a streetlight outage by phone, or can't find the light you need to report, please call 1-888-313-4747 or email contactcenter@oncor.com

Please provide either your telephone number or e-mail address so we can contact you for additional information if necessary.

Name:
Phone:
E-mail:

When repair is complete notify me.
 By Email By Phone
IP Add:
Location #:

Please describe the problem.
 Light not on at night
 Several lights out at location
 Pole is knocked down
 Light going on and off
 Wires in pole are exposed
 Light on during the day
 Fixture in danger of falling
 Broken glass or lens
 Pole is damaged/leaning
 Other - Please describe

Additional information may be provided here.

Enter type of problem

ONCOR Website – Outage Reporting

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Address

Enter a location near the light that is out and press go. Or look up a pole number. Or if you are familiar with Google Maps feel free to use the navigation tools to find your area then click the show lights button. [Need Help? Instructions](#) or [Street Light Q & A](#)

If you would prefer to report a streetlight outage by phone, or can't find the light you need to report, please call **1-888-313-4747** or email

- **Blue icons represent privately-owned guard lights**
- **This website does not allow entry of privately-owned lights**
- **Outages should be reported by contacting homeowners or property managers**
- **Blue icons are shown so users are aware of which lights are public versus private**

Additional information may be provided here.
Light out on Ferguson on first pole south of Millmar

Pole is damaged/leaning
 Other - Please describe

ONCOR Website - Outage Reporting

□ Future enhancements

- Add City-owned street light locations on maps
 - GPS data collection required
- Add TxDOT-owned street lights
 - ONCOR does not desire to add freeway lights to map system at this time
 - Regional issue for all ONCOR customers

Outage Repairs

- ❑ **Repairs are made by ONCOR contractor crews**
- ❑ **Required response times**
 - 5 days - Routine repairs (bulb/photocell replacements)
 - 15 days - Circuit repairs (overhead/underground cable cuts)
 - 30 days - Knockdowns
- ❑ **Annual Penalty**
 - Monetary penalty is assessed if response time is met less than 90% of time for routine repairs and 80% of the time for major/knockdowns repairs system-wide for ONCOR
 - Each year, if standards are not met, affected cities receive a portion of the \$1M maximum payment based on defined formulas that consider the number and type of outages not repaired on time

Outage Repairs

❑ Arterial and Residential Streets

- All repairs are scheduled as they are reported
- Lanes blocked for short durations – no barricades or cones required

❑ Freeways

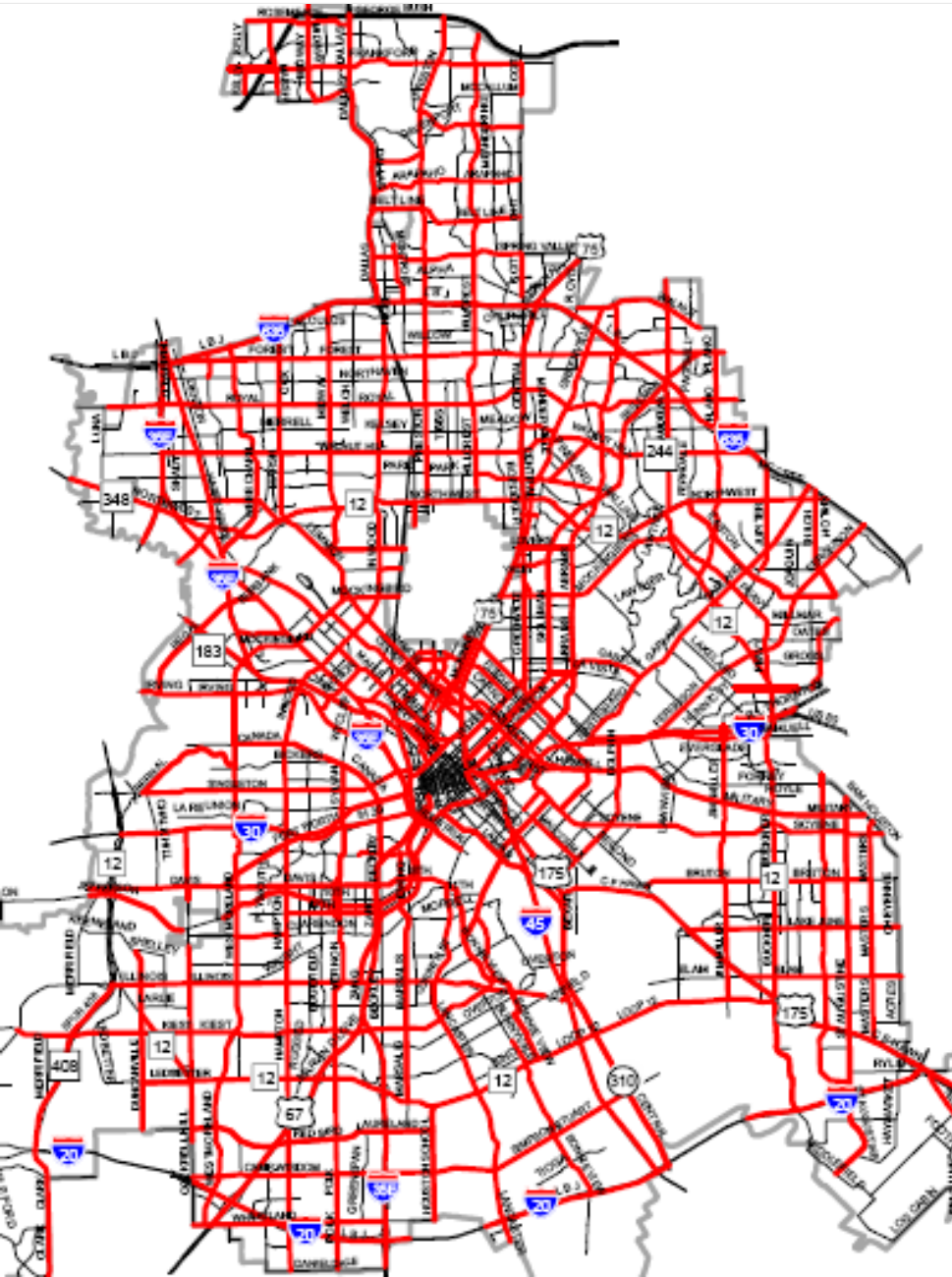
- Randomly-located outages
 - Repairs delayed until a sufficient # of outages warrant lane closures, arrow boards, and barricades
 - repairs scheduled during off-peak hours to reduce congestion caused by the lane closures
- Group outages are scheduled as they are reported

Proactive Patrolling

- ❑ **ONCOR is not required to patrol for outages**

- ❑ **City Patrolling**
 - Allows the City to proactively find outages and ensure streets are adequately lighted
 - Results of patrol reports/repairs are measured each month by determining percentage of street lights working
 - City restored proactive patrolling in 2007
 - Since patrolling began, the number of working lights has increased from 83% to 94%
 - Position dedicated to patrolling was eliminated and duties will be absorbed by signal maintenance technicians on night shifts

Street Light Patrol Routes



- Only major streets and freeways patrolled
- 12,500 lights over 681 miles
- Frequency routes patrolled decreased from twice per month to once per month
- Performance goal estimated to reduce from 94% to 90% working lights

Future Actions

□ Return with updates on:

- Patrolling results following RIF and staff reassignments
- Enhancements to ONCOR's street light outage reporting system
- Status of new technologies related to energy savings and remote monitoring

Memorandum



DATE October 8, 2009

TO Honorable Members of the Quality of Life Committee: Pauline Medrano (Chair),
Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt, Sheffie Kadane,
David A. Neumann, Steve Salazar

SUBJECT Towing Allegations Briefing

On Monday, October 12, 2009, you will be briefed on the coordinated efforts of the Dallas Police Department, Parking Enforcement and Transportation Regulation to minimize the illegal towing that surrounded the 2008 Texas – Oklahoma Football game. The briefing will be presented by Rick Galceran, P.E., Director of Public Works and Transportation. The briefing material is attached for your review.

If you have questions or need additional information, please let me know.



Jill A. Jordan, P.E.
Assistant City Manager

Attachment

cc: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge
Ryan S. Evans, First Assistant City Manager
A.C. Gonzalez, Assistant City Manager
Forest E. Turner, Assistant City Manager
David K. Cook, Chief Financial Officer
Frank Libro, Public Information Office
Helena Stevens-Thompson, Assistant to the City Manager
Rick Galceran, P.E., Director, Public Works and Transportation

Motor Vehicle Tow Plan for the State Fair of Texas

Quality of Life Committee

Prepared by

Transportation Regulation Program

Public Works and Transportation

October 12, 2009





Purpose

- Brief the Committee on plans to minimize illegal parking lot operations and nonconsent motor vehicle towing issues during the State Fair



Background

- City of Dallas received in excess of sixty complaints after the 2008 Texas/Oklahoma football game
- Majority of complaints were against one motor vehicle tow service
- Investigation found that the tow service was in violation of one or more sections of the Dallas City Code
- Operating authority of the tow service was revoked and upheld upon appeal



State Fair of Texas 2009

- State Fair runs from Friday, 9/25/09 through Sunday, 10/18/09
- Major Cotton Bowl Events
 - FC Dallas-New England and Mexico-Columbia Soccer game: Wednesday, 9/30/09 at 6:00 pm
 - Southwest Airlines State Fair Classic – Prairie View-Grambling Football: Saturday, 10/3/09 at 6:00 pm
 - Columbus Day, Public School Holiday, Oprah Winfrey Show filming and Honor Society: Monday, 10/12/09 at 5:30 pm
 - AT&T Red River Rivalry – Texas-Oklahoma Football: Saturday, 10/17/09 at 11:00 am



Description of Problem

- Demand for parking is high, especially on days when there is a special event like the Texas-OU football game
- Individuals might illegally direct vehicles to park on an open lot whether it is paved or unpaved; then take the parking fees collected and leave
- Motor vehicle tow companies will use aggressive tactics to tow vehicles



Coordinated Strategy

- Interdepartmental coordination is critical to minimizing illegal parking and towing activities:
 - Dallas Police Department (DPD)
 - DPD Parking Management
 - PWT Transportation Regulation
- Departments coordinated for the January 2009 Cotton Bowl game and were successful in minimizing any illegal parking and towing issues



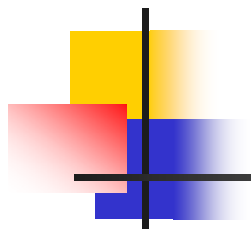
PWT Parking Management

- Coordination strategies:
 - Parking Enforcement Officer assigned to DPD Command Center to answer questions from officers on patrol around Fair Park
 - Parking Enforcement Officers patrols Fair Park area to ensure adequate support for enforcement of parking regulations
- Monitor State Fair parking permits issued by the City:
 - Proactively conduct field inspections of issued permits; check for fraudulent permits
 - Inspect lots accepting vehicles for parking that have no visible parking permit
- Monitor for all parking violations including:
 - Too close to a fire hydrant
 - On an unapproved surface
 - On a sidewalk



PWT Transportation Regulation

- Coordination strategies:
 - Regulation Inspector assigned to DPD Command Center to answer questions from officers on patrol around Fair Park
 - Regulation Inspector patrols Fair Park area to ensure adequate support for enforcement of towing regulations
- Letter hand carried to all licensed motor vehicle tow operators warning them that the City will be monitoring their activities closely around Fair Park and zero tolerance will be exercised in regard to their activities (attached)



Discussion



September 21, 2009

To: All Vehicle Tow Service Licensee Holders

Hand delivered

Re: 2009 State Fair of Texas

The City of Dallas wants the 2009 State Fair of Texas to be an enjoyable experience for everyone attending from Dallas and around the State. Last year there were significant violations related to illegal motor vehicle tows during the Texas-OU football game at Fair Park. Illegal towing reflects badly on your industry and the City of Dallas.

The Dallas Police Department and Transportation Regulation Division of Public Works and Transportation Department will be coordinating our efforts to monitor parking and towing activities throughout the 2009 State Fair. It is critical that all vehicle tow service license holders review City Code requirements with all employees to ensure that any activity is consistent with our regulations. Violations will result in immediate enforcement action that could include any of the following actions:

1. Ticket(s) – Class C misdemeanor that carries a fine of up to \$1,000.00
2. Suspension – Loss of operating authority for up to 10 days
3. Revocation – Loss of operating authority for 2 years

This letter is to remind you that violations of the City Code will not be tolerated. Please ensure that your staff is made aware of the consequences of violations.

We all want the 2009 State Fair of Texas to be a great event. If you have any questions concerning this matter, please contact the Transportation Regulation Office at (214) 670-3161.

Sincerely,

A handwritten signature in cursive script that reads 'Rick Galceran'.

Rick Galceran, P.E., Director
Public Works and Transportation

c: Gary Titlow, Program Manager, PWT Transportation Regulation