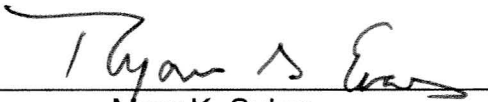


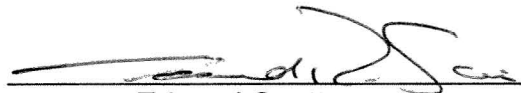
**MARCH 2, 2011 CITY COUNCIL BRIEFING AGENDA
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Briefing Agenda dated March 2, 2011. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



Mary K. Suhm
City Manager

2-25-11
Date



Edward Scott
City Controller

2/25/11
Date

RECEIVED

2011 FEB 25 PM 2:32

CITY SECRETARY
DALLAS, TEXAS



COUNCIL BRIEFING AGENDA

March 2, 2011

DATE

(FOR GENERAL INFORMATION AND RULES OF COURTESY PLEASE SEE OPPOSITE SIDE.)

(LA INFORMACIÓN GENERAL Y REGLAS DE CORTESÍA QUE DEBEN OBSERVARSE
DURANTE LAS ASAMBLEAS DEL CONSEJO MUNICIPAL APARECEN EN EL LADO OPUESTO, FAVOR DE LEERLAS.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 before 9:00 a.m. on the meeting date. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Informacion General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner CityCable* Canal 16. El Ayuntamiento Municipal se reúne el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 9 de la mañana del día de la asamblea. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que esté presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisará al oficial que esté presidiendo la sesión a tomar acción." Según la sección 3.3(c) de las reglas de procedimientos del Ayuntamiento.

AGENDA
CITY COUNCIL BRIEFING MEETING
WEDNESDAY, MARCH 2, 2011
CITY HALL
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M.

9:00 am Invocation and Pledge of Allegiance 6ES

 Special Presentations

 Open Microphone Speakers

VOTING AGENDA 6ES

1. Approval of Minutes of the February 16, 2011 City Council Meeting
2. Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

Briefings 6ES

- A. West Dallas Urban Structure and Guidelines
- B. Boards and Commissions Dallas City Code, Chapter 8 Recommended Amendments

Lunch

Closed Session 6ES

- Attorney Briefings (Sec. 551.071 T.O.M.A.)
- Marcia L. Trejo v. City of Dallas a/k/a Dallas Police Department,
 Cause No. 10-03608-L
 - Legal issues involving Chapter 254 of the Texas Health and Safety Code

Open Microphone Speakers 6ES

The above schedule represents an estimate of the order for the indicated briefings and is subject to change at any time. Current agenda information may be obtained by calling (214) 670-3100 during working hours.

Note: An expression of preference or a preliminary vote may be taken by the Council on any of the briefing items.

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.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

PUBLIC MEETINGS FOR MARCH 1 - MARCH 15, 2011

Tuesday, March 1, 2011

Civil Service Board

8:30 a.m.

City Hall Suite 1C-South

Memorandum



DATE **FEBRUARY 25, 2011**

TO **HONORABLE MAYOR AND
MEMBERS OF THE CITY COUNCIL**

SUBJECT **BOARDS AND COMMISSIONS NOMINEES/RENOMINEES**

The following board and commission nominees will be considered on Wednesday, March 2, 2011, for appointment.

The list represents the following category for your consideration:

- Full Council Nominees (application attached)

The nominee meets all qualifications for service on this board.

If you need additional information, please advise.

for 
Deborah Watkins
City Secretary

c: Mary K. Suhm, City Manager
Thomas P. Perkins, Jr., City Attorney

Memorandum



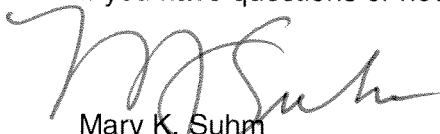
DATE February 25, 2011

TO Honorable Mayor and Members of the City Council

SUBJECT **West Dallas Urban Structure and Guidelines**

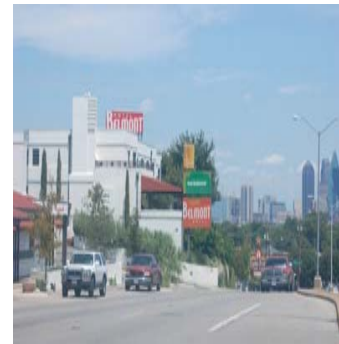
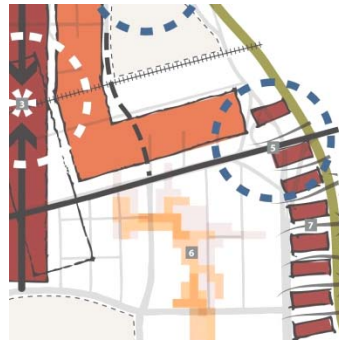
On Wednesday, March 2, 2011, you will be briefed on the West Dallas Urban Structure and Guidelines developed with the community by the Dallas CityDesign Studio over the past eighteen months. The attached presentation outlines the process to develop the plan, key recommendations, and steps toward implementation. A public hearing on the plan is scheduled for March 9, 2011.

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



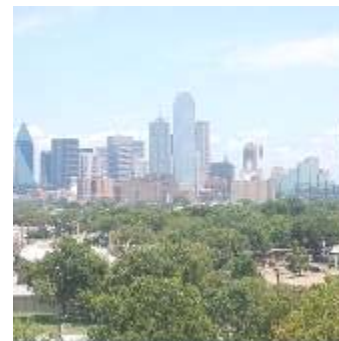
Mary K. Suhm
City Manager

C: Ryan S. Evans, First Assistant City Manager
A.C. Gonzalez, Assistant City Manager
Jill Jordan, P.E., Assistant City Manager
Forest E. Turner, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge C. Victor Lander
Helena Stevens-Thompson, Assistant to the City Manager
Frank Libro, Director, Public Information Office

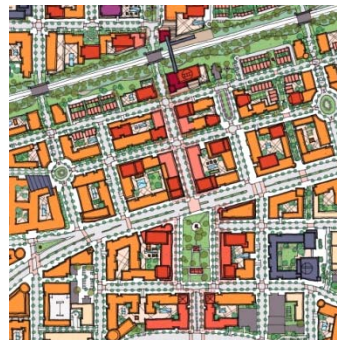


west dallas .01

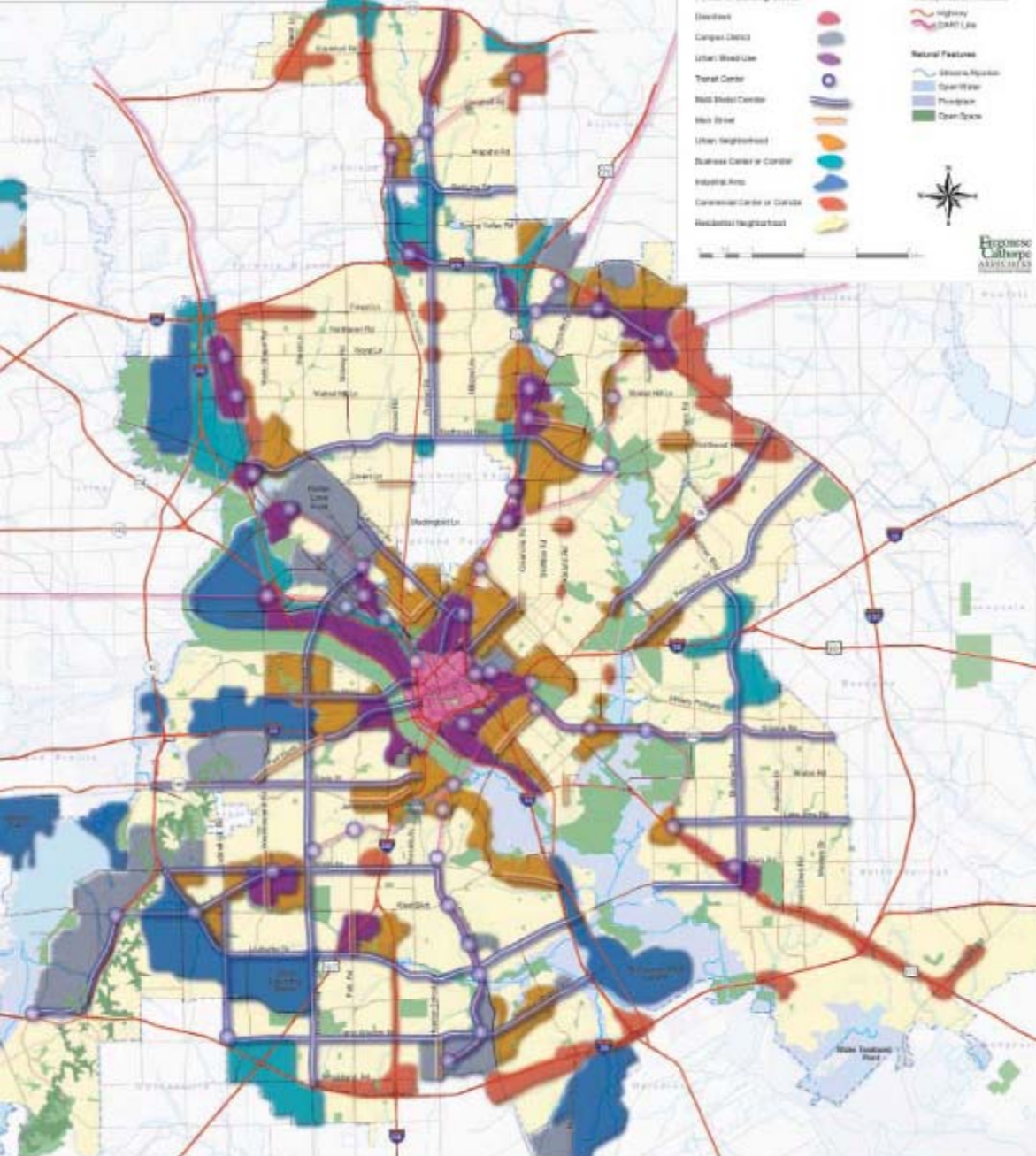
urban structure and guidelines



- outline the process to-date and plan recommendations
- introduce the approach to implementation

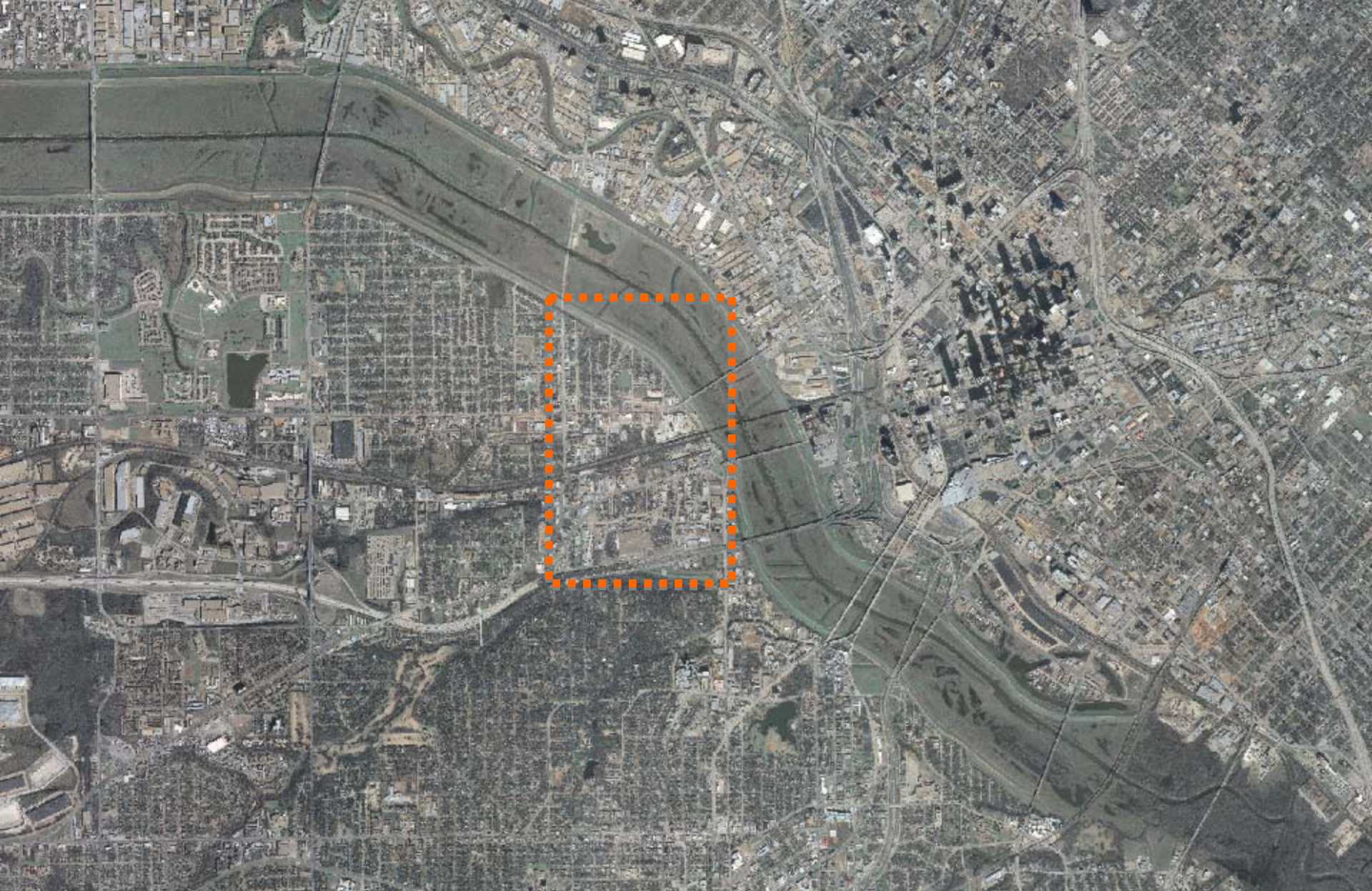


purpose



- forwardDallas! was the beginning of defining a new planning objective for the city
- In the years since its adoption, the way planning has endeavored to shape our city has changed
- The Studio blends in with the broad efforts underway now by the city to reshape the built environment
 - Complete Streets
 - Street car
 - Bike Plan

planning context





WEST DAL- LAS DREAM

SUEÑO DE WEST DAL- LAS

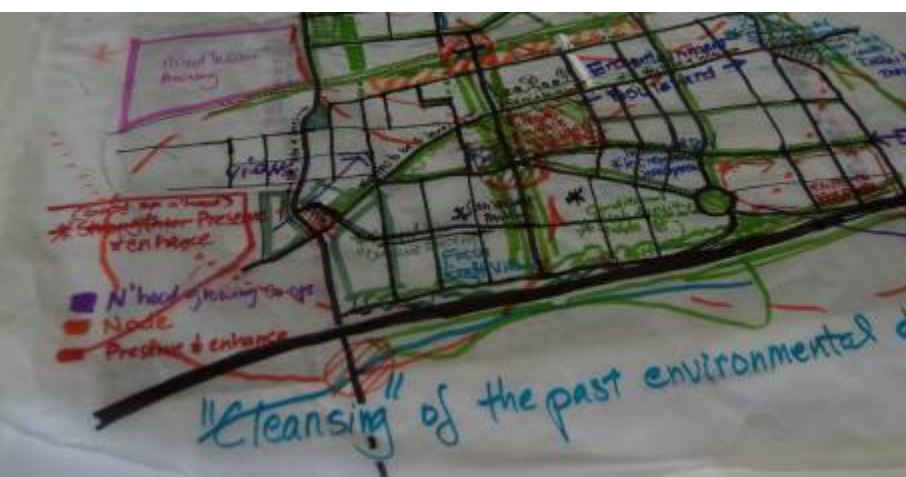
west dallas
city design .01



www.dallascityhall.com/citydesign_studio/westdallas_project.html



focus area



URBAN STRUCTURE CHARRETTE

TALLER DE DISEÑO DE ES- TRUCTURA URBANA

west dallas
city design .02



www.dallascityhall.com/citydesign_studio/charrette_project.html





- August 2009 Dream Session
 - February 2010 Charrette
- 30+ community meetings with over 300 participants
 - January 2011 town hall
- February 2011 City Plan Commission Hearing



input



- Organizations involved
 - La Bajada Neighborhood Association
 - West Dallas Chamber of Commerce
 - Oak Cliff Chamber of Commerce
 - Fort Worth Avenue Development Group
 - West Dallas Investments
 - Non-profit builders
 - Professional/Planning groups: TREC, AIA, GDPC, CNU

participation to-date



- organization-wide approach
- partnership in development and implementation
 - participation and facilitation at charrettes
 - internal workshop
- direct review and discussion



city staff involvement



DRAFT
for public comment

west dallas .01 | guidebook
urban structure and guidelines



- guidebook
- urban structure and guidelines
 - background
 - concept plan and vision
 - organic growth
 - guidelines for building the vision
 - economics
 - implementation

document & contents

Concept Plan

Process

The first step in any successful urban revitalization and redevelopment effort is the creation of a shared vision for how the area should change. This vision must be generated through a partnership between those most affected by change working with those attempting to make change.

This Urban Structure has been formed, crafted, and endorsed through a collective and inclusive process made up of individual property owners, residents, businesses, civic staff, non-profit organizations, and design specialists. Work sessions have been convened in the community and at Dallas City Hall. These gatherings involved listening to ideas and concerns while discussing options for the future design of this area in West Dallas. Going forward, many groups, working at their own schedule and scale, will construct projects shaping this area's landscape with the ultimate goal of achieving the shared vision as well as their private interests.

A Conceptual Vision

The conceptual plan takes into consideration the many ideas generated at the design charrette and synthesizes them into a set of development objectives. Regardless of the precise development response, these development objectives and corresponding conceptual diagram shall be maintained and adhered to as the benchmark for evaluating future development proposals. These development objectives are represented in the diagram on the next page and include:

- 1** preserve, conserve, enhance La Bajada neighborhood in its entirety
- 2** re-create Singleton and Commerce as handsome "parkway" streets
- 3** create new neighborhood spine street (north-south) with high density mixed-use clustered along it
- 4** step-down in density from new neighborhood spine east, west and toward La Bajada
- 5** development of 3-4 active mixed-use nodes at major intersections
- 6** allow for incremental rehabilitation and infill of properties east, west and south of new neighborhood spine
- 7** create high density, residential focused neighborhood along levee with connections into the Trinity River



Neighborhood Character

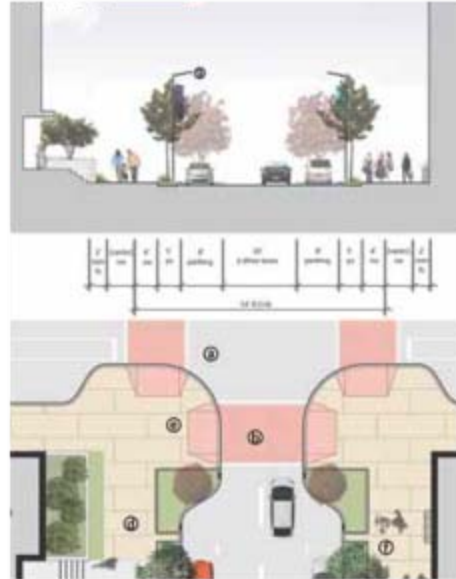


Street Character

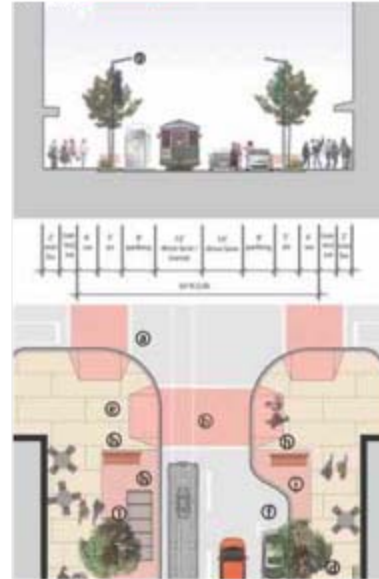
Streets will serve many functions accommodating all modes of travel including pedestrians, cyclists, public transportation, movement of service and goods, and private vehicles in that order. Design of streets will balance vehicle movement and access with other forms of transit making connectivity, walkability, development flexibility over time, and livability of foremost importance. Key street design features critical to its success as the most extensively used civic space in our communities shall include:

- A pattern of small-scale grid system of interconnected streets
- Wide sidewalks with shade trees and street furniture
- Parallel and head-in parking to shield pedestrians from traffic movement
- Narrow street crossing sections and curb extensions at crosswalks
- Enhanced crosswalk demarcation at street intersections

Local Street █



Herbert █



NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

Public Spaces

Park and Open Space Guidelines

Publicly accessible parks and open space organize and reinforce community structure and can create a strong identity for West Dallas. These spaces can provide a wide variety of passive and active recreational experiences ranging in size and type. Together they create an integrated system enhancing livability, natural appearance, and ecological values while providing gathering places and interaction opportunities for the community and visitors to the area. The type and character of park and open space should be influenced by its surrounding uses (e.g. retail, office, high, medium, or low density residential) and prospective user groups (e.g. workers, shoppers, children, visitors, residents).

The area-specific public spaces outlined represent the intended framework of public space within the Urban Structure. This reflects a pattern of development that designs neighborhoods around access to public space.



NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

Regional Park

A Regional Park provides active and passive recreation opportunities, with a wide selection of facilities for all age groups. West Dallas is fortunate in having the Trinity River Corridor Park as its backyard. Efforts should be made in providing logical, aesthetically pleasing, convenient, and accessible entry points into the park.

Size: 10+ ac



Special Public Space

Special Public Spaces may serve as a destination for users from outside the community rather than solely providing open space for the community. Special Public Spaces may be most any size and generally are sited at significantly important locations making them gateways into the the community or special gathering social spots for events and celebrations.

Size: .25+ ac



Neighborhood Parks [large+small]

Neighborhood Parks are usually one to fifteen (1-15) acres in size with the preferred minimum size of four-five acres (4-5) to allow a variety of landscape and recreation experiences. Neighborhood parks shall be landscaped and provide for passive and/or active recreational pursuits. Neighborhood parks shall be designed to accommodate all age groups. They may have playground areas, play fields, and/or athletic facilities. Neighborhood parks have a service area of one-quarter to one-half (1/4 - 1/2) of a mile or approximately a five to ten (5-10) minute walking distance.

Size: 1+ ac



Mini Park

Mini parks are generally less than one (1) acre in size and typically serve a quarter (1/4) mile radius, or a five minute walking distance. These parks may be either active or passive. In these small spaces, athletic facilities are usually not available.

Size: .25+ ac



Architectural Guidelines

The Urban Guidelines define suggested parameters around design decisions that define street character and how buildings relate to and form public space. These guidelines seek to strike a balance between predictability and flexibility that allows and even facilitates variations in regards to land use, architectural style, and market conditions while remaining consistent with the overall vision and intent of the Structure. These guidelines aim to provide a more sustainable development paradigm than current development practices generally afford. West Dallas is intended to facilitate the creation of a rich tapestry of neighborhood identities while encouraging a new mix of development scenarios.

For those using this guidebook for design purposes, it is essential that you reference the Urban Structure and Guidelines.

Transitions to the Existing Neighborhood

Respect Neighborhood Character

Buffering of La Bajada neighborhood edges should be addressed through use, height, setback, scale, massing and detailing of adjacent buildings. Vehicular access and parking requirements for new development(s) should minimize impact on neighborhood traffic flow and avoid disturbing the character of the neighborhood.



Respect Neighborhood Scale

The positive elements and patterns that characterize the neighborhood of La Bajada should be protected and reinforced through building use, scale, mass, building patterns, and details.

Siting of Buildings

Relating to Public Realm

Buildings, as they meet the ground, form the space around our city streets. The shape of our streetscape is created by the height and location of the buildings which line the sides. Buildings which meet the street acknowledge the greater importance of the public space through which the streets run. They can, in this way, create an awareness of the greater importance of the civic whole, where building facades are shaped by the public spaces around them.



Service and Equipment Areas

Service areas are zones and loading docks where servicing of the site takes place and include wall-mounted, ground-mounted or roof-mounted mechanical or equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.



Massing and Street Wall

Framing the Public Realm

Building massing may consist of low-rise, mid-rise, tower elements, or combinations, depending on use and needs. An important aspect of livability is the preservation of natural light, sunlight, and ventilation. Preserving this and public views to downtown, into the Trinity River Corridor, and important street end views shall be facilitated by requiring towers set-back from the streetwall, employing the use of tower separation rules, and requiring towers built adjacent to the levee to step-back from the levee as they increase in height. Various massing options may be possible on a given site and should be explored to determine how guideline objectives such as preserving views and sunlight can best be met.



Variations in Facades and Materials

Facade Importance

A building's frontage is a primary contributor to a pedestrian's understanding and enjoyment of a city and thus greater care, expense and workmanship shall be given to its design.

Facade Design

A building's lower level shall be carefully designed to relate to the scale and enhance the "close up" view of the pedestrian. The use of high-quality materials, more intensive detailing, and window arrangements, etc., which contributes to a heightened pedestrian interest is encouraged. Ground level commercial uses whether retail, service, restaurant, or office shall use clear glass windows, individualized shop fronts, lighting, and weather protection to achieve pedestrian scale and interest. Mirrored surfaces, views into parking areas, blank walls, etc. shall be avoided.



Building Access and Circulation

Residential Access

When a residential use is located on the ground level, individual unit entries with windows shall engage the street providing "eyes on the street." A low, raised porch or front garden is encouraged to define usable space in the setback behind the property line. Pedestrian-scaled entrance canopies projecting over residential lobby entryways are encouraged.



Primary Entrances

Major building entries shall be designed and located to provide the primary building access oriented to the public street and sidewalk. Doorways should be prominent and obvious in appearance. Major entry features should primarily address the street, with entry courts, display windows, signage, lights, walkways, and vestibules, as appropriate.



Phasing [10 years]

Target Population:

10,500 individuals/7,000 households

Target Renovated/ New Building Space:

250,000 sq. ft./ 8,400,000 sq. ft.

Target Improved/ New Open Space:

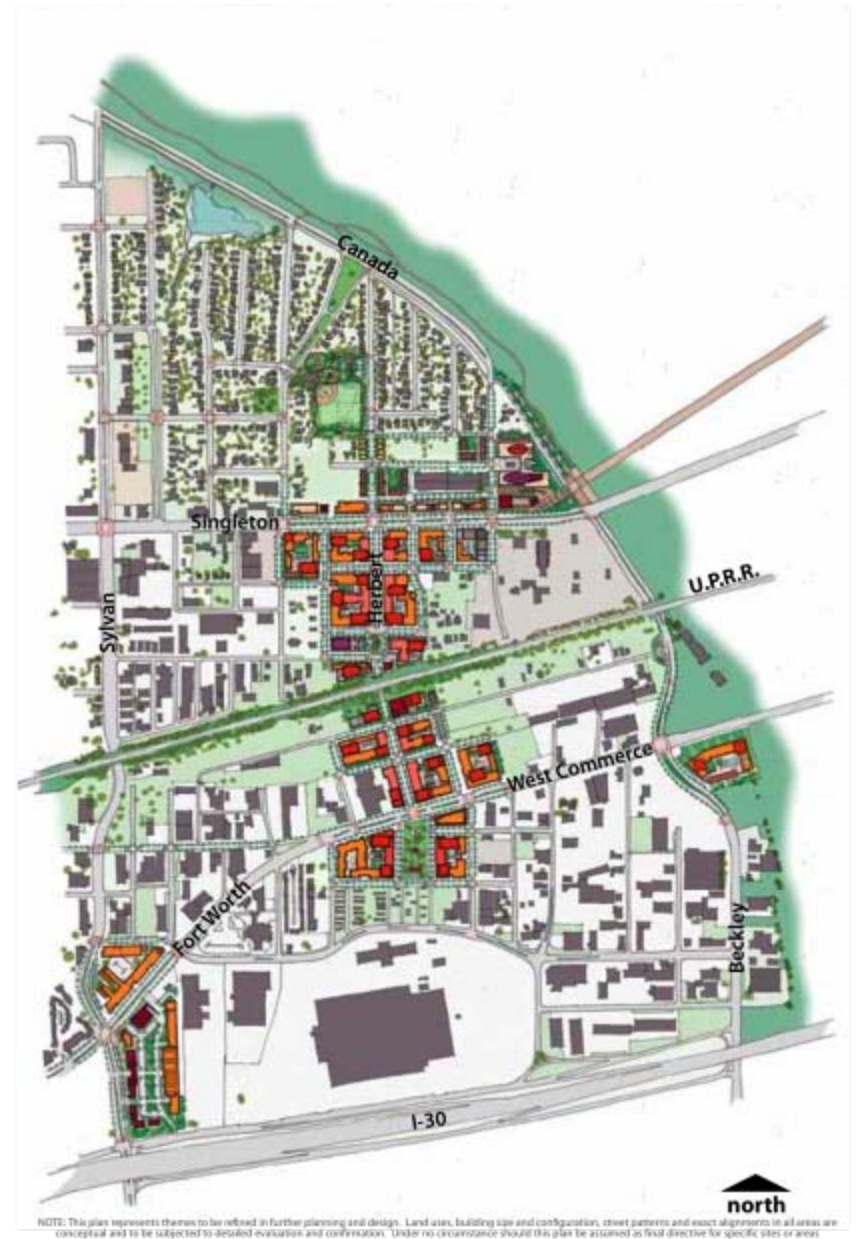
10 acres/15 acres

Phase 1

Significant changes to the public realm include the completion of the Margaret Hunt Hill Bridge, the Continental Pedestrian Bridge and its western gateway into La Bajada, important traffic calming initiatives for the street network within the La Bajada neighborhood, as well as solid strides toward enhanced amenities in La Bajada. Construction of three underpasses at the Union Pacific Railroad will help establish Herbert Street south of Singleton as the center of this emerging community and will provide local shopping and service opportunities for area residents.

These and other amenities will result in increased desirability for the area. Additionally, improved access to downtown and uptown employment and entertainment centers, along with proximity and easy access to regional recreational amenities, provides the area with a location advantage that enhances its competitiveness with other in-town markets.

The idea of creating a destination for artistic production and living will take hold through an eclectic mix of redevelopment and new development that reflects the character of area. The Trinity River's edge will begin to be defined more strikingly through landmark development sites at the western gateway to the Continental Bridge and the re-aligned intersection of Beckley Avenue and West Commerce Street. Economically, ground work for entrepreneurship and adaptive reuse will fuel the necessary incremental development opportunities that can capitalize on smaller changes in the area that will inject energy and activity into currently underutilized industrial property.



NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

Phasing [15 years]

Target Population:

19,500 individuals/13,500 households

Target Renovated/ New Building Space:

400,000 sq. ft./ 21,400,000 sq. ft.

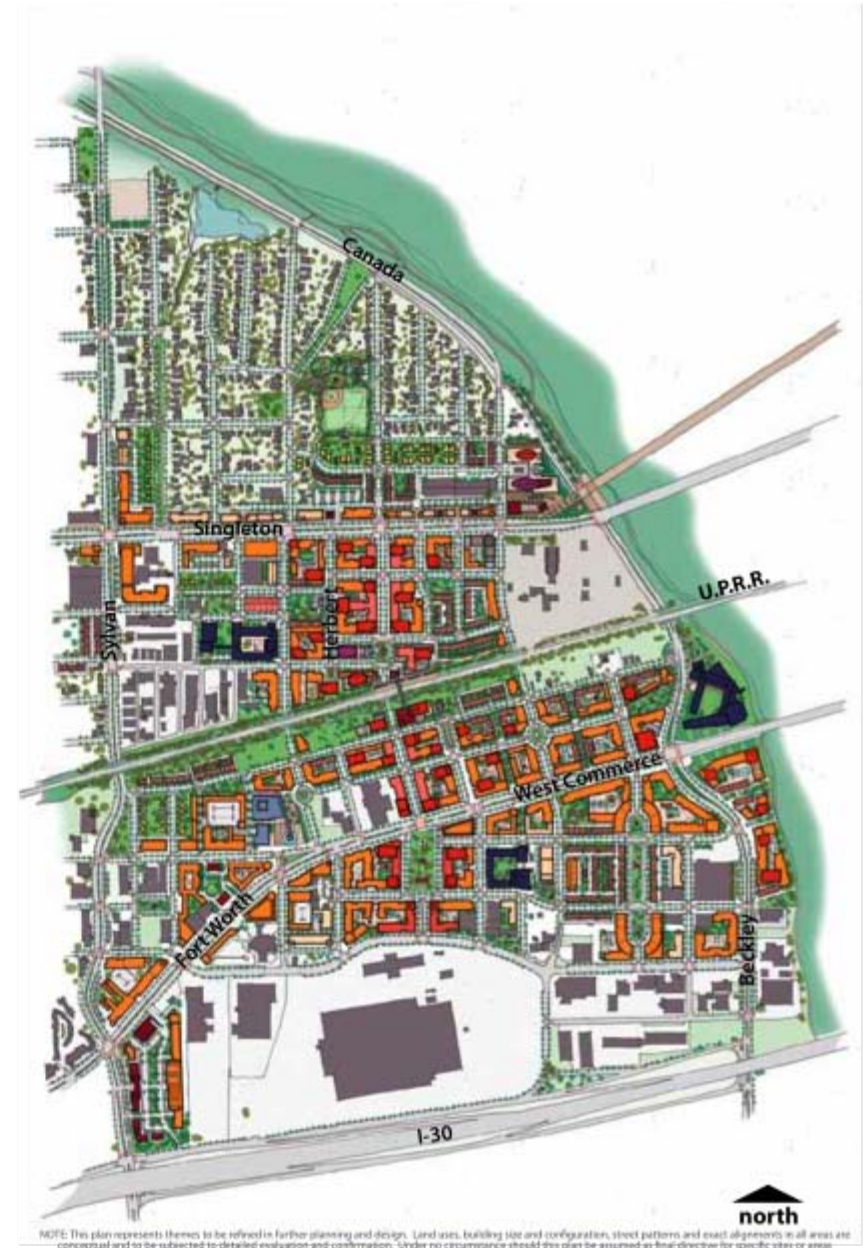
Target Improved/ New Open Space:

15 acres/55 acres

Phase 2

While incremental development is still part of the development pattern, the focus will be shifting to encourage new development on a larger scale. Much of the initial enhancements and stabilization to secure La Bajada as a high quality modest-income single family neighborhood will have been accomplished; however, ongoing attention and investment is needed for the neighborhood to remain a great place to live.

The Trinity River's edge will be even more well-defined as a development shoreline commanding views of the downtown skyline and signature bridges over the Trinity. Connectivity into the park will be a highly-desired asset that shapes development patterns throughout the area. The spine along Herbert Street is well established as the community's center, as are key development nodes. The focus for redevelopment will shift toward outside of the Herbert Street spine and major development nodes. Developments could be as small scaled as row houses on quiet side streets, to the continuation of podium and tower construction near highly desirable activity centers. Maintaining economic diversity through available housing options will be an important challenge that must be faced.



NOTE: This plan represents themes to be refined in further planning and design. Land uses, building size and configuration, street patterns and exact alignments in all areas are conceptual and to be subjected to detailed evaluation and confirmation. Under no circumstance should this plan be assumed as final directive for specific sites or areas.

Phasing [17+ years]

Target Population:

24,000 individuals/16,000 households

Target Renovated/ New Building Space:

500,000 sq. ft./ 29,800,000 sq. ft.

Target Improved/ New Open Space:

15 acres/85 acres

Phase 3

Over the course of its evolution, the area will have established itself as a unique community within Dallas with abundant assets and a high-quality of life. The La Bajada neighborhood will continue to thrive and benefit from the core of activity and services available south of Singleton Boulevard. The developed edge of the Trinity River will be completely defined. The area, in general, will serve as a successful model of redevelopment that is founded in community-led ideals.

Development will be driven by market forces without intervention by city. The primary role of the plan during this phase of redevelopment is to ensure continued adherence to design standards and development of public amenities in tandem with private development projects. This will ensure that the needs of the community continue to be met. Specific efforts will need to be continued to ensure that an affordable housing base is still accessible.



Enhance and Protect La Bajada

- Continue a collaborative approach to planning and development in the area by convening a committee of local residents to provide input into plan implementation
- Foster stabilization of zoning concerns to maintain the single family character within La Bajada
- Do not support any commercial or higher density rezoning from existing single family zoned parcels within La Bajada
- Work with the City's Housing and Community Services Department and nonprofit builders to provide residential infill on vacant single family lots for continued availability of affordable housing options
- Complete neighborhood projects with input and direction from the community.
 - Construct Herbert Street traffic calming projects in cooperation with Housing and Community Services through the existing Neighborhood Investment Program and Public Works and Transportation Department
 - Design and build the western gateway to the Continental Pedestrian Bridge to ensure neighborhood and community access
 - Transform existing electric utility infrastructure into public art gateways into the area in cooperation with Oncor and the Office of Cultural Affairs
 - Continue green space enhancement such as the recently completed median enhancements along Topoka
 - Revive the Bataan Center as the social and cultural hub of the neighborhood
 - Complete flood control improvements to the Pavaho sump, and identify future initiatives to transform this utility into a neighborhood amenity
- Adopt a housing policy that secures affordable housing options as part of new development in this area
- Identify tools such as the existing Municipal Management District to provide maintenance and upkeep of amenities in the area

Encourage Incremental Development

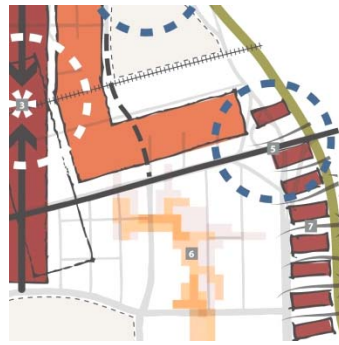
- Initiate public-led regulatory changes to remove impediments as appropriate to facilitate redevelopment, such as:
 - Allow temporary/transitory uses that bring activity and excitement to the area
 - Additional provisions in the City's Special Event regulations that can establish a process to vet each proposed initiative to facilitate the activity within existing structures, while maintaining public safety
 - Evaluate and make appropriate code amendments to foster the operation of mobile commercial services such as restaurants
 - Development code amendments to allow for live-work associated with compatible commercial uses
 - Encourage adaptive reuse of existing structures where feasible through code equivalencies
- Market existing programs through the Office of Economic Development to support start up businesses in the area
- Place a satellite Business Assistance Center in this area to coordinate small business development with a focus on arts and crafts production and boutique manufacturing.
- Work with the community to provide opportunities to showcase existing talent within the neighborhood in cooperation with the Office of Cultural Affairs and Office of Economic Development

Focus high density along the Herbert Street corridor south of Singleton and foster key development nodes

- Convene a committee of local business owners to provide input into economic development aspects of this plan in cooperation with the Office of Economic Development
- Fund high-priority capital projects, including:
 - Construct railroad crossings at Herbert, Guilden/Hardwick, and Bataan/Pitman
 - Construct Herbert Street as a main street connecting Singleton Boulevard to West Commerce Street
 - Complete design and implementation of improvements to the Beckley/Commerce intersection and western gateway to the Continental Pedestrian Bridge
 - Phase 2 improvements for the western gateway to the Continental Pedestrian Bridge
- Work with developers to pursue zoning applications for redevelopment consistent with the plan
- Work with the Fort Worth Avenue Development Group and other stakeholders regarding an evaluation of PD 714 to identify any potential changes to better facilitate this vision
- Specifically work with West Dallas Investments as the area's largest land owners to facilitate conferrence of development rights over time, to stage the area for strategic redevelopment
- Amend Thoroughfare Plan to address discrepancies with street network plan included as part of this Urban Structure. Coordinate this initiative with Bike Plan currently underway, the Complete Streets Initiative, and the existing Trails Masterplan
- Coordinate with the Streetcar System Plan being initiated in partnership with the City of Dallas, NCTCOG, and DART to identify transit opportunities to support development
- Evaluate the plausibility of a new TIF in the area to support needed public improvements once a catalyst project has been identified. The TIF can provide mechanisms to focus development by placing greater benefits to the new Herbert Street spine along with key development sites in the area
- Engage the United States Post Office regarding the long-term development potential of the existing Post Office facility along I-30
- Facilitate strong development presences at key gateways including adjacent to the western entrance to the Continental Pedestrian Bridge, return excess ROW following reconstruction of Beckley/Commerce, establish strong linkage to North Oak Cliff at Sylvan and I-30 development site
- Facilitate development along Singleton as an appropriately scaled corridor to transition from the high density to the south to the residential area to the north
- Develop a detailed urban design plan led by the Dallas CityDesign Studio for Singleton Boulevard, Commerce Street and Herbert Street

Monitoring and advancing the Urban Structure

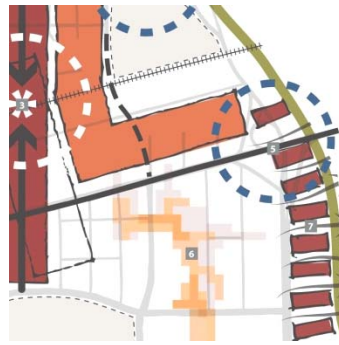
- Include a community input strategy into each design initiative outlined in this Urban Structure
- Establish a design approval process as a means to expedite development review and approval for projects that are consistent with the Structure
- Ensure good urban design through the creation and application of a strong set of urban design standards created based upon the urban guidelines within the Structure
- Convene a staff team led by the CityDesignStudio and Sustainable Development and Construction Department to oversee the implementation of the plan and highlight any needed areas of change to the urban structure as it unfolds.
- Provide an annual review of accomplishments and identify any needed amendments to the action items of the Framework
- Develop a coordinated capital improvement plan for the area to identify priorities for capital projects and assign funding responsibilities among the development community, the city and incentive programs such as new or existing TIFs. Prioritize capital projects to align with the proposed phasing of the build out of the urban structure in order to align the development of amenities in accordance with established community standards. Consider activating and possibly expanding the existing Municipal Management District as a means to provide for maintenance
- Identify high priority capital projects for inclusion in the anticipated 2012 bond program
- Market the plan to continue to raise awareness within the residential and business community of the vision and its progress so that it maintains relevance and acceptance within the community and also so that it engenders reuse and redevelopment proposals that progress the Structure



- key projects underway:
 - enhancing la bajada
 - herbert street traffic calming
 - west dallas gateway
 - flood control improvements
 - encourage interim uses
 - mobile restaurants
 - position for new development
 - street improvements for Beckley/Commerce
 - planning initiatives such as complete streets initiative, bike plan, and streetcar system study



implementation through innovation



- implementation allows the opportunity for the City to serve as an innovator
- this area can serve as a full-scale urban laboratory
- keep the conversation going with a focused discussion around implementing the vision

implementation through innovation





Memorandum



CITY OF DALLAS

DATE February 23, 2011

TO Honorable Mayor and
Members of the City Council

SUBJECT Dallas City Code, Chapter 8 - Board and Commission Attendance Briefing

On Wednesday, March 2, 2011, you will be briefed on City Code attendance requirements for board and commission members and possible amendments. The presentation material is attached for your review.

Please contact me if you have questions.

A handwritten signature in blue ink, appearing to read 'Deborah Watkins'.

Deborah Watkins
City Secretary

Attachment

C: Mary K. Suhm, City Manager
Thomas P. Perkins, Jr., City Attorney
Rosa A. Rios, Assistant City Secretary
Warren Ernst, General Counsel/Assistant City Attorney
Lisa Christopherson, Assistant City Attorney
Barbara Martinez, Assistant City Attorney
Tammy Palomino, Assistant City Attorney
Daniel Soliz, Boards and Commissions Manager, CSO
Jesse Salazar, Boards and Commissions Coordinator, CSO

**BOARDS AND COMMISSIONS
DALLAS CITY CODE, CHAPTER 8
RECOMMENDED AMENDMENTS**

Deborah Watkins

City Secretary

March 2, 2011

PURPOSE OF BRIEFING

- Provide an overview of Dallas City Charter and City Code provisions governing board and commission attendance requirements
- Review City Charter and City Code provisions relating to attendance requirements
- Discussion of recommended amendments

DALLAS CITY CHARTER

CHAPTER XXIV, §17 (a)

“...Any member of any commission or board appointed by the city council shall forfeit that office if the member misses more than three regular meetings in succession, unless for medical reasons certified to by a physician or unless excused by the board or commission of which he or she is a member and the city council. In such case, the city council shall declare the position vacant and appoint a new member to fill the vacancy.”

DALLAS CITY CODE

SECTION 8-20. ATTENDANCE.

- (a) No member shall be excused from attendance at a board meeting, unless for medical reasons certified to by a physician or unless excused by the board and the city council. A member having three unexcused absences in succession shall forfeit membership on the board.
- (b) A member of a board that meets weekly or biweekly, who is absent from more than 25 percent of the regular meetings in any six month period, whether excused or not, shall forfeit membership on the board.
- (c) A member of a board that meets monthly, who is absent from more than 25 percent of the regular meetings during any 12 month period, whether excused or not, shall forfeit membership on the board.
- (d) An office that has been forfeited under the provisions of this section shall be filled for the remainder of the term by appointment of the city council.
- (e) For purposes of this section, the record of a member's absences will begin with the first regular meeting after the 15th day from the date the member received notice of appointment.

MEETING PROVISIONS

- Dallas City Code, Section 8-2. Regular Meetings.
 - “Each board shall determine the time and place of its meetings. Regular meetings shall be scheduled weekly, monthly, semi-monthly, or quarterly, as the responsibilities of the board necessitate, at a location within a public building.”
- Dallas City Code, Section 8-3. Special Meetings.
 - “Special meetings may be called by the chair at any time and shall be called by the chair upon written request of members comprising at least one-third of the board.”

APPLICATION OF THE RULES (EXAMPLE)

Board	Meeting Schedule	Percentage of Meetings	Forfeiture Threshold
Permit and License Appeal Board	1 per month	More than 25% in any 12 month period	4
Park and Recreation Board	2 per month	More than 25% in any 6 month period	4

APPLICATION OF THE RULES (CONTINUED)

- Absences excused “for medical reasons certified to by a physician”
 - Documentation from a physician would be required either before or immediately after an absence occurs
- Absences excused “by the board or commission of which he or she is a member and the city council”
 - The board or commission must take official action first to excuse the absence and then staff would place an item on the Agenda for City Council consideration

APPLICATION OF THE RULES (CONTINUED)

- Absences from special meetings or committee meetings of boards and commissions are not counted against members
- Board and Commission Coordinators send warning letters to their respective members whose absences near 25%
- The City Secretary's Office sends a forfeiture letter when notified that a board or commission member has missed more than the allowable number of absences

PERMIT AND LICENSE APPEAL BOARD RECOMMENDATION

- December 3, 2010 – PLAB sent City Council a letter that states, in part, the following:
 - “Absences from PLAB hearings due to grand jury service are not excused under the code.”
 - “Absences due to illness are not easily excused...”.

OPTIONS FOR CONSIDERATION

- Make no changes to the attendance requirements in the City Code
- Amend the City Code to automatically exclude absences due to petit/grand jury service when calculating whether a board and commission member has missed more than 25% of regular meetings
- Amend the City Code to allow the City Council, on a case by case basis, to waive absences due to petit/grand jury service when calculating whether a board or commission member has missed more than 25% of regular meetings
- Amend the City Code to allow the City Council to waive, on a case by base basis, any absence for any reason when calculating whether a board or commission member has missed more than 25% of regular meetings