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CITY SECRETARY
DALLAS, TEXAS



City of Dallas

Memorandum

DATE 1/8/2021
TO The Honorable Eric Johnson
FROM Adam Bazaldua
SUBJECT **Request for Placement of Agenda Item – Council Member(s)**

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

Pursuant to Section 6.2 of the City Council Rules of Procedure, please refer the following item to a city council committee and schedule this item for a regular city council voting agenda within 30 calendar days after receipt of this request:

A resolution requesting the Board of Adjustment to authorize compliance proceedings for Good Price Beverages located at 1519 Martin Luther King, Jr. Boulevard, Dallas, Texas -- Financing: No cost consideration to the City

BRIEF BACKGROUND:

Good Price Beverages is located at 1519 Martin Luther King, Jr. Boulevard, Dallas Texas. Good Price Beverages operates under a certificate of occupancy for a liquor store. The property at 1519 Martin Luther King, Jr. Boulevard is zoned a WMU-3 Walkable Urban Mixed Use Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District). A liquor store is not a permitted use in a WMU-3 Walkable Urban Mixed Use Subdistrict. Good Price Beverages is operating as a nonconforming use because the use was established prior to the creation of PD 595. Section 51A-4.704(a)(1) allows City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use.

Submitted for consideration by:

Adam Bazaldua, District 7
Printed Name, District #

Signature

Supporting Council Member Signatures (4 Signatures Only):

Chad West, District 1
Printed Name, District #

Signature

Carolyn King Arnold, District 4
Printed Name, District #

Signature

Adam Medrano, District 2

Printed Name, District #



Signature

Jaime Resendez, District 5

Printed Name, District #



Signature

Attachment: Draft Resolution

- c:
- Honorable Council Members
 - T.C. Broadnax, City Manager
 - Christopher J. Caso, City Attorney
 - Mark S. Swann, City Auditor
 - Biliera Johnson, City Secretary
 - Tristan R. Hallman, Chief of Policy and Communications, Office of the Mayor

COUNCIL CHAMBER

[DATE]

WHEREAS, Good Price Beverages is located at 1519 Martin Luther King, Jr. Boulevard, Dallas Texas; and

WHEREAS, Good Price Beverages operates under a certificate of occupancy for a liquor store; and

WHEREAS, the property at 1519 Martin Luther King, Jr. Boulevard is zoned a WMU-3 Walkable Urban Mixed Use Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District); and

WHEREAS, a liquor store is not a permitted use in a WMU-3 Walkable Urban Mixed Use Subdistrict; and

WHEREAS, Good Price Beverages is a nonconforming use as defined in the Dallas Development Code because the use was established prior to the creation of PD 595; and

WHEREAS, the Dallas Development Code authorizes the City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use; Now, Therefore,

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

SECTION 1. That the Board of Adjustment is requested to consider establishing a compliance date for the nonconforming use of a liquor store known as Good Price Beverages located at 1519 Martin Luther King, Jr. Boulevard, Dallas Texas.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

Each councilmember signing the five-person request to place an item on the agenda must review and confirm that they have read and agree with the draft resolution by dating, initialing, and placing their district number below.

<u>1-8-21</u> DATE	<u>1-8-21</u> DATE	<u>1-8-21</u> DATE	<u>1-8-21</u> DATE	<u>1-8-21</u> DATE
<u>AB</u> CM INITIAL	<u>CW</u> CM INITIAL	<u>AM</u> CM INITIAL	<u>CKA</u> CM INITIAL	<u>Jr</u> CM INITIAL
<u>7</u> DIST. NO.	<u>1</u> DIST. NO.	<u>2</u> DIST. NO.	<u>4</u> DIST. NO.	<u>5</u> DIST. NO.