

# ETNP News

A Save Elm Thicket Publication Serving ETNP



## BE ON THE LOOKOUT FOR BUILDING CONSTRUCTION VIOLATIONS

The most frequent question the ETNP News gets asked involves the construction going on in our neighborhood. We are all aware of the tumultuous zoning fight that was decided last year on Oct. 12, 2022.

While we are quickly approaching the one year anniversary of that landmark decision designed to help us preserve the history and character of our neighborhood, there are still homes being built that do not conform to the new building standards for which we fought.

As a brief recap, the zoning standards that went into effect for residential construction within ETNP includes:

- Maximum residential structure height of 25' with no portion more than 30' height above grade
- Maximum lot coverage of 40%
- Roofs over 20' in height must be at least 90% hip/gable construction (i.e., no more than 10% if the roof area can be flat or shed roofs for 2-story designs)

Since this question is the most frequent one we receive, we reached out to our elected city officials and the City of Dallas Development Services Department. The Building Inspection Permit Center, which is a part of the Development Services Department, provided a list of all building construction



The above example would be prohibited given new zoning standards (located at 5025 Wateka Dr.).

permits that have been approved by the city since the zoning changes went into effect after October 12, 2022.

Now according to what we have found out, many of the permits for the homes that have just finished being constructed or are in the process of being constructed

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# ETNP News: Message from the Publisher

Hello Elm Thicket/Northpark Neighbors:

We hope everyone managed to find a way to keep cool this past month. It was hard to keep count of how many times Dallas broke the hottest temperature record. There is no doubt the cooler temps of fall will be welcomed by all.

Now as much as my family is looking forward to cooler weather, we are also looking forward to all the fun activities that will be going on in the Elm Thicket/Northpark neighborhood. At the quarterly meeting of the ETNP Neighborhood Association, the association was in the process of planning to celebrate Hispanic Heritage month which runs from September 15 to October 15, National Night Out, Truck or Treat and the lighting of the ETNP Christmas tree located at the KB Polk Spray Park. I may have missed a few activities but needless to say, there will be a lot of fun things going on in our neighborhood. The ETNP News will do its best to help promote those celebrations when the neighborhood association sets those dates.

In this issue of the ETNP News, we answer the question we have received the most. It is regarding the construction of new homes in our beloved neighborhood. With ETNP coming up on the one year anniversary of the historic zoning changes we fought and won for our neighborhood, we thought we'd check with the city to see what we need to do to ensure new construction follows the new building standards.

It will be up to us to monitor what is being built. In each subsequent issue, we will publish the number of new building permits issued for ETNP and the addresses. If, for example, a home is being built and it looks to have a flat roof and the permit was issued after the zoning case then we have the steps you can follow to report that new construction to the city. They will send out an inspector and if the new construction is not in compliance then the structure will need to be taken down and the builder will have to start over.

If there are other questions or concerns that you would like to see addressed in the ETNP News, please do not hesitate to reach out to us at [etnpnews@gmail.com](mailto:etnpnews@gmail.com). As a part of Save Elm Thicket, we want to ensure everyone has information as to what is going on in the neighborhood and how everyone can help preserve our historic community.

Until next month...

Mimi Perez



# Neighborhood Spray Park Moves to Weekend Hours Starting in September

Elm Thicket/Northpark neighborhood children will have the weekends in September to enjoy the KB Polk Spray Park. The new weekend only hours begin Sept. 1. The last weekend the spray park will be open is Sept. 30. So make sure you take advantage of the spray park before it closes for the fall and reopens next summer.

Los niños del vecindario Elm Thicket/Northpark tendrán los fines de semana de septiembre para disfrutar del KB Polk Spray Park. El nuevo horario exclusivo de fin de semana comienza el 1 de septiembre. El último fin de semana que estará abierto el parque de rociado es el 30 de septiembre. Así que asegúrese de aprovechar el parque de rociadores antes de que cierre en otoño y vuelva a abrir el próximo verano.



The KB Polk Senior Group got a lesson in how to paint landscapes this past month. Their beautiful artwork is on display at the KB Polk Recreation Center. If you know of a senior that would like to join the group, please contact the KB Polk Recreation Center for the calendar of events and information on how to join. The number to the recreation center is 214-670-6308.

# ETNP History: The Garvin Cemetery Forever Linked to Elm Thicket's Freedmen Buried There

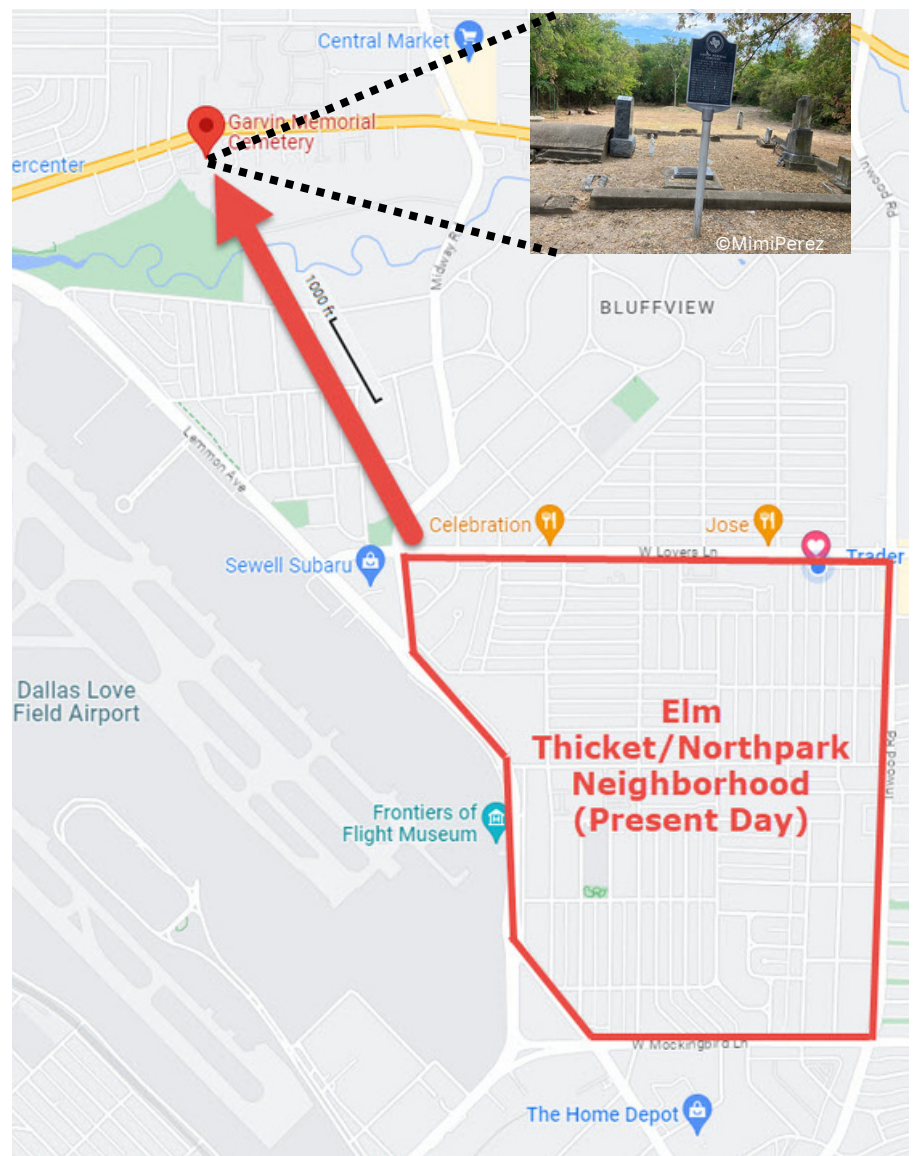
Although many residents know that Elm Thicket began as a freedman's community around the turn of the century, few know that several of those early freedmen settlers were buried about a mile away in Garvin Cemetery in the Cochran Chapel area.

The land for the cemetery was purchased in 1851 by William M. Cochran and then inherited two years later by his son, John, in 1853.

The site was eventually established as a cemetery in 1874 and became known as the Garvin Cemetery due to its association with the Garvin Family. James Garvin, a Civil War veteran, relocated from Missouri to Dallas after the war and bought property in what became known as the Smith Hall neighborhood.

The part of the cemetery where the Garvin family and other Civil War veterans were buried is considered the first tract of the cemetery. The second tract was established in 1894 when John Cochran, also a Civil War veteran, donated the land to the area's African-American community which included Elm Thicket, and possibly Mathis Town, Meadows Town, and Farmers Branch.

Although documentation from as late as 1940 shows the location of where these freedmen were buried, there were no freedmen burial records that could be found when the site was researched for a Texas Historical Marker in 1980. The only physical record were metal posts driven into the ground to mark the location of a burial which was common in early cemeteries of that period. The best record of the



Garvin Cemetery location (4000 W Northwest Highway) shown in proximity to the current ETNP neighborhood.

**Continued on Page 5**

# ETNP History: Freedmen Cemetery (from Page 4)

freedmen burial grounds at Garvin Cemetery is an oral history provided by Ms. Cynthia Jones in 1992.

In 1992, Ms. Jones sent a letter and map of the “Old Negro Cemetery” to Frances James, a local cemetery historian. In that letter Ms. Jones stated that her grandfather, who was 96 years old and still living at the time, told her that John Cochran had given the land to the local African-Americans to be used as a cemetery. She was able to hand draw a map based on her grandfather’s descriptions which showed the John Lee home site adjacent to the Garvin Cemetery. Ms. Jones also noted that her great, great grandparents, as well as others from the Elm Thicket area, namely the Greens, Turners, and Shepards were also buried in this cemetery.



The site was eventually designated a Dallas Landmark by the City of Dallas Office of Historic Preservation in 2007.

Currently, the entire Garvin Cemetery is threatened by developers. Does that sound familiar? There is a For Sale sign on the property and attempts to sell the land have apparently been ongoing since 2006.

We can hope that land doesn’t sell, but it might be the time to start asking our elected representatives questions about the future of the gravesite forever linked to the Elm Thicket/Northpark neighborhood and its descendants.

## References:

City of Dallas Office of Historic Preservation  
<https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/Pages/Garvin-Cemetery.aspx>

Dallas Morning News, October 10, 2017  
<https://www.dallasnews.com/opinion/commentary/2017/10/10/now-in-dallas-we-might-just-build-townhomes-atop-the-confederate-dead/> (Subscription Required)

# Dallas County Energy Assistance Program Can Help Low-Income Residents Pay Utility Bills and Repair AC Systems

Dallas County Health and Human Services (DCHHS) aims to safely increase the efficiency of energy usage for eligible Dallas County residents in low-income households. The Comprehensive Energy Assistance Program (CEAP) provides energy assistance to help residents pay their electric, gas and water bills.

As part of CEAP, DCHHS prioritizes households with elderly and/or disabled residents and households with children that are 5 years of age and younger. Statistics show they are the most vulnerable to the high cost of energy. Utility assistance is also provided to households that are non-vulnerable. CEAP is income based, therefore, you must qualify for assistance.

Repairs to home heating and cooling units will also be provided to all household groups that are income eligible during a weather-related crisis.

Eligibility is based on the past 30-day income received before the date of application. Eligible households must be at or below 150% of the federal poverty guideline limit.

Dallas County residents who are interested in applying for CEAP can call (214) 819-1848. Please note that due to the high cost of energy and the high call volume you may, at times, experience a considerable wait period. Applications are also available by clicking [HERE](#) or clicking the green application buttons at the top of the DCHHS CEAP [webpage](#).

Click [HERE](#) for more in-depth information about CEAP. This information is provided in English and Español.

<https://www.dallascounty.org/departments/dchhs/human-services/>



**CALL US!**  
214-819-1848

## ENERGY ASSISTANCE PROGRAM

**WE PROVIDE HELP PAYING FOR YOUR ELECTRIC AND GAS BILLS!**



### ELEGIBILITY

- PROOF OF INCOME
- PROOF OF CITIZENSHIP
- SOCIAL SECURITY CARD
- DRIVER'S LICENSE OR ID
- ORIGINAL ELECTRIC/GAS BILL

### WE ALSO OFFER

- REPAIR OR REPLACEMENT OF EXISTING HEATING OR AIR CONDITIONING UNITS



**LLAME AL**  
214-819-1848

## PROGRAMA DE ASISTENCIA

**¡LE AYUDAMOS A PAGAR SU CUENTA DE ELECTRICIDAD Y GAS!**



### REQUISITOS

- PRUEBA DE INGRESOS
- PRUEBA DE CIUDADANÍA
- TARJETA DE SEGURO SOCIAL
- LICENCIA DE CONDUCIR
- RECIBO DE ELECTRICIDAD/GAS

### TAMBIÉN OFRECEMOS

- REPARACIÓN O REEMPLAZO DE UNIDADES DE AIRE ACONDICIONADO O CALEFACCIÓN



# Only 5 Criminal Offenses Reported in ETNP from July 1-Aug. 26

At the August ETNP crimewatch meeting, our neighborhood patrol officers said only five offenses had been reported within the boundaries of ETNP. Those boundaries are Mockingbird Lane, Lovers Lane, Inwood Road and Lemmon Avenue.

Those five offenses included three burglaries of a motor vehicle (BMV) and two unauthorized use of a motor vehicle (UUMV). Two of the offenses came from the Arches Apartment complex located on University Blvd.

The officers reminded everyone to lock their car doors and to make sure that nothing is visible that may tempt someone to break into the car.

To submit a non-emergency police report, go to [www.dallaspolice.net](http://www.dallaspolice.net) and select the "File a Police Report Online" option.

**DALLAS POLICE ONLINE REPORTING SYSTEM**

**Non-emergency reports must be filed online!**

**NO WAIT TIME! EASY! QUICK!**

**ONLINE REPORTING**

- Accident Reports - Harassing Phone Calls
- Burglary of a Motor Vehicle - Graffiti
- Theft - Credit/Debit Card Abuse
- Criminal Mischief - Reckless Damage
- Identity Theft - Lost Property
- Theft of Service - Burglary of a Coin Machine
- Shoplifting - Interference with Child Custody

**SELF-REPORT CRIMES ONLINE 24/7**

*The investigative process is the same as if an officer took the report at the incident scene.*

# Seniors Eligible for Free Vaccines

Pumpkins, fall holidays and cooler temperatures are appealing to all of us right now. So while we stock up on everything pumpkin spice it's important to remember to get our flu vaccine as well so we can enjoy the upcoming holidays.

And for our legacy residents who have Medicare Part D, they are now eligible to stay up to date with all of their immunizations and pay nothing out of pocket. This means more people with Medicare can get protection against disease and severe illness.

The Senior Source will be holding a Senior Vaccine Summit on Sept. 6 from 10 a.m. to 2 p.m. at 3910 Harry Hines Blvd.

Please share this information with your family and friends so we can make sure our legacy residents have a healthy remainder of the year.

Medicare Part D now covers these vaccines and more at no cost:

- Shingles
- RSV
- Tetanus/diphtheria (Td)
- Tetanus, diphtheria, and pertussis (whooping cough) (Tdap)
- Hepatitis A
- Hepatitis B, if you're at low risk for the virus

Also, Medicare still covers flu shots, COVID-19 vaccines, and pneumococcal shots. Talk to your doctor about which vaccines are right for you.

**\$50 DOOR PRIZE**

**SENIOR VACCINE SUMMIT**

**MY COVID VACCINE AND BOOSTERS KEEP ME WELL!**

- Vaccinations On-Site
- Doctor and Nurse On-Site
- Lunch Provided

**September 06, 2023**  
**10:00 a.m. - 2:00 p.m.**

**THE SENIOR SOURCE**  
3910 HARRY HINES BLVD..  
DALLAS, TEXAS 75219

superior healthplan. DCHHS Dallas County Health and Human Services wellcare

# Reporting Building Construction Violations (From Page 1)

that do not comply with the zoning restrictions were approved before Oct. 12, 2022. If the building plans were approved prior to that date, then they can build under the old zoning code.

To help us monitor the new construction going on in our beloved neighborhood, the city provided us a list of addresses where permits were issued AFTER Oct. 12, 2022. That means the homes being built at those addresses NEED TO ADHERE TO THE NEW BUILDING STANDARD.

It is up to each of us to monitor what is being built. If you suspect a builder is in violation of the new zoning restrictions, use the address list to verify if the construction permit was approved after the new zoning was approved. If the address is on the list and you still suspect a building permit violation, here are the steps to follow.

1. Record the address and the suspected violation (for example, 1234 ABC Street, 2-Story Flat Roof being built).
2. Contact the Building Inspection Permit Center at (214) 948-4480 (M-F, 8 am – 4:30 pm) and provide the information you recorded.

If you prefer, Save Elm Thicket can contact the Building Inspection Permit Center on your behalf and follow up with the city directly and also include the appropriate city council representative depending on which district the case falls into. Email Save Elm Thicket at [saveetnp@gmail.com](mailto:saveetnp@gmail.com) and they will follow up with you.

In order to ensure builders are in compliance, the following list of address where the permits were granted after the zoning was passed are published below (Oct. 12, 2022 to July 31, 2023):

- |                  |                   |
|------------------|-------------------|
| 7530 CAILLET ST  | 6706 LOCKHEED AVE |
| 7606 CAILLET ST  | 4501 MARCH AVE    |
| 4421 COWAN AVE   | 4502 MARCH AVE    |
| 4818 COWAN AVE   | 4505 MARCH AVE    |
| 4500 HOPKINS AVE | 4506 MARCH AVE    |
| 4516 HOPKINS AVE | 4509 MARCH AVE    |
| 4525 HOPKINS AVE | 4510 MARCH AVE    |
| 4604 HOPKINS AVE | 4513 MARCH AVE    |
| 4621 HOPKINS AVE | 4514 MARCH AVE    |
| 4625 HOPKINS AVE | 4517 MARCH AVE    |
| 7410 KAYWOOD DR  | 4518 MARCH AVE    |
| 7507 KAYWOOD DR  | 4521 MARCH AVE    |
| 7626 KAYWOOD DR  | 4522 MARCH AVE    |
| 4522 KELTON DR   | 4525 MARCH AVE    |
| 5019 LARK LN     | 4526 MARCH AVE    |
| 4721 LINNET LN   | 4529 MARCH AVE    |
| 7606 LINWOOD AVE | 4530 MARCH AVE    |
| 7614 LINWOOD AVE | 4602 MARCH AVE    |



Example that would be out of building code compliance for a permit issued after Oct. 12, 2022.

- |                 |                        |
|-----------------|------------------------|
| 4603 MARCH AVE  | 6806 ROBIN RD          |
| 4606 MARCH AVE  | 7102 ROBIN RD          |
| 4607 MARCH AVE  | 7527 ROBIN RD          |
| 4610 MARCH AVE  | 7619 ROBIN RD          |
| 4611 MARCH AVE  | 7614 ROPER ST          |
| 4614 MARCH AVE  | 4511 STIGALL ST        |
| 4615 MARCH AVE  | 4913 THRUSH ST         |
| 4819 MARCH AVE  | 6631 TYREE ST          |
| 7314 MORTON ST  | 6801 TYREE ST          |
| 7523 MORTON ST  | 4807 W UNIVERSITY BLVD |
| 6526 PROSPER ST | 6529 VICTORIA AVE      |
| 6637 PROSPER ST | 4919 WREN WAY          |