

QUALITY OF LIFE & ENVIRONMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

RECEIVED

2015 AUG 20 PM 4: 19

CITY SECRETARY
DALLAS, TEXAS

MONDAY, AUGUST 24, 2015
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M. – 10:30 A.M.

Chair, Councilmember Sandy Greyson
Vice-Chair, Councilmember Tiffinni A. Young
Councilmember Rickey D. Callahan
Councilmember Mark Clayton
Councilmember Philip T. Kingston
Councilmember B. Adam McGough

Call to Order

1. Approval of August 10, 2015 Minutes

BRIEFINGS

2. Discussion on Resolution to Change Committee Meeting Time (5 min) Joey Zapata
Assistant City Manager
3. DCHHS Update: West Nile Virus (20 min) Zachary S. Thompson
Director, Dallas County Health and Human Services

Dr. Christopher Perkins
Medical Director, Dallas County Health and Human Services
4. Proposed Amendments to Outside Storage Use Provisions (30 min) David Cossum
Director, Sustainable Development & Construction
5. Non-Required Fence Standards (30 min) David Cossum
Director, Sustainable Development & Construction
6. **UPCOMING AGENDA ITEMS** (10 min)

August 26, 2015

- A. Authorize a contract for wayfinding and parking lot signage at Fair Park located at 1200 Second Avenue - Phoenix I Restoration and Construction, Ltd., best value proposer of three - Not to exceed \$142,460
- B. Authorize a public hearing to be held on September 22, 2015 to receive comments on the proposed use of subsurface portions of Crockett Park, Fair Park, and Juanita J. Craft Park totaling approximately 430,503 square feet (9.88 acres) for the installation of a thirty-foot diameter drainage relief tunnel
- C. Authorize (1) the rejection of proposals for construction of the proposed Singing Hills Recreation Center Building located between Crouch Road and Patrol Way; and (2) the re-advertisement for new Request for Competitive Sealed Proposals

September 9, 2015

- D. Authorize Supplemental Agreement No. 2 to the professional services contract with SGDesign, Inc. for the architectural and engineering design services and construction administration for landscaping and site drainage improvements at the Animal Shelter, located at 1818 N. Westmoreland Road - Not to exceed \$51,000, from \$82,008 to \$133,008
- E. Authorize a contract for Elmwood Parkway trail improvements located along Rugged Drive - RoeschCo Construction, Inc., lowest responsible bidder of six - Not to exceed \$619,781
- F. Authorize a thirty-six-month Interlocal Agreement with Dallas County Schools to transport participants to various programs and activities for the period October 1, 2015 through September 30, 2018 - Total not to exceed \$875,000

Adjourn


Sandy Greyson, Chair / N.K.
Quality of Life & Environment Committee

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.

Quality of Life & Environment Committee Meeting Record

DRAFT

Meeting Date: August 10, 2015

Convened: 9:04 a.m.

Adjourned: 10:57 a.m.

Members Present:

Sandy Greyson (Chair)
Tiffinni A. Young (Vice-Chair)
Rickey D. Callahan
Mark Clayton
Philip T. Kingston
B. Adam McGough

Members Absent:

Council Members Present:
Erik Wilson

Briefing Presenters

Mary Nix
Assistant Director, Public Works

Kelly High
Director, Sanitation Services

David Cossum
Director, Sustainable
Development & Construction

Guests:

Scott Pasternak, Burns & McDonnell Engineering Company, Inc.
Seth Cunningham, Burns & McDonnell Engineering Company, Inc.

Staff Present:

Joey Zapata, Kelly High, David Cossum, Mary Nix, Neva Dean, Rick Galceran, Barbara McAninch, Murray Meyers, Dawna Brown, Frank Camp, Diana Lowrance, Joni Keach, Tammy Palomino, Michael Frosch, Andrew Flye, Kris Sweckard, Connie Tankersly

AGENDA:

1. **Approval of June 8, 2015 Minutes**

Presenter(s):

A motion was made to approve the minutes of June 8, 2015.

Action Taken/Committee Recommendation(s):

Motion made by: Rickey D. Callahan

Motion seconded by: Sandy Greyson

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

2. **Annual Air Quality Monitoring and Compliance Agreements with TCEQ**

Presenter(s):

Mary Nix

Information Only

This briefing provided the committee background information on air quality monitoring and regulation enforcement in Dallas, recommended elimination of used car lot inspections for FY15-16, and sought the committee’s recommendation for the approval of five contract renewal items on the August 26, 2015 agenda.

A motion was made to recommend approval of the five associated contract renewal items on the August 26, 2015 council agenda.

Action Taken/Committee Recommendation(s): Recommend approval of five associated contract renewal items on August 26, 2015 council agenda

Motion made by: Philip T. Kingston

Motion seconded by: Tiffinni A. Young

Item passed unanimously: **Item passed on a divided vote:**

Item failed unanimously: **Item failed on a divided vote:**

3. Single Stream Recycle Processing Services Procurement

Presenter(s): Kelly High

Information Only

This briefing provided the committee a review of the single stream recycle processing services selection process, detailed the highest ranking proposal, and offered proposed next steps.

A motion was made for the briefing to be presented to the full City Council.

Action Taken/Committee Recommendation(s): Present briefing to City Council on August 19, 2015.

Motion made by: Mark Clayton

Motion seconded by: Rickey D. Callahan

Item passed unanimously: **Item passed on a divided vote:**

Item failed unanimously: **Item failed on a divided vote:**

4. Proposed Amendments to Outside Storage Use Provisions

Presenter(s): David Cossum

Information Only

This briefing gave the committee an overview of proposed code amendments to the provisions regulating outside storage, and provided additional information requested at the May 26, 2015 Quality of Life & Environment committee.

This briefing was requested to return on August 24, 2015.

Action Taken/Committee Recommendation(s): Requested to return on August 24, 2015.

Motion made by:

Motion seconded by:

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

5. Upcoming Agenda Items

Presenter(s):

Information Only

The committee voted to recommend the following agenda items on the August 12, 2015 Council Agenda:

- A. Agenda Item #52: Authorize a professional services contract with Pacheco Koch Consulting Engineers, Inc. for civil engineering, land surveying and landscape architectural services for the design and construction for the Trinity Strand Trail, Phase II located between Interstate Highway 35 at Oak Lawn Avenue to the Inwood DART Station - Not to exceed \$422,000

- B. Agenda Item #53: Authorize an increase in the contract with RoeschCo Construction, Inc. for additional scope of work to include: new trees, irrigation, signs, pipes, wood bollards and other miscellaneous items for the Trinity Strand Trail Phase I located between Stemmons Freeway and Motor-Farrington Street - Not to exceed \$165,686, from \$5,632,746 to \$5,798,432

The Chair requested for agenda item #52 to reflect that the professional services contract with Pacheco Koch is for design and construction documents.

Action Taken/Committee Recommendation(s): Recommendation for approval with the change of Item #52 that indicates contract is for design and construction documents.

Motion made by: Mark Clayton

Motion seconded by: Rickey D. Callahan

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Councilmember Sandy Greyson
Chair

Memorandum



CITY OF DALLAS

DATE August 21, 2015

TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT **Discussion on Resolution to Change Committee Meeting Time**

The 2015 City Council calendar, adopted on November 12, 2014 and amended on August 8, 2015, serves to inform the public of all standing City Council and Council Committee meetings. Currently, the calendar specifies that all Quality of Life & Environment Committee meetings in 2015 are held from 9:00 a.m. - 10:30 a.m.

On August 24, 2015, the Quality of Life & Environment Committee will have the opportunity to request a resolution to amend the 2015 City Council calendar so that committee meetings are held from 1:30 p.m. - 3:00 p.m. on each designated date.

With committee approval, City Council would consider the resolution on September 9, 2015. If adopted, the Quality of Life & Environment Committee meeting on September 14, 2015 and all subsequent meetings in 2015 will begin at 1:30 p.m.

Please contact me if you have any questions or need additional information.

A handwritten signature in blue ink that reads "Joey Zapata".

Joey Zapata
Assistant City Manager

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Memorandum



CITY OF DALLAS

DATE August 21, 2015

TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT **DCHHS Update: West Nile Virus**

On Monday, August 24, 2015, the Quality of Life & Environment Committee will receive an update on the 2015 West Nile virus season from Dallas County Health and Human Services. The briefing is attached for your review.

Please contact me if you have any questions or need additional information.

A handwritten signature in blue ink that reads "Joey Zapata".

Joey Zapata

Assistant City Manager

Attachment

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

DCHHS Update

West Nile Virus

August 24, 2015

Quality of Life & Environment Council Committee

Zachary Thompson

Director

Dallas County Health and Human Services

Dr. Christopher Perkins

Medical Director/Health Authority

Dallas County Health and Human Services



DCHHS
Safe families, healthy lives.

Dallas County Health and Human Services

West Nile Virus

Ongoing efforts

- Conducting spraying in contracted city whenever a trap is positive
- Conducting spraying in contracted cities with high abundance
- Continuing to issue weekly surveillance reports
- Remaining in communication with local, state, and federal
- Contractor for ground spraying

West Nile Virus

Cases

West Nile Virus 2015

Human Cases = 3

West Nile Fever = 1

- Dallas: 75217 (1)

West Nile Neuroinvasive Disease = 2

- Dallas: 75212 (1); 75214 (1)

Positive Mosquito Pools = 213

- Addison: 75001 (2); 75240 (1)
- Carrollton: 75006 (6); 75007 (3)
- Coppell: 75019 (8)
- Cedar Hill: 75104 (3)
- Dallas: 75203 (1); 75204 (1); 75210 (1); 75211 (3); 75212 (1); 75214 (1); 75215 (13); 75216 (2); 75218 (3); 75219 (1); 75224 (2); 75225 (1); 75228 (6); 75229 (9); 75230 (1); 75235 (1); 75236 (1); 75238 (1); 75241 (3); 75248 (1)
- DeSoto: 75115 (7)
- Duncanville: 75116 (1); 75137 (1)
- Farmers Branch: 75234 (11)
- Garland: 75040 (3); 75041 (2); 75042 (5); 75043 (1); 75044 (2)
- Glenn Heights: 75154 (2)
- Grand Prairie: 75050 (3); 75051 (2); 75052 (13)
- Highland Park: 75205 (2)
- Hutchins: 75141 (1)
- Irving: 75038 (1); 75060 (9); 75061 (8); 75062 (6); 75063 (3)
- Lancaster: 75134 (3)
- Mesquite: 75149 (17); 75150 (10); 75181 (1)
- Richardson: 75080 (1)
- Rowlett: 75088 (2); 75089 (2)
- Sachse: 75048 (2)
- University Park: 75205 (9); 75206 (1); 75225 (5)
- Wilmer: 75172 (1)

Dallas County West Nile Virus Cases
2002 to 2014

YEAR	HUMAN CASES	POSITIVE MOSQUITO TRAPS	HUMAN DEATHS
2002	34	42	3
2003	50	116	4
2004	16	108	
2005	44	190	1
2006	104	187	4
2007	23	117	
2008	9	40	
2009	16	124	1
2010		1	
2011	2	8	
2012	398	264	21
2013	16	192	2
2014	12	174	

West Nile Virus

Surveillance Report

Dallas County Health and Human Services Arbovirus Surveillance Report



Week 31 ending August 8, 2015

- In weeks 31 and 32, 76 pools of *Cx. quinquefasciatus* have tested positive for WNV to date.
- The vector index is increasing but remains below the historic threshold of 0.5 associated with large epidemics locally.
- Two cases of WNND were identified in Dallas County in weeks 31 and 32; three human cases have been reported to date.
- One imported case of CHIKV was reported in the city of Garland in Week 32; four human cases of imported CHIKV have been reported in Dallas County to date this year.

Mosquito Laboratory and Human Case Surveillance Data, Dallas

Week Ending	7/11	7/18	7/25	8/1	8/8	8/15*	YTD
MMWR Week	27	28	29	30	31	32	
West Nile Virus (WNV)							
Total Gravid-Traps Placed in Dallas County ^a	251	249	253	233	262	238	4,099
Number of Pools Tested (PHL; IL) ^{b,c}	220; 34	221; 38	219; 47	191; 45	224; 37	206; 35	2,917; 654
Number of Trap Results Currently Pending	0	0	0	0	~39	~44	
Average Number of <i>Cx. quinquefasciatus</i> per Trap ^d	46.9	36.1	37.8	33.6	25.9	24.8	34.5
Total Number of <i>Cx. quinquefasciatus</i> Trapped and Tested	7,535	7,495	7,949	6,896	5,978	5,609	97,768
PCR Positive <i>Cx. quinquefasciatus</i> Pools (PHL; IL) ^e	11; 0	23; 2	27; 3	42; 5	36; 3	28; 9	183; 26
WNV Infection Rate per 1,000 <i>Cx. quinquefasciatus</i> ^e	1.51	3.59	4.74	8.13	8.18	8.72	
Weekly Vector Index (VI) ^f	0.07	0.13	0.18	0.27	0.21	0.22	
Other miscellaneous positive tests (<i>Cx. restuans</i> ; RAMP) ^g	0; 0	0; 0	0; 1	0; 0	0; 0	0; 0	2; 2
Presumptive WNV Viremic Blood Donors	0	0	1	0	0	0	1
Confirmed WNV Human Cases (WNND; WNF) ^h	0; 0	0; 0	0; 1	0	1; 0	1; 0	2; 1
Chikungunya Virus (CHIKV) & Dengue Virus							
Total Biogents Sentinel-Traps Placed in Dallas County ⁱ	15	15	15	15	15	15	165
Average # of <i>Aedes</i> (<i>Ae. albopictus</i> ; <i>Ae. aegypti</i>) per Trap ^j	8; 2	9; 3	4; 1	7; 2	8; 1	3; 1	14; 2
Confirmed CHIKV Human Cases (AT; I) ^k	0; 0	0; 1	0; 1	0; 0	0; 0	0; 1	0; 4
Confirmed Dengue Human Cases ^l	0	0	1	0	0	0	1

- a. All gravid traps deployed in municipalities submitting data to DCHS since Week 27. Includes traps without mosquitoes, malfunctioning traps and traps with pending results
- b. Excludes traps without female *Culex quinquefasciatus* identified. Maximum of 50 female *Culex quinquefasciatus* per pool; more than 1 pool may be tested per trap
- c. PHL = Public health laboratory (DSHS, DCHHS) testing performed by viral culture or CDC RT-PCR protocol; IL = Testing from independent labs by alternate methods
- d. Average abundance of female *Culex quinquefasciatus* mosquitoes per trap night/week in gravid traps (excludes non-working traps)
- e. WNV infection rates calculated using a Maximum Likelihood Estimation (MLE). *Biggerstaff et al. PooledInRate, version 4.0; Microsoft Excel Add-In; CDC 2007*
- f. The Vector Index (VI) reflects the MLE adjusted for *Culex quinquefasciatus* abundance. $VI = \sum_{i=1}^{n} \frac{N_i P_i}{N}$, where N is the average number of *Culex quinquefasciatus* mosquitoes collected per trap night and P is the estimated infection rate
- g. Pools of *Culex restuans* that tested positive for WNV by PCR testing; RAMP: pool of undifferentiated mosquito species that tested positive by RAMP testing
- h. Human WNV cases by week of report to health department. WNND: West Nile Neuroinvasive Disease; WNF: West Nile Fever
- i. All Biogents Sentinel (BSG)-traps deployed in municipalities submitting data to DCHS since Week 22. Includes traps without mosquitoes, malfunctioning traps and traps with pending results
- j. Average abundance of *Aedes albopictus* and *Aedes aegypti* mosquitoes per night/trap in BG-Traps (excludes non-working traps)
- k. Human CHIKV cases by week of report to health department (AT: Autochthonous case; I: imported)
- l. Human Dengue cases by week of report to the health department

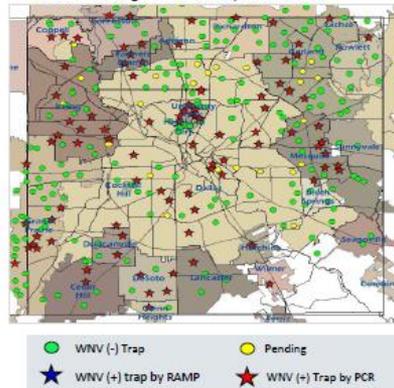
*Data as reported through 5:00 P.M. 8/14/2015



West Nile Virus

Surveillance Report

Figure 1: All WNV Negative and Positive Mosquito Traps Collected During Weeks 29-32*, 2015 Season



*Figure 1 only shows traps for which results were available; empty and malfunctioning traps were excluded. Almost all traps are at fixed sites.
 Note: Most recent 1-2 weeks data are preliminary and subject to change following receipt of data still pending. Data is current as of 8/14/15.

Figure 3: Cumulative WNV Positive *Cx. quinquefasciatus* Traps Year to date, 2015 Season

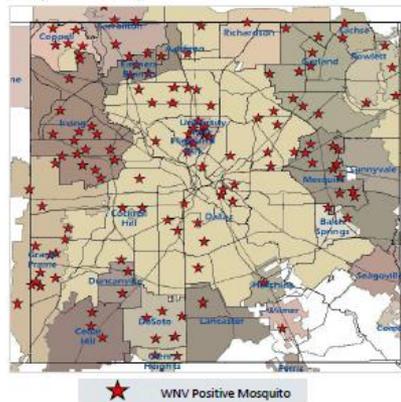
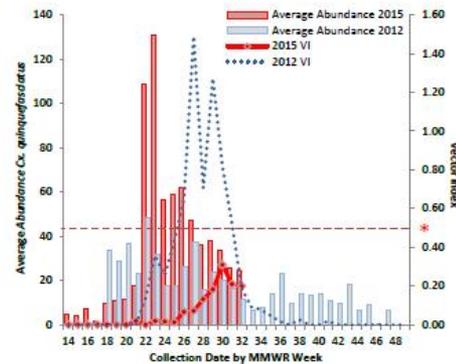
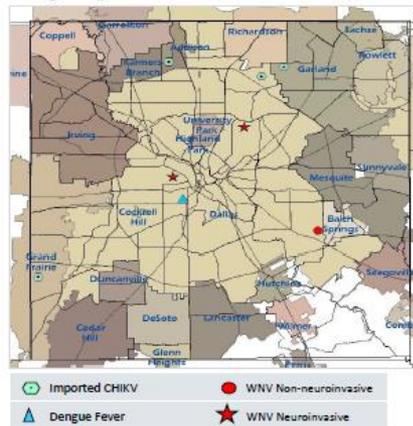


Figure 2: Average Numbers of Female *Cx. quinquefasciatus* per Trap-Night and Vector Index by Week: 2014 and 2015 Seasons



*vector index of 0.50 is the historical threshold at which intensified vector control measures can be considered

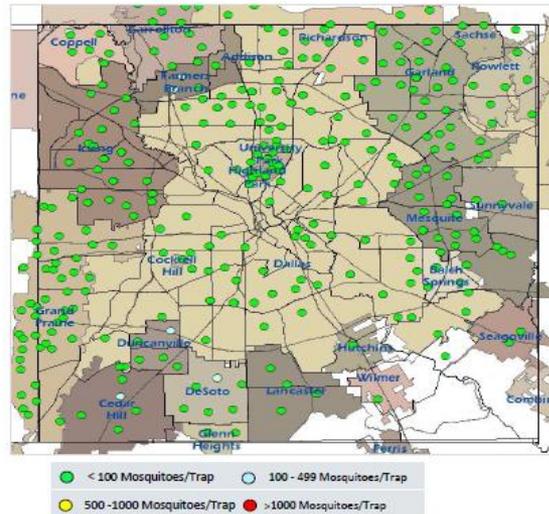
Figure 4: Arboviral Human Cases (WNV = 3; CHIKV = 4; Dengue = 1), 2015 Season



West Nile Virus

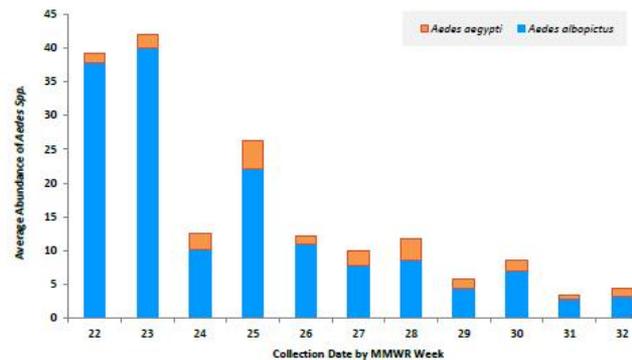
Surveillance Report

Figure 5: Trap Counts of Female *Cx. quinquefasciatus* During Weeks 29-32*, 2015 Season



*Figure 5: only shows traps for which results were available empty and malfunctioning traps were excluded. Almost all traps are at field sites.
 Note: Data shown represent the most recent trap counts for each address.

Figure 6: Average Numbers of Female *Ae. albopictus* and *Ae. aegypti* per Trap Night by Week: 2015 Season



Memorandum



DATE August 21, 2015

TO Members of the Quality of Life Committee and Environment Committee:
Sandy Greyson (Chair), Tiffinni A. Young (Vice Chair), Mark Clayton, Philip T. Kingston, B.
Adam McGough, and Rickey D. Callahan

SUBJECT **Proposed Amendments to Outside Storage Use Provisions**

On August 24, 2015 you will receive a follow up briefing on proposed code amendments to the provisions regulating outside storage as requested at the August 10, 2015 briefing. The proposed amendments focus on the need for screening of outside storage in a more consistent manner, particularly along major thoroughfares. The proposed amendments to the outside storage screening requirements have been recommended for approval by the City Plan Commission.



Ryan S. Evans
First Assistant City Manager

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Rosa Rios, City Secretary
Craig D. Kinton, City Auditor
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David Cossum, Director Sustainable Development and Construction
Rick Galceran, P.E., Director, Public Works
Sana Syed, Public Information Officer

Proposed Amendments to Outside Storage Use Provisions

Quality of Life & Environment Committee

August 24, 2015

Presented by the Department of Sustainable Development and Construction



Purpose

- Follow up on the May 26, 2015 and August 10, 2015 briefings to the committee
- Receive recommendation on proposed revisions to outside storage screening requirements

Background

- January 2014, Staff briefed the **Quality of Life & Environment Committee** and was directed to bring the matter back to **ZOC** for direction on outstanding issues.
- **ZOC** considered the proposed amendments at seven meetings between January 23 and September 18, 2014, and recommended approval on September 18, 2014.
- December 4, 2014, the **City Plan Commission** recommended approval of the proposed amendments.
- May 26, 2015 Staff briefed the **Quality of Life & Environment Committee** on proposed code amendments to the provisions regulating outside storage and was directed to meet with property owners along Lamar Street to discuss the proposed amendments. That meeting was held on June 11, 2015.
- August 10, 2015, Staff briefed the **Quality of Life & Environment Committee** on proposed code amendments to the provisions regulating outside storage and was also directed to provide information on Dallas' existing standards for non-required fencing, research non-required fence standards and materials for residential fences in other cities.

Definition of Outside Storage

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.

Primary Use vs Accessory Use

- A primary use is the main use on a building site for which a certificate of occupancy is issued
- An accessory use is a use customarily incidental to the primary use
 - If conducted outside, should not occupy more than 5 % of the area of the building site
 - If conducted inside, may not occupy more than 5% of the area of the building
- Some uses allow outside storage related to the use at greater percentages (i.e. Building material sales yard and salvage and recycling facilities)

Current Requirements

- Outside storage ***with screening*** is allowed by right in:
 - CS (Commercial Service),
 - LI (Light Industrial),
 - IR (Industrial Research),
 - IM (Industrial Manufacturing), and
 - CA-1 and CA-2 (Central Area districts)
- Outside storage ***without screening*** is allowed in the IM (Industrial Manufacturing) district

Current Requirements

- When required, screening must not be less than 6 feet in height and can consist of any combination of the following:
 - **Fences and walls** - must be brick, stone, concrete masonry, stucco, concrete, or wood
 - **Earthen Berm** - planted with turf or ground cover with a slope not greater than one foot of height for each two feet or width
 - **Landscaping** - evergreen plant material capable of reaching a solid appearance within 3 years
- Metal is not a permitted screening material
- Chain link with slats is generally not a permitted screening material
- Screening is required on all sides, irrespective of adjacent district

Screening

Requirements

Current regulations

- Outside Storage is permitted by right in CS, Industrial and Central Area districts
- Screening required in CS, LI, IR and Central Area districts

CPC Recommendation

- Require Outside Storage to be screened in an IM District:
 - On any side that is within 200 feet and visible from a thoroughfare* or adjacent property not zoned IM

*Thoroughfares are streets designated in the City's thoroughfare plan. Typically arterial or collector streets. Does not include freeways and highways.

Screening

Requirements

Current regulations

- Uses with an outside storage component allowed by right in the IM District
 - Petroleum Product Storage and Wholesale – *Residential Adjacency Review (RAR) could require screening*
 - Sand, Gravel, or Earth Sales and Storage – *RAR could require screening*
 - Organic Compost Recycling Facility - *RAR could require screening*

CPC Recommendation

- Required screening for additional uses that have an outside storage component and are allowed by right in the IM District:
 - Petroleum Product Storage and Wholesale
 - Sand, Gravel, or Earth Sales and Storage
 - Organic Compost Recycling Facility
- Screening would be consistent with the screening proposed for Outside Storage in the IM District

Other Uses with an Outside Storage Component

Organic Compost Recycling Facility



Screening

Materials

Current regulations

- Required screening must not be less than 6 feet in height and can consist of any combination of the following:
 - **Fences and walls** - must be brick, stone, concrete masonry, stucco, concrete, or wood
 - **Earthen Berm** - planted with turf or ground cover with a slope not greater than one foot of height for each two feet or width
 - **Landscaping** - evergreen plant material capable of reaching a solid appearance within 3 years
- Metal is not a permitted screening material
- Chain link with slats is generally not a permitted screening material

CPC Recommendation

- Allow chain link with slats and corrugated sheet metal (that includes a cap, a top and a bottom rail) as additional allowable screening materials for this use in the IM District

Screening



Landscaping

Current regulations

- A perimeter landscape buffer must be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists

CPC Recommendation

- Require a landscape buffer between any required screening fence and the adjacent thoroughfare
 - Alternative irrigation may be approved by the director
- Regulation would apply to Outside Storage uses issued certificates of occupancy after the ordinance is adopted

Stacking Height

Current regulations

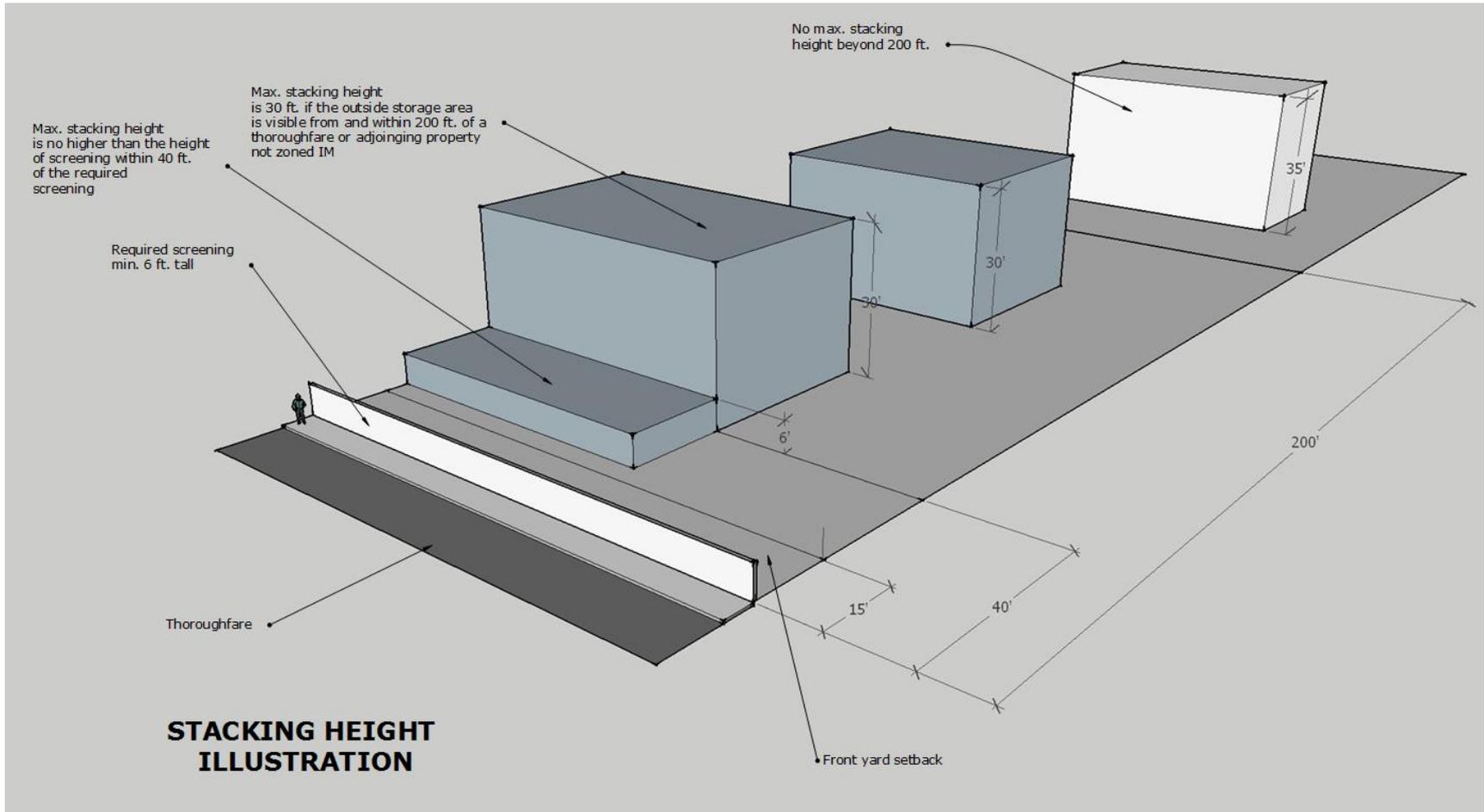
- No restrictions on the stacking height of outside storage

CPC Recommendation

- Maximum stacking height of outside storage within 40 feet of the required screening is no higher than the height of the screening
- Maximum stacking height of outside storage is 30 feet if the outside storage area is visible from and within 200 feet of a thoroughfare or adjoining property not zoned IM
- No maximum stacking height 200 feet or more from a thoroughfare or adjoining property

CPC Recommendation

Stacking Height



Outside Storage Use in CA Districts

Current regulations

- Outside Storage is permitted by right with screening in the CA-1 and the CA-2 Districts

CPC Recommendation

- Require an SUP for Outside Storage as a main use in the CA-1 and the CA-2 Districts
 - Allows for additional scrutiny of this use in these areas

Compliance Periods

- Five year compliance period for screening and stacking height requirements
- No compliance date proposed for landscape buffer requirement

Who will the changes affect?

Existing Business

- Certificate of Occupancy (CO) must list one of the following land uses:
 - Outside Storage
 - Petroleum Product Storage and Wholesale
 - Sand, Gravel, or Earth Sales and Storage
 - Organic Compost Recycling Facility
- Five year compliance period for screening and stacking height requirements
- No compliance date proposed for landscape buffer requirement

New Business

- Must comply after ordinance takes effect

Staff Concerns

- No screening for outside storage from highways in IM districts
 - Staff recommendation, require screening
- Allowing chain link with slats as a screening material along thoroughfares
 - Staff recommendation, only allow slats to bring non-conforming chain link fences into compliance
- SUP requirement for outside storage in IM when exemption from screening requirements sought
 - Staff recommendation, allow exception process through Board of Adjustment similar to other districts

Additional Staff Issues

Outside Salvage and Reclamation



Screening from Highways



Chain Link with Slates



COR-TEN STEEL (US Steel A606 Type 4 or A588) Also know as Weathering Steel

- A group of steel alloys developed to eliminate the need for painting
- Forms a rust-like appearance when exposed to weather over time



Cor-ten material as sculpture
John Carpenter Plaza - 2201 Pacific

Cap & Rail Requirement



Cap provides a finished look

Top and bottom rail provides support

Additional Land Uses in the City of Dallas with an Outside Storage Component

Use	SUP Required	Existing Screening Requirements
Building movers temporary storage yard	Always	Yes*
Metal salvage facility	Always	Yes*
Outside salvage or reclamation	Always	Yes*
Contractors maintenance yard	No	Yes
Vehicle storage lot	Sometimes	Yes
Industrial outside	Sometimes**	No
Organic compost recycling facility	Sometimes	No
Petroleum Product Storage and Wholesale	Sometimes	No
Sand, gravel or earth sales and storage	Sometimes	No

* Corrugated sheet metal & chain link with metal strips is allowed as a screening material

** If this use is potentially incompatible, it is permitted by SUP only in the IM district

Outside Storage Screening Requirements in Neighboring Cities

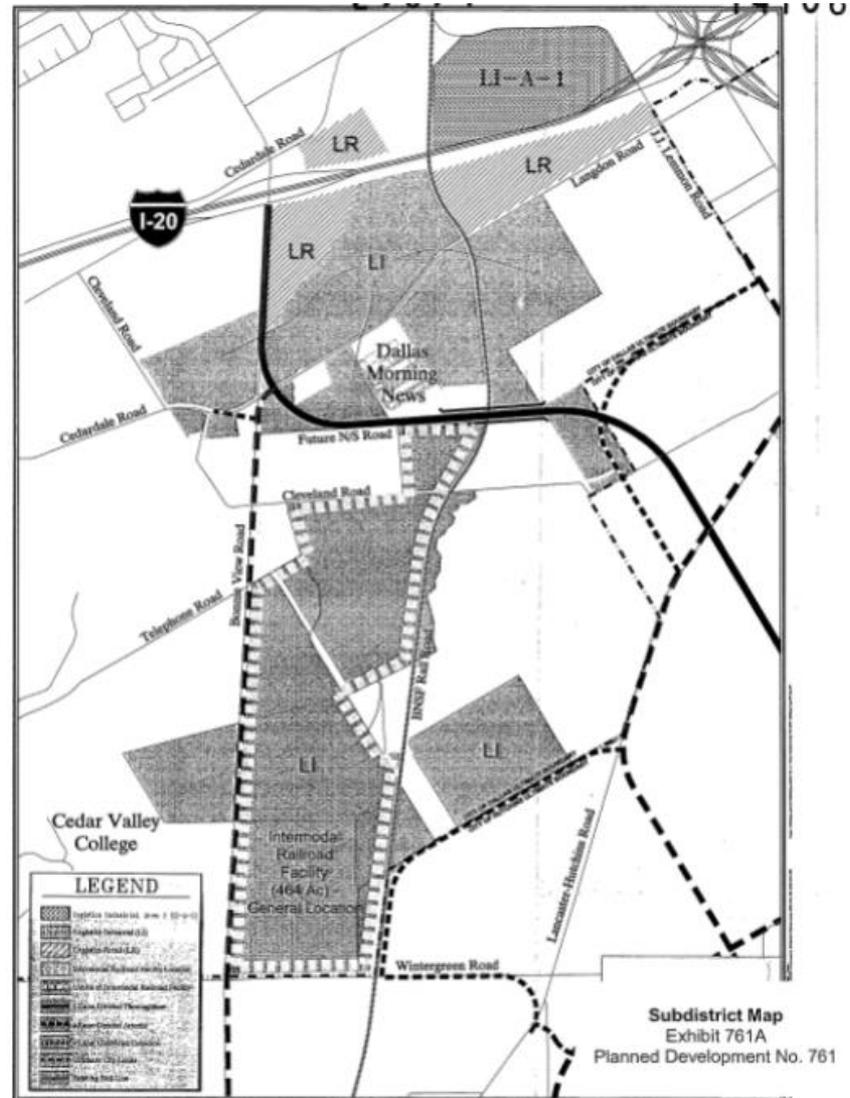
City	Screening Required	Min. Screening Height	Stacking Height Limited	Screening Materials Specified
Arlington	✓	✓	✓	✓
Cedar Hill	✓	✓		✓
Desoto	✓	✓	✓	✓
Duncanville	✓	✓		✓
Garland	✓	✓		✓
Town of Sunnyvale	✓	✓		✓

Outside Storage Screening Requirements in Neighboring Cities

City	Screening Required	Min. Screening Height	Stacking Height Limited	Screening Materials Specified
San Antonio	✓	✓	✓	✓
Fort Worth	✓	✓	✓	✓
Richardson	Outside Storage is not permitted as a main use			
Grand Prairie	✓	✓		✓
Lancaster	✓	✓	✓	
Mesquite	✓	✓	✓	✓
Plano	✓	✓	✓	✓

Appendix

PD 761 – Dallas Logistics Port Special Purpose District



PD 761 – Dallas Logistics Port Special Purpose District

- **Max. stacking height of outside storage is 30-ft.**
- **Max. stacking height of outside storage *within 40-ft of screening is 8-ft.***
- **Screening required for outside storage if visible from:**
 - Public right-of-way
 - Single family, Duplex or multifamily use or
 - Visible from and within 100 feet of an adjoining property with a use other than a residential or an intermodal railroad facility use.
- **Screening must be a min. of 9 feet in height**
- **Screening must be constructed of:**
 - Brick, stone, or concrete masonry;
 - Earthen berm planted with turf grass or ground cover;
 - Evergreen plant materials (in a bed that is at least 3-ft wide)
 - Any combination of the above
- **Intermodal rail facility exempt from screening requirements**

Outside Storage Screening Requirements in Neighboring Cities - Details

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

Outside Storage Screening Requirements in Neighboring Cities - Details

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

Outside Storage Screening Requirements in Neighboring Cities - Details

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

Outside Storage Screening Requirements in Neighboring Cities - Details

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

Memorandum

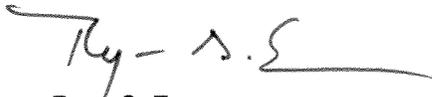


DATE August 21, 2015

TO Members of the Quality of Life Committee and Environment Committee:
Sandy Greyson (Chair), Tiffinni A. Young (Vice Chair), Mark Clayton, Philip T. Kingston, B. Adam McGough, and Rickey D. Callahan

SUBJECT **Non-required Fences Standards**

On August 24, 2015 you will be briefed on existing regulations for non-required fences and provided information on how non-required fences and residential fences are regulated in area cities. This item was previously briefed at the August 10, 2015 briefing.



Ryan S. Evans
First Assistant City Manager

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Rosa Rios, City Secretary
Craig D. Kinton, City Auditor
Daniel Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
David Cossum, Director Sustainable Development and Construction
Rick Galceran, P.E., Director, Public Works
Sana Syed, Public Information Officer

Non-required Fence Standards

Quality of Life & Environment Committee

August 24, 2015

Presented by the Department of Sustainable Development and Construction



Purpose

- Follow up on the May 26, 2015 and August 10, 2015 briefings to the committee
 - Provide research on required materials for non-required and residential fences in other cities
- Receive direction on any possible code amendments on non-required fence and residential fence material standards

Background

- May 26, 2015 Staff briefed the **Quality of Life & Environment Committee** on proposed code amendments to the provisions regulating outside storage. During the briefing, staff was directed by the committee to provide information on Dallas' existing standards for non-required fencing, research non-required fence standards and materials in other cities.
- August 10, 2015, Staff briefed the **Quality of Life & Environment Committee** on proposed code amendments to the provisions regulating outside storage and was also directed to provide information on Dallas' existing standards for non-required fencing, research non-required fence standards and materials for residential fences in other cities.

Fences

- Currently the City does not regulate materials for fences that are not required in Ch. 51A
- Chapter 27 establishes certain minimum maintenance standards for some fences
- Currently fences 6 feet or less in height do not require a permit except for fences in a required front yard which require a permit when greater than 4 feet in height.

Maintenance Standards

Dallas City Code Ch. 27. - Article III

A property owner shall maintain any fence on a property in compliance with the following standards:

- **Maintain** a fence so that it is not out of vertical alignment:
Fence more than 4 feet tall - more than one foot from the vertical
Fence less than 4 feet tall - more than 6 inches from the vertical
- This provision does not apply to a masonry wall unless the wall encloses:
 - (i) A multi-tenant property; or
 - (ii) A single-family or duplex property where the wall is not shared with another property;
- **Repair** or replace rotted, fire damaged, or broken wooden slats and support posts;
- **Repair** or replace broken or bent metal posts and torn, cut, bent, or ripped metal fencing materials; and
- **Repair** or replace loose bricks, stones, rocks, mortar, and similar materials on any masonry wall that encloses:
 - (i) A multi-tenant property; or
 - (ii) A single-family or duplex property where the wall is not shared with another property.

Issues

- Materials – Should we specify materials for fences that are not required by Ch. 51A?
- How do we enforce?
 - Allow Code Compliance to enforce
 - Require a fence permit for all new fences
- Compliance dates?
 - Require a fence permit from effective date of any ordinance for any new fence

Fence Standards

Ch. 51A-4.602 - Fence Standards

Single Family Districts

- **Fence Height**

- In a required front yard setback, fences for single family and duplex uses are limited to 4 feet in height above grade
- Fences on the remainder of the lot may not exceed 9 feet in height

Ch. 51A-4.602 - Fence Standards

Multifamily Districts

- **Fence Height**

- In a required front yard setback fences in Multifamily districts may be a maximum of 6 feet above grade, if:
 - No lot in the blockface is zoned as a single family or duplex district; and
 - No gates for vehicular traffic may be located less than 20 feet from the back of the street curb; and
 - No fence panel having less than 50% open surface area may be located less than 5 feet from the front lot line
- Otherwise, a fence in a required front yard setback may not exceed 4 feet above grade, except when the required front yard is governed by side or rear yard regulations

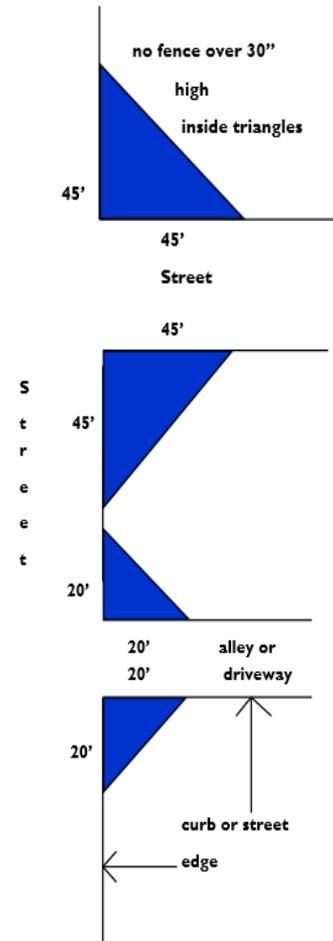
Ch. 51A-4.602 - Fence Standards Commercial & Industrial Districts

- **Fence Height**

- Fences in a required setback may not exceed 9 feet in height
- Fences over 9 feet in height are considered structures. They require a Building Permit and may not be located in a required setback

Ch. 51A-4.602 – General Fence Standards

- **Barbed wire** may not be used for fencing unless it is located 6 feet or more above grade and does not project beyond the property line
- Fences may not be located in **easements**
- Fences may not be placed in a **visibility triangle** at a street, alley or driveway intersections if the fence is higher than 2-1/2 feet



Visibility Triangles

Fence Heights

DISTRICT	WHEN IN REQUIRED FRONT YARD SETBACK	WHEN IN OTHER REQUIRED SETBACKS	FENCE PERMIT	BUILDING PERMIT	BOARD OF ADJUSTMENT APPROVAL
SINGLE FAMILY/DUPLEX RESIDENTIAL DISTRICTS	MAX 4 FEET	MAX 9 FEET	<ul style="list-style-type: none"> REQUIRED FOR FENCES OVER 4 FEET TALL IN FRONT YARD SETBACK; AND REQUIRED FOR FENCES OVER 6 FEET TALL 	<p style="text-align: center;">REQUIRED FOR FENCES OVER 9 FEET TALL</p>	<ul style="list-style-type: none"> BDA APPROVAL REQUIRED FOR FENCES OVER 4 FEET IN A REQUIRED FRONT YARD SETBACK IN SINGLE FAMILY AND DUPLEX RESIDENTIAL DISTRICTS BDA APPROVAL REQUIRED FOR FENCES OVER 9 FEET IN A REQUIRED SETBACK
MULTI-FAMILY	MAX 6 FEET*	MAX 9 FEET			
COMMERCIAL	MAX 9 FEET	MAX 9 FEET			
INDUSTRIAL	MAX 9 FEET	MAX 9 FEET			

*Allowed if: No lot in the blockface is zoned single-family or duplex; gates for vehicle traffic are set back 20 feet from back of curb; and fence panels within 5 feet of front lot line are not less than 50% open.

Residential Fence Materials in Neighboring Cities			
City	Fence Material Specified	Fence Permit Required	Prohibits Specific Materials
Arlington	✓	SOMETIMES*	✓
Dallas		SOMETIMES*	✓
Desoto	✓	✓	✓
Fort Worth	✓		✓
Lancaster	✓	SOMETIMES*	✓
Plano		SOMETIMES*	✓
Richardson	✓	SOMETIMES*	✓
* See details in appendix			

Next Steps

- Receive direction from the committee
- If a code amendment is recommended, schedule for Zoning Ordinance Committee

Appendix

Other City's Regulations Related to Fencing in Residential Districts - Details

Fencing in Residential Districts

CITY	HEIGHT	FENCE PERMIT REQUIRED?	APPROVED MATERIALS	PROHIBITED MATERIALS	OTHER REQUIREMENTS
Arlington	<p>Front Yard -</p> <ul style="list-style-type: none"> • Max. 4 feet <p>Other Yards –</p> <ul style="list-style-type: none"> • Max. 8 feet. As measured from highest adjacent grade within 10 feet of the fence 	<ul style="list-style-type: none"> • Yes. When > 50% of the length of a fence along property line is being replaced 	<p>Front Yard –</p> <ul style="list-style-type: none"> • Ornamental metal (with min. 75% transparency) • Masonry columns with a 30 year life expectancy of (brick stone, reinforced concrete) may be used <p>Other Yards -</p> <ul style="list-style-type: none"> • Masonry • Ornamental metal • Cedar & redwood • Composite Fencing • Vinyl Fencing (flat white or flat natural tones) • Other wooden picket fences (only if constructed with metal posts, metal brackets, and metal caps) 	<p>Front Yard –</p> <ul style="list-style-type: none"> • Cedar, redwood, & other wood products • Composite or vinyl fencing • Chain link • Sheet, roll or corrugated metal • Cast off, secondhand, or other items not originally intended to be used for constructing or maintain a fence. <p>Other Yards -</p> <ul style="list-style-type: none"> • Chain Link (may be allowed if not visible from any public street) • Sheet, roll, or corrugated metal • Cast off, secondhand, or other items not originally intended to be used for constructing or maintain a fence. 	<ul style="list-style-type: none"> • Gates for vehicular access must be setback a min. of 20 feet from the property line <p>Other Yards -</p> <ul style="list-style-type: none"> • If fence is located on a lot next to a street, fence shall be oriented with exposed posts and rails away from view of adjacent public street

Fencing in Residential Districts

CITY	HEIGHT	FENCE PERMIT REQUIRED?	APPROVED MATERIALS	PROHIBITED MATERIALS	OTHER REQUIREMENTS
Dallas	<p>Front Yard -</p> <ul style="list-style-type: none"> Max. 4 feet in residential districts (except MF) Max. 6 feet in multifamily districts <p>Other Yards</p> <ul style="list-style-type: none"> Max. 9 feet 	<ul style="list-style-type: none"> A fence permit is required for a fence located in a required front yard setback, when the fence exceeds 4 feet A fence permit is required for fences exceeding 6 feet on the remainder of the lot 	<ul style="list-style-type: none"> None specified 	<ul style="list-style-type: none"> Barbed wire may not be used for fencing unless it is located 6 feet or more above grade and does not project beyond the property line 	<ul style="list-style-type: none"> Fences may not be located in easements Fences may not be placed in a visibility triangle at a street, alley or driveway intersections if the fence is higher than 2.5 feet Fences over 4 feet in residential districts (except multifamily) in the required front yard setback may be allowed if approved by the Board of Adjustment as a Fence Height Special Exception Fences over 9 feet are considered structures and may not be located in a required setback Fences over 9 feet require a building permit Fences over 9 feet may be allowed in a required setback if approved by the Board of Adjustment as a Fence Height Special Exception

Fencing in Residential Districts

CITY	HEIGHT	FENCE PERMIT REQUIRED?	APPROVED MATERIALS	PROHIBITED MATERIALS	OTHER REQUIREMENTS
Desoto	<p>Front Yard -</p> <ul style="list-style-type: none"> • Max. 3 feet • Except, platted lots in Single-Family Estate and Agriculture Districts (min. 150 foot lot width) fences may be constructed to front property line; 8 feet max. with 80% openings <p>Other Yards (located to the rear of the required front yard line) -</p> <ul style="list-style-type: none"> • Max. 8 feet 	<ul style="list-style-type: none"> • Yes. All fences require permits 	<p>Front Yard –</p> <ul style="list-style-type: none"> • Decorative fences (with min. 50% openings) <p>Other Yards -</p> <ul style="list-style-type: none"> • Masonry • Ornamental metal • Cedar & redwood • Composite Fencing • Vinyl Fencing (flat white or flat natural tones) • Other wooden picket fences (only if constructed with metal posts, metal brackets, and metal caps) 	<p>Front Yard –</p> <ul style="list-style-type: none"> • Chain link, woven wire mesh or similar materials are not considered decorative fencing <p>Other Yards -</p> <ul style="list-style-type: none"> • Chain Link • Sheet, roll, or corrugated metal • Cast off, secondhand, or other items not originally intended to be used for constructing or maintain a fence. 	<ul style="list-style-type: none"> • No fence may be erected in any front or side yard which is adjacent to a public street. • No residential fence shall be closer than 20 feet to a public street, except in case where the side or rear building line of the yards on contiguous corner lots adjoin, the fence may be constructed out to the property line of said side yard. • Fences must be maintained at all times • Vehicular access gate must be set back 20 feet

Fencing in Residential Districts

CITY	HEIGHT	FENCE PERMIT REQUIRED?	APPROVED MATERIALS	PROHIBITED MATERIALS	OTHER REQUIREMENTS
Fort Worth	<p>Front Yard -</p> <ul style="list-style-type: none"> • Max. 4 feet <p>Other Yards</p> <ul style="list-style-type: none"> • Max. 6 feet 	<ul style="list-style-type: none"> • No 	<p>Front Yard –</p> <ul style="list-style-type: none"> • Wrought iron, tubular steel, picket or similar type material designed for fencing • No greater than 50% in density 	<p>Front Yard –</p> <ul style="list-style-type: none"> • Chain link 	<ul style="list-style-type: none"> • The Board of Adjustment may grant a special exception to allow a solid fence or wall up to 4 feet in the front yard • Up to a 5 foot open design fence consisting of wrought-iron, tubular steel, picket or a similar type material designed for fencing with 50% openings may be allowed by the Board of Adjustment by special exception

Fencing in Residential Districts

CITY	HEIGHT	FENCE PERMIT REQUIRED?	APPROVED MATERIALS	PROHIBITED MATERIALS	OTHER REQUIREMENTS
Lancaster	<p>Front Yard -</p> <ul style="list-style-type: none"> • Max. 3.5 feet • Posts max. 4 feet <p>Other Yards –</p> <ul style="list-style-type: none"> • Fences <i>between houses</i>, max. 6 feet • Fences <i>along a side street</i> may be up to 6 feet in height at the rear of the building • Fences <i>along a rear alley</i> may be up to 6 feet in height 	<ul style="list-style-type: none"> • Yes. When > 50% of the length of a fence along property line is being replaced 	<p>Front Yard –</p> <ul style="list-style-type: none"> • Painted rot-resistant wood • Metal or flat topped (non-crimped or capped) • Plastic/PVC or similar material with integrated color 	<ul style="list-style-type: none"> • Barbed wire fencing 	<p>Front Yard -</p> <ul style="list-style-type: none"> • Picket fences in front yards shall be a min. 30% open and include corner posts. • Picket fences may be located within 1.5 feet of any property line adjacent to a street <p>Other Yards -</p> <ul style="list-style-type: none"> • Wood fences greater than 4 feet in height shall be constructed using metal posts set in concrete • Fences <i>between houses</i> may be solid, but may not extend closer to the street than 15 feet behind the front outside corner of the home • Fences <i>along a side street</i> may be solid but may not be closer to the street than the rear corner of the home • Fences <i>along a rear alley</i> must be located at least 3 feet back from property line, may be solid (unless facing a trail or open space) and the area between the fence and alley should be irrigated and planted with grass, ground cover, shrubs, or trees. • Finished side of all perimeter fencing visible from a public area or ROW shall face outward

Fencing in Residential Districts

CITY	HEIGHT	FENCE PERMIT REQUIRED?	APPROVED MATERIALS	PROHIBITED MATERIALS	OTHER REQUIREMENTS
Plano	<p>Front Yard -</p> <ul style="list-style-type: none"> Max. 2.5 feet from front building line to the property line Estate Development I and Estate Development II may have a max. 3.5 foot fence <p>Other Yards –</p> <ul style="list-style-type: none"> Max. 8 feet along alley Max. 8 feet along rear yard 	<ul style="list-style-type: none"> Yes. Required for the installation, alteration, addition or changes to a fence. A permit is not required for alterations, additions or changes if repairs do not exceed 25% of the area of the fence over a 12 month period. 	<ul style="list-style-type: none"> None specified 	<ul style="list-style-type: none"> Wire fencing 	<p>Front Yard -</p> <ul style="list-style-type: none"> Fences in front yards shall be a min. 50% open <p>Other -</p> <ul style="list-style-type: none"> Electric fences are prohibited Fence arms are prohibited in residential districts

Fencing in Residential Districts

CITY	HEIGHT	FENCE PERMIT REQUIRED?	APPROVED MATERIALS	PROHIBITED MATERIALS	OTHER REQUIREMENTS
Richardson	<p>Front Yard -</p> <ul style="list-style-type: none"> • Max. 3 feet <p>Other Yards –</p> <ul style="list-style-type: none"> • Fences <i>along a side yard</i> may be up to 8 feet in height (front the rear property line up to a point in line with the front wall of the building or up to the building line, whichever is greatest) • Fences <i>along a rear property line</i> may be up to 8 feet in height 	<ul style="list-style-type: none"> • Yes. Required when constructing a fence over 2.5 feet tall 	<ul style="list-style-type: none"> • Wood • Concrete • Masonry • Chain link • Wrought iron • Metal tubing • Vinyl • Fiberglass composite 	<ul style="list-style-type: none"> • Barbed wire • Razor ribbon • Sheet metal • Corrugated steel • Fiberglass panel • Plywood 	<p>Front Yard -</p> <ul style="list-style-type: none"> • No fence shall be permitted between the front property line and the front wall of the building unless a part of the landscaping or a decorative screen <p>Other Yards -</p> <ul style="list-style-type: none"> • Corner lot exceptions. On corner lots where the rear the rear lot line is adjacent to a side lot line of an adjoining lot, fences may be constructed at a height not exceeding eight feet along the side property and rear property lines except that no fence exceeding 4 feet in height, with 50% through vision shall be constructed within an area measured 15 feet along the rear property line and 25 feet measured along the side property line adjacent to the street

COR-TEN STEEL (US Steel A606 Type 4 or A588)

Also know as Weathering Steel

- A group of steel alloys developed to eliminate the need for painting
- Forms a rust-like appearance when exposed to weather over time



Cor-ten material as sculpture
John Carpenter Plaza - 2201 Pacific

Memorandum



CITY OF DALLAS

DATE August 21, 2015
TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough
SUBJECT **August 24, 2015 Park and Recreation Department City Council Agenda Items**

On Wednesday, August 26, 2015, the Dallas City Council will consider the following agenda items:

- Agenda Item #35 – Fair Park – Professional services contract with Phoenix I Restoration and Construction, Ltd. for wayfinding and parking lot signage. This item was approved by the Dallas Park and Recreation Board on Thursday, August 6, 2015.
- Agenda Item #36 – Crockett Park, Fair Park, and Juanita J. Craft Park – Authorize a public hearing to be held on September 22, 2015 to receive comments on the proposed use of subsurface portions in these parks. This item was approved by the Dallas Park and Recreation Board on Thursday, August 6, 2015.
- Addendum Item – Singing Hills Recreation Center – Authorize (1) the rejection of proposals for construction of the proposed Singing Hills Recreation Center Building and (2) the re-advertisement for new Request for Competitive Sealed Proposals. This item was approved by the Dallas Park and Recreation Board on Thursday, August 6, 2015.

City Council agenda items are attached with this memo to provide further details. If you have any questions, please contact me at 214-670-4071.

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

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

Attachments

cc: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Ros, City Secretary
Daniel F. Sols, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sara Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

AGENDA ITEM # 35

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 7

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 46K L P Q R

SUBJECT

Authorize a contract for wayfinding and parking lot signage at Fair Park located at 1200 Second Avenue - Phoenix I Restoration and Construction, Ltd., best value proposer of three - Not to exceed \$142,460 - Financing: Current Funds

BACKGROUND

On July 9, 2015, three proposals were received for wayfinding and parking lot signage at Fair Park with one of these being unresponsive due to the lack of the bid bond. Phoenix I Restoration and Construction, Ltd. was selected as the best value proposer for the Base Price and Alternate Nos. 1, 2 and 3, in the amount of \$142,460. The scope of work is for wayfinding, parking and interpretive signage. The contract award will be funded by Current Funds in the amount of \$142,460.

Proposals based on RFCSP are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criterion with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criteria.

The following is a list of the rating criteria and values for each criteria:

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Award	45%
2. Qualifications/Experience/References for Prime Firm	20%
3. Subcontractor Experience	10%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	<u>5%</u>
	100%

ESTIMATED SCHEDULE OF PROJECT

Began Design	March 2014
Completed Design	June 2015
Begin Construction	November 2015
Complete Construction	May 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board denied approval of advertisement for bids on June 4, 2015.

The Park and Recreation Board reconsidered and approved the advertisement for bids on June 18, 2015.

The Park and Recreation Board authorized award of the contract on August 6, 2015.

Information about this item will be provided to the Quality of Life Committee on August 24, 2015.

FISCAL INFORMATION

Current Funds - \$142,460

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Phoenix I Restoration and Construction, Ltd.

White Male	24	White Female	5
Black Male	0	Black Female	0
Hispanic Male	37	Hispanic Female	0
Other Male	0	Other Female	0

PROPOSAL INFORMATION

The following proposals were received and opened on July 9, 2015:

*Denotes successful proposer

<u>Proposal</u>	<u>Base Bid</u>	<u>Alternate Nos. 1, 2 and 3**</u>	<u>Total Bid</u>	<u>Score</u>
*Phoenix I Restoration and Construction, Ltd. 14032 Distribution Way Farmers Branch, Texas 75234	\$109,960	\$32,500	\$142,460	2765.00
Architectural Graphics, Inc. SSG Signs & Lighting	\$172,220	\$41,972	\$214,192 ***Non-responsive	1968.55

**Alternate No. 1 - provides for installation of additional signage: two pedestrian, one wayfinding, and one parking.

**Alternate No. 2 - provides for installation of one interpretive sign.

**Alternate No. 3 - provides for installation of three interpretive bollard signs.

***SSG Signs & Lighting was deemed non-responsive due to not meeting specifications.

Note: The best and final offer from Phoenix I Restoration and Construction, Ltd. for Base Bid and Alternate Nos. 1, 2 and 3 was for \$142,460.

OWNER

Phoenix I Restoration and Construction, Ltd.

Dale A. Sellers, President

MAP

Attached

August 26, 2015

WHEREAS, on July 9, 2015, three competitive sealed proposals were received for wayfinding and parking lot signage at Fair Park with one being non-responsive due to not meeting specifications.

<u>Proposers</u>	<u>Base Bid</u>	<u>Alternate Nos. 1, 2 and 3**</u>	<u>Total Bid</u>	<u>Score</u>
Phoenix I Restoration and Construction, Ltd.	\$109,960	\$32,500	\$142,460	2765.00
Architectural Graphics, Inc. SSG Signs & Lighting	\$172,220	\$41,972	\$214,192 ***Non-responsive	1968.55

**Alternate No. 1 - provides for installation of additional signage: two pedestrian, one wayfinding, and one parking.

**Alternate No. 2 - provides for installation of one interpretive sign.

**Alternate No. 3 - provides for installation of three interpretive bollard signs.

***SSG Signs & Lighting was deemed non-responsive due to not meeting the specifications.

Note: The best and final offer from Phoenix I Restoration and Construction, Ltd. for Base Bid and Alternate Nos. 1, 2 and 3 was for \$142,460.

WHEREAS, it has been determined that acceptance of the best and final offer from Phoenix I Restoration and Construction, Ltd., in an amount not to exceed \$142,460, is the best value for the City of Dallas.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a contract with Phoenix I Restoration and Construction, Ltd. for wayfinding and parking lot signage at Fair Park, in an amount not to exceed \$142,460.

SECTION 2. That the President of the Park and Recreation Board and City Manager are hereby authorized to execute a contract with Phoenix I Restoration and Construction, Ltd., after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse an amount not to exceed \$142,460 to Phoenix I Restoration and Construction, Ltd. from Current Fund, Fund 0001, Department PKR, Unit 9487, Object 4599, Activity PK04, CT-PKR15019520, Program PKFP9487, Commodity 91200, Vendor VC0000003594.

August 26, 2015

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2, 7

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 46-E F K L P Q R U; 47-N S

SUBJECT

Authorize a public hearing to be held on September 22, 2015 to receive comments on the proposed use of subsurface portions of Crockett Park, Fair Park, and Juanita J. Craft Park totaling approximately 430,503 square feet (9.88 acres) for the installation of a thirty-foot diameter drainage relief tunnel - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns a total of approximately 286 acres of parkland located at 501 North Carroll Avenue (Crockett Park), 1200 South Second Avenue (Fair Park), and 4500 Spring Avenue (Juanita J. (J.J.) Craft Park) known as Crockett Park, Fair Park, and J.J. Craft Park respectively.

Trinity Watershed Management (TWM) has requested a reservation of approximately 430,503 square feet (9.88 acres) of subsurface land for the installation of a thirty-foot diameter drainage relief tunnel. TWM's planned improvements involve tunnel boring at a depth of between 70 to 150 feet below the parkland surface. The entire drainage relief tunnel to be constructed is approximately five miles in length with surface operations beginning near White Rock Creek at Scyene Road and terminating near Woodall Rodgers Freeway. No surface construction or operations will be on parkland. The drainage relief tunnel passes under various City and non-City properties including residential and commercial properties, streets, and the parks identified above.

The project will provide flood control relief to a portion of the Mill Creek, Peaks Branch, East Peaks Branch, and State Thomas Watersheds in the City of Dallas. By intercepting surface drainage north of the drainage relief tunnel at five intake sites, the project will provide stormwater relief to the area south of the drainage relief tunnel. This area includes surface drainage relief to several parks including Buckner Park, Crockett Park, City Park, Fair Park, Exall Park, and J.J. Craft Park to name a few. No surface rights are to be granted to and none have been requested by TWM.

BACKGROUND (Continued)

In compliance with the law, TWM has determined that there is a need and that no feasible and prudent alternative exists and that all reasonable care has been taken so as to not damage the remainder of the park property and to mitigate any disruption of park services.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004) the City Council must advertise and hold a public hearing on the change of use of park land.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized the public hearing on August 6, 2015.

Information about this item will be provided to the Quality of Life Committee on August 24, 2015.

FISCAL INFORMATION

No cost consideration to the City.

MAPS

Attached

August 26, 2015

WHEREAS, the City of Dallas owns land in Dallas known as Crockett Park, Fair Park, and Juanita J. (J.J.) Craft Park which were acquired for park purposes and have been maintained as parkland; and

WHEREAS, the Trinity Watershed Management (TWM) department has requested the use of 430,503 square feet (9.88 acres) of subsurface area, as described in Exhibit A, for the installation of a thirty-foot diameter drainage relief tunnel; and

WHEREAS, the Texas Parks and Wildlife Code, Chapter 26 (Section 26.001 through 26.004), requires that before a municipality may approve any program or project that requires the use or taking of any public land designated and used as park land, the governing body of such public municipality must determine that there is no feasible and prudent alternative to the use or taking of such land, and that the program or project includes all reasonable planning to minimize harm to the remainder of the park; and

WHEREAS, prior to making this determination, notice must be given and a public hearing be held relative to the proposed change of park use; and

WHEREAS, City Council desires to give notice and hold such hearing in accordance with the law with respect to the utilization of Crockett Park, Fair Park, and J. J. Craft Park.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Park and Recreation Department is hereby authorized and directed to advise in writing of such proposed use of the park property by delivering a notice for publishing to the official newspaper to be advertised once each week for three consecutive weeks, the last publication to be not less than one week nor more than two weeks before the date of the hearing, which shall be held in the City Council Chambers at 11:00 a.m. on September 22, 2015.

SECTION 2. That the approval of the aforementioned project by the City Council, at the close of said hearing, shall be construed as making the proper findings as to the use, taking and conveyance of park land, consistent with the Texas Parks and Wildlife Code and the Texas Local Government Code.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

ADDENDUM ITEM # 2

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 8

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 65U V

SUBJECT

Authorize **(1)** the rejection of proposals for construction of the proposed Singing Hills Recreation Center Building located between Crouch Road and Patrol Way; and **(2)** the re-advertisement for new Request for Competitive Sealed Proposals – Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum at the request of the City Manager's Office.

On April 30, 2015 three proposals were received for construction of the Singing Hills Recreation Center Building. The responsive proposals were from Turner Construction for a base price of \$7,495,000 and J.C. Commercial for a base price of \$6,771,777. Both of these proposals are over the available funding.

A proposal from Key Enterprises was not responsive since they only quoted a price for the gymnasium equipment and not the whole project.

It is recommended that all proposals received be rejected and the project be redesigned and rebid.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized advertisement for construction procurement on November 20, 2014.

The Park and Recreation Board authorized the rejection of proposals on August 6, 2015.

Information about this item will be provided to the Quality of Life Committee on August 24, 2015.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

Memorandum



CITY OF DALLAS

DATE August 21, 2015

TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT **Upcoming Agenda Item on the September 9, 2015 Council Agenda** - Authorize an increase to the professional services contract with SGDesign, Inc. for the Dallas Animal Shelter, located at 1818 N Westmoreland Road

Supplemental Agreement No 2 to the professional services contract with SGDesign, Inc. is required for architectural and engineering design services and construction administration for landscaping and site drainage improvements at the Animal Shelter, located at 1818 N Westmoreland Road.

The base contract scope for Site Drainage Improvements at the Dallas Animal Shelter included 1) design of a new drainage system and turf for the North and East Play Areas AND 2) design of stabilization of the eroded sloped areas north of the North Play Area and sliding of soils at slope areas surrounding the detention pond. The additional scope recommended for this Supplemental Agreement #2 includes:

1. Provide design, cost estimating and construction administration for new draught tolerant landscaping improvements to the parking lot and entrance area in the front of the building.
2. Address sliding of soils due to oversaturated conditions from recent rains at sloped areas east of the rear parking lot. Provide design, cost estimating and construction administration for its stabilization.
3. Assess of the silting of the detention pond. Provide design, cost estimating and construction administration for its dredging.

The total increase to the professional services contract for this Supplemental Agreement #2 is \$51,000.

Please feel free to contact me if you have questions or need additional information.

Handwritten signature of Jill A. Jordan.

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

c: Honorable Mayor and Members of the City Council
A C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Memorandum



CITY OF DALLAS

DATE August 21, 2015

TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT **September 9, 2015 Park and Recreation Department City Council Agenda Items**

On Wednesday, September 9, 2015, the Dallas City Council will consider the following agenda items:

- Agenda Item – Elmwood Parkway – Authorize construction contract with RoeschCo Construction, Inc., for trail improvements located along Rugged Drive. This item was approved by the Dallas Park and Recreation Board on Thursday, August 20, 2015.
- Agenda Item – Citywide – Authorize a thirty-six month Interlocal Agreement with Dallas County Schools to transport participants to various programs and activities for the period October 1, 2015 through September 30, 2018. This item was approved by the Dallas Park and Recreation Board on Thursday, August 20, 2015.

City Council agenda items are attached with this memo to provide further details. If you have any questions, please contact me at 214-670-4071.

A handwritten signature in cursive script, appearing to read 'Willis C. Winters'.

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

Attachments

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council