

Memorandum



CITY OF DALLAS

DATE February 24, 2012

Honorable Members of the Quality of Life & Government Services Committee:
TO Angela Hunt (Chair), Sandy Greyson (Vice Chair), Mónica R. Alonzo, Dwaine Caraway,
Carolyn R. Davis

SUBJECT Garage Sales Update

Attached you will find material for the Garage Sales Update that will be presented to the committee on Monday, February 27, 2012.

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

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

Joey Zapata
Assistant City Manager

cc: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, Acting City Secretary
C. Victor Lander, Administrative Judge

A.C. Gonzalez, First Assistant City Manager
Ryan S. Evans, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Forest E. Turner, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Stephanie Cooper, Assistant to the City Manager



Accessory Occasional Sales (Garage Sales) Update



Presented to the Quality of Life &
Government Services Committee
February 27, 2012



Purpose

- To provide an overview of the garage sale ordinance and the permitting process implemented in October 2010.

Background

- Residents are allowed two occasional sales (garage sales) per year
 - Allowed only in residential zoned areas – not multifamily or commercial properties
 - The sale must be inside a building, garage or patio of the premise
 - The sale of new merchandise is prohibited
- The duration of the sale cannot be more than 3 consecutive calendar days
- Residents are allowed to place 1 sign on the lot where the sale is taking place
 - Sign should not exceed 2 square feet
 - The sign must contain the street address of the sale and hours of operation

Background

- September 2010 – City Council approved revisions to Chapter 51 and Chapter 51A to provide a fee and permit requirements for accessory occasional sales (garage sales)
 - Residents must obtain a permit for \$15
 - Information was made available on-line and notices were placed in local newspapers, and water bill inserts
 - Only the owner or lessee of the property may obtain a permit
 - Permits are only valid for the dates specified
 - If inclement weather occurs, the director may issue a replacement permit at no cost; no refunds are issued
 - Comparison of ordinances to other Texas cities is attached as Appendix A
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Background

- Garage sale permits can be purchased at the following locations:
 - Twenty-eight (28) Dallas Public Library Branches
 - Two Code Compliance locations:
 - 3112 Canton – Code Headquarters
 - 7901 Goforth Road
 - On-line at:
 - www.dallascityhall.com/code_compliance/garage_sales.html
 - Online Implementation began in March 2011

Background

- October 1, 2010 – Code Compliance began an education and outreach campaign to make residents aware of the process for obtaining permits in the winter months in anticipation of the increased garage sale activity in the spring and summer months
 - Neighborhood Code Representatives began contacting neighborhood groups to schedule community meetings to provide education on the garage sale permitting requirements

Revenue and Enforcement

- Counts from permit sales:
 - FY 10-11: 12,430 permits sold
 - FY 11-12 through January: 4,270 sold
- Service Requests (3-1-1 complaints) received from citizens for Occasional Sales (Garage)

Description	FY 08-09	FY 09-10	FY 10-11	FY 12 YTD
Occasional Sales Service Requests	2,010	2,017	2,273	934
Total Service Requests	146,176	145,156	179,894	47,629
% of Occasional Sales To total Service Requests	1.4%	1.4%	1.3%	2%

Enforcement

- Inspectors are available on the weekends to respond to 3-1-1 calls and conduct proactive monitoring
- Complaints include the following:
 - Frequent sales in excess of the allowed 2 sales per year
 - Placement of items on the ground, fences, trees, or on public property
 - Signs posted on public right-of-way
- Residents conducting illegal sales are educated on the permit process and required to cease if found in violation
 - In FY 10-11, 720 Notice of Violations and 17 criminal citations were issued for illegal garage sales

Next Steps

- Continue advertising and outreach efforts to increase awareness of ordinances and compliance
 - Encourage residents to call 311 so that Code Compliance can focus enforcement efforts
- Explore improvements to expand access to permits

Appendix A

Comparison to Other Cities

City	# of Sales Allowed	Fee	Signage	Yard Sales Allowed Y/N	Exemptions Available
Carrollton	4	N/A	2 on-premise 3 off premise	Y	No permit required
Cedar Hill	3	Free	3 signs total either on or off-premise	Y	None Specified
Dallas	2	\$15	1 on-premise	N	None Specified
Desoto	2	Free	1 on-premise	N	None Specified
Duncanville	4	Free	Number not specified; off-premise signs are allowed	N	None Specified
Ft. Worth	2	Free	1 on-premise	N	None Specified

Appendix A

Comparison to Other Cities

City	# of Sales Allowed	Fee	Signage	Yard Sales Allowed Y/N	Exemptions Available
Garland	3	Free	Number not specified; off-premise signs are allowed	Y	None Specified
Irving	2	Free	1 on premise 4 allowed off-premise	Y	None Specified
Mesquite	2	N/A	1 on-premise 6 allowed off-premise	Y	No permit required
Plano	3	Free	Number not specified; off-premise signs are allowed	Y	None Specified
Richardson	3	N/A	Number not specified; off-premise signs are allowed	Y	No permit required
San Antonio	4	\$16	2 on-premise	Y	Non profits and religious organizations