



## WITH LOVE AND AFFECTION, MISS FAY RETIRES FROM THE K. B. POLK REC CENTER

It was standing room only as Dallas Parks and Rec supervisors, former managers, neighbors and parents thanked Georgia Fay “Miss Fay” Clark during her retirement ceremony from the K. B. Polk Recreation Center on Jan. 31, 2024.

Miss Fay worked at the K. B. Polk Recreation Center organizing the afterschool program and the senior program. Always armed with a smile and the grace to deal with people of all ages, Miss Fay will be greatly missed.



Left to right: Rec Center Manager Juan Arevalo, Fay Clark, and District Manager Eric Valdez. Pictured: Ms. Clark proudly displaying her retirement award.

“Miss Fay has helped raise all of my grandchildren,” said Elm Thicket/Northpark neighbor Diane Johnson. “She’s raised generations of children over these years. She has always kept the same spirit, loving all these kids.”

Miss Fay, whose family moved into Elm Thicket/Northpark in 1965, spent 16 years working at the Polk Recreation Center.

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# ETNP News: Message from the Publisher

Hello Elm Thicket/Northpark Neighbors:

Happy Black History Month! As our readers know, the ETNP News always has a story about the history of our beloved neighborhood. Elm Thicket/Northpark is a freedman's community and its boundaries used to expand to where Love Field is now located. The legacy of our neighborhood continues strong today and we are doing our best to gather the stories and history of our neighborhood for old and new neighbors alike.

That is why we could think of no better way to recognize Black History Month than by writing about the retirement of Georgia Fay Clark. "Miss Fay", as she is known to generations of Elm Thicket/Northpark children, retired after 16 years of service from the K. B. Polk Recreation Center on Jan. 31, 2024.

I have known Miss Faye for a lot of years and it is no surprise that it was standing room only as grateful neighbors, supervisors and parents gathered to thank her for her service. For all the years Miss Fay worked at our rec center she has poured love and kindness into everyone who walked through those doors.



In a nutshell, that is the legacy of Elm Thicket/Northpark. Neighbors praying for and keeping up with each other's children and families. The other legacy for which our neighborhood is known is voting so we can have elected officials who will not only support our endeavor to save Elm Thicket/Northpark but to protect the future of the generations to come.

That is why we are dedicating much of this issue to voting in the March 5 primary. Everything you need to know about early voting, voting locations, mail in ballots and much more. Please read through the information and make a plan to vote and ensure your voice is heard.

I also want to offer a big thank you to the [U.S. Rep. Jasmine Crockett](#) and [Texas State Sen. Nathan Johnson](#) for purchasing ads in our newsletter. Their support of the ETNP News ensures that we will be able to print and deliver paper copies to our readers who do not have access to a computer. Please take the time to click their links and read their positions on issues that matter to you. We hope you cast your vote for them if their values align with yours.

We hope you enjoy this month's issue. If you have some Elm Thicket/Northpark neighborhood history from your family that you would like to share, please call Gus Perez at 214-930-7712. We would love to hear your story and record it for future generations.

Your neighbor,  
Mimi Perez



Re-Elect

CONGRESSWOMAN



JASMINE  
*Crockett*



**Early Voting:**  
Feb. 20th - March 1st

**Election Day:**  
March 5th

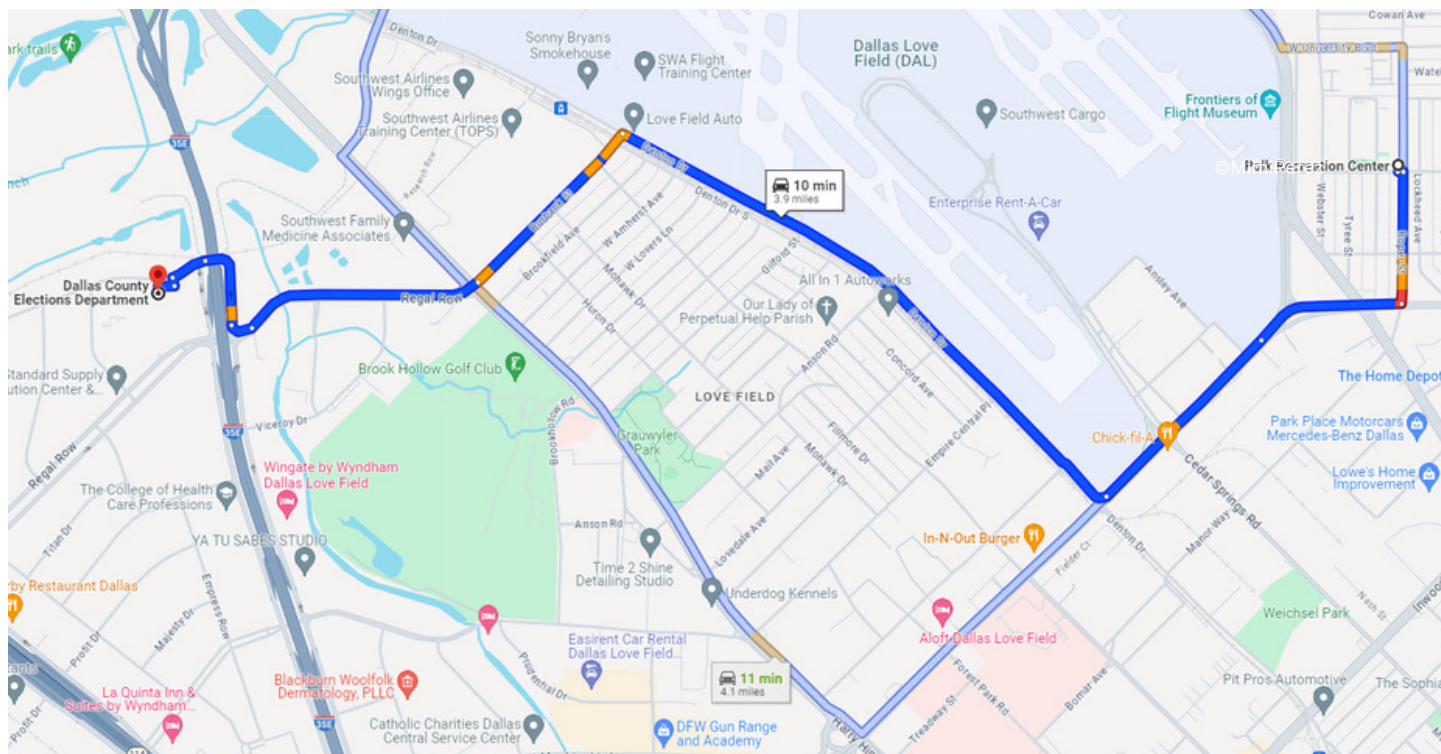


# Important Voting Registration/Early Voting Info

Elm Thicket/Northpark has historically had our voice heard on Election Day. The stronger the voter turnout here, the more recognition and support we receive from our local elected leaders. To make it as easy as possible for ETNP neighbors to vote in the upcoming March 5 Primary, please find important voter registration and early voting information below. Answers to any questions regarding the upcoming election can be found on the Dallas County Elections Department website ([www.dallascountyvotes.org/](http://www.dallascountyvotes.org/)). We hope you will cast your ballots for those candidates who share our vision to Save Elm Thicket.

## March 5 Primary Registration Deadline: February 5

Monday, February 5, is the last day to register to vote in the March 5 Primary. At this time, mailing in a voter registration card is too unreliable. You can, however, deliver it in person to the Dallas County Elections Department. Fortunately for us, this office is about 10 minutes away from the K.B. Polk Rec Center at 1520 Round Table Dr., Dallas, TX 75247 (see map below). The office is open weekdays from 8:00am to 4:30pm.



If you have internet access, you can download and print the voter registration card before heading over to the Dallas County Elections Department ([click here](#)).

## Check Your Voter Status and View Sample Ballot

Not sure if you are registered? No problem. You can go online and check your voter registration record. Just enter your name and date of birth and the system can provide your voter information ([click here](#)). After February 5, you can view the sample ballot for your precinct. Plus, if you do not have internet access, you can call the office at 469-627-VOTE (8683) and request to hear your personal sample ballot.

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# March 5 Primary Election Info (from Page 4)

## Early Voting Deadlines

In-Person Early Voting will take place between February 20 and March 1. Check out the times to the right.

To find the most convenient early voting location, the Dallas County Elections Department will publish a list of early voting locations starting February 5 ([click here](#)).

Many neighbors like to go to the Grauwlyer Recreation Center at 7780 Harry Hines Blvd, Dallas, TX 75235. But check the website to make sure before you go.

The screenshot shows a webpage titled "EARLY VOTING SCHEDULE" for the "Primary Election – Tuesday, March 05, 2024". It features a table with the following data:

Early Voting		
Date(s)	Day of the Week	Time
February 20 – February 23, 2024	Tuesday – Friday	8 AM – 5 PM
February 24, 2024	Saturday	7 AM – 7 PM
February 25, 2024	Sunday	12 PM – 6 PM
February 26 – March 01, 2024	Monday-Friday	7 AM – 7 PM

## Mail-In Ballots

If you want to mail in your ballot for the March 5 Primary, the deadline to return your ballot by mail is Friday, February 23, 2024. You can download the application ([click here](#)), fill it out, and drop it off in person or send via mail, fax, or email. It just needs to be there by February 23.

- Regular Mail to: Dallas County Elections, 1520 Round Table Drive, Dallas, Texas 75247
- UPS/FedEx Delivery to: Heider Garcia- Early Voting Clerk, Dallas County Elections, 1520 Round Table Drive, Dallas, Texas 75247
- Fax to: (214) 819-6303
- Email to: [evapplications@dallascounty.org](mailto:evapplications@dallascounty.org) (Must be a scanned application that contains the voter's original signature)

If you do get a ballot by mail, it must be postmarked by 7 p.m. on March 5 and be received by March 6. You can also hand deliver your ballot by mail at any voting location on Election Day.

## Election Day Voting

Polls open at 7 a.m. and close at 7 p.m. on Tuesday, March 5. If you are in line at 7 p.m., you cannot be turned away. You can vote at any voting location in Dallas County. The long-established polling locations within ETNP are:

- Precinct 4015: Community Development Corp Office at 4619 W. University Blvd.
- Precinct 4016: K. B. Polk Center for Academically Talented & Gifted at 6911 Victoria St.

You can also get the list of all voting locations in Dallas County starting February 5 ([click here](#)).

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# March 5 Primary Election Info (from Page 5)

## Curbside Voting

Curbside Voting Service is available during Early Voting and Election Day to any voter who is physically unable to enter the polling place without personal assistance or has a likelihood of injury if they attempt to enter the polling place.

If you have an assistant with you, have them notify the election official when you arrive at the polling location. The election official will then bring everything you need to your vehicle outside the polling location. If you do not have an assistant, please call 469-627-8683 ahead of time to notify the Election Day clerk that you want to vote curbside. A physical limitation should never stop someone from casting their vote.

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## Información Importante Sobre Registro Para Votar/Votación Anticipada

Históricamente, Elm Thicket/Northpark ha hecho escuchar nuestra voz el día de las elecciones. Cuanto mayor sea la participación de votantes aquí, más reconocimiento y apoyo recibiremos de nuestros líderes electos locales. Para que a los vecinos de ETNP les resulte lo más fácil posible votar en las próximas primarias del 5 de marzo, a continuación encontrará información importante sobre el registro de votantes y la votación anticipada. Las respuestas a cualquier pregunta sobre las próximas elecciones se pueden encontrar en el sitio web del Departamento de Elecciones del Condado de Dallas ([www.dallascountyvot.es.org](http://www.dallascountyvot.es.org)). Esperamos que vote por aquellos candidatos que comparten nuestra visión de Salvar Elm Thicket.

Cuando abra el sitio web de Elecciones del Condado de Dallas, seleccione la opción para ver las páginas en español.

### Votación del Día de las Elecciones

Las urnas abren a las 7 a.m. y cierran a las 7 p.m. el martes 5 de marzo. Si está en la fila a las 7 p.m., no lo rechazarán. Puede votar en cualquier lugar de votación en el condado de Dallas. Los lugares de votación establecidos desde hace mucho tiempo dentro de ETNP son:

- Precinto 4015: Oficina de la Corporación de Desarrollo Comunitario en 4619 W. University Blvd.
- Precinto 4016: Centro K. B. Polk para Dotados y Talentosos Académicamente en 6911 Victoria St.

También puede obtener la lista de todos los lugares de votación en el condado de Dallas a partir del 5 de febrero ([haga clic aquí](#)).



Votación Adelantada		
Fecha(s)	Día de la Semana	Horario
20-23 de febrero	martes – viernes	8:00 AM – 5:00 PM
24 de febrero	sábado	7:00 AM – 7:00 PM
25 de febrero	domingo	12:00 PM – 6:00 PM
26 de febrero – 1 de marzo	lunes – viernes	7:00 AM – 7:00 PM



SENATOR ★  
**Nathan  
Johnson**

Join State Senator  
Royce West in supporting  
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**100%  
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Bringing jobs to community areas that need it most



Provided healthcare coverage for hundreds of thousands of uninsured Texans



Fought to restore abortion rights alongside Planned Parenthood



Stood up to the extremists to protect voting rights



Defended and funded our public schools—even as Gov. Greg Abbott tried to defund them



Authored laws to reduce gun violence



Ended decades of injustice in misdemeanor drug cases



Passed critical legislation to build a \$2 billion statewide backup power system

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Dallas County  
Commissioner  
John Wiley Price



Dallas Mayor  
Pro Tem  
Tennell Atkins



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Carolyn King Arnold



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**Democratic Primary: March 5 | Early Voting: February 20 - March 1**

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# Elm Thicket To Lose Neighbors If Businesses Are Successful in Rezoning Cases

The Elm Thicket/Northpark neighborhood is under siege once again by businesses that want to change the zoning of residential and duplex lots to commercial zoning to put in parking lots where homes and neighbors live or lived. In one week's time, two separate meetings were held to discuss proposed zoning changes that will forever change the residential character of our beloved neighborhood. Even worse is that both businesses own other properties where they will want to continue expanding into and eliminate housing opportunities.

The two businesses looking to encroach into Elm Thicket/Northpark are Jacksons Home and Garden on Mabel Avenue and Providence Christian School of Texas on Lovers Lane. The desire to encroach into our neighborhood is incredibly tone deaf since the entire neighborhood endured a grueling zoning case in 2022 to limit the size and style of homes that could be built in ETNP. At a time when Dallas has a shortage of affordable housing, it is ludicrous to tear down homes in our neighborhood for surface parking lots.

Save Elm Thicket will vehemently oppose any zoning changes and we will keep you informed as to what is happening with these two potential zoning cases and how you can get involved to help Save Elm Thicket.

## Jacksons Home and Garden, Meeting on Jan. 23, 2024

Jacksons Home and Garden, 6950 Lemmon Ave, Dallas, delivered a proposal for them to rezone a residential lot they own to commercial property in order to build a parking lot for their employees. The lot, which is located in Elm Thicket/Northpark, would require that a home, which is currently lived in, to be demolished.

Bob Jackson, owner of Jacksons Home and Garden, said he owns the residential lot in question along with nine other residential lots along Webster and Mabel. Mr. Jackson said he does not have plans to develop the other nine lots at this time nor does he plan to sell them.

A zoning change would be required for Mr. Jackson to demolish the home and build the parking lot. Homeowners within a certain range of the property would be asked by the city if they favor or are against the zoning request. A straw poll taken amongst the dozen or so people in attendance showed that no one was in favor of rezoning a residential lot into a commercial lot.

As of now, no paperwork has been filed with the city to request a zoning change.



Home at 6902 Mabel Ave. (shown on the right) is the target for demolition to make room for a parking lot.



# ETNP To Lose Neighbors in Rezoning Efforts (From Page 8)

## Providence Christian School of Texas, Meeting on Jan. 29, 2024

During the meeting the school director, Jeffery Hendricks, listed out what he and other school officials heard at the first community meeting. Missing off the list was the overwhelming desire that the school not encroach into the Elm Thicket/Northpark neighborhood.

Mr. Hendricks also presented a preliminary outline for what they will be seeking when they file the zoning request with the city. What is at stake for the Elm Thicket/Northpark neighborhood is the loss of four duplex lots (at the top of Kaywood), one residential lot (on Caillet) and more importantly, the violation of what has always been the boundary of the Elm Thicket/Northpark neighborhood. In 2007, the school board of trustees said they would not need any further expansion. They said they had everything they needed.

This is a potential zoning in which everyone in the neighborhood will need to have their voice heard. What is at stake is the sovereignty of our historic neighborhood. If we permit our boundaries to be changed by this business then it will be open season on Elm Thicket/Northpark.

Once again, neighbors in attendance stressed that they did not support the school encroaching into our neighborhood when they could easily build a playground, additional school building and parking if they put them where their football field currently exists. Providence is prohibited from becoming a high school.

Of note, the school has purchased the law office building located at 5050 W. Lovers Lane. The preliminary plan entails them putting underground parking in that area.

Neighbors who live on Kelton Drive said that since Providence tore down the four duplexes the empty lots have become a magnet for crime, loose dogs, car dumping, etc. and not to mention the loss of property value to the remaining duplexes. Those four duplexes used to house eight different neighbors that would help deter this type of criminal activity and generate tax revenue for the city. Then there is the level of noise



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# ETNP To Lose Neighbors in Rezoning Efforts (From Page 9)

that the school generates that makes it hard for those who work at home to find peace.

In terms of the loss of tax revenue, because it is a non-profit religious school they do not pay property taxes. So while the rest of us pay taxes on our homes, those four duplex lots and residential lots are now off the tax rolls. The school encroachment would come off the backs of Elm Thicket residents who pay taxes.

Mr. Hendricks said the school will do more in terms of outreach to Elm Thicket/Northpark Neighborhood Association and the neighborhood as a whole. He also said the school would have another community meeting either before or after they file the paperwork with the city for a change to their PD. A neighbor in attendance suggested that the next community meeting be held at the K. B. Polk Recreation Center so more neighbors can attend.



Pictured: Empty lots where 8 duplex homes once stood and are now magnets for crime activity. Plans presented show the 2 southern lots to remain undeveloped and possibly used for further building expansion.

As of now, no paperwork has been filed with the city to request a zoning change. But it is fully anticipated that the school will focus on their own interests and try to push through their encroachment.


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## FYI: Recent Home Sales in Elm Thicket/Northpark

Because knowledge is power, the ETNP News will periodically post homes that have recently sold in ETNP. We will try to pick homes from each corner of ETNP as well as do a mix of cottages and new builds.

**Note:** The home at 7202 Calliet was demolished not long after the sale.

Sold Jan 15, 2024



**\$1,449,000**

4 bd • 4 ba • 3,839 sqft

5022 Thrush St, Dallas, TX 75209

Sold Jan 7, 2024



**\$359,900**

3 bd • 2 ba • 1,134 sqft

6504 Prosper St, Dallas, TX 75209

Sold Oct 26, 2023



**\$525,000**

2 bd • 1 ba • 1,196 sqft

7202 Calliet St, Dallas, TX 75209

Sold Jan 8, 2024



**\$390,000**

3 bd • 2 ba • 1,632 sqft

4407 Hopkins Avenue, Dallas, TX 75209



# Stay on the Lookout for New Building Violations

Save Elm Thicket is still looking at building permits filed after the new zoning was passed by the Dallas City Council on October 12, 2022. In the last three months of the previous year, five new building permits were filed:

- 7502 KENWELL ST
- 6526 PROSPER ST
- 6621 STARLING CIR
- 4534 STIGALL ST
- 6714 TYREE ST

Upon review of 6714 Tyree St., it appears the builder is in violation of the new zoning restrictions requiring that 2-story homes have at least 90% of the roof be hip and gable style (traditional). Save Elm Thicket has contacted the City of Dallas Development Services Department to review the permit.

The investigation at this address is still ongoing, but if the builder is in violation, the construction will be “red tagged” and work will be halted until they comply with the zoning restrictions.

This is a good example of how we need to stay vigilant in what is being built here in ETNP. If you suspect new construction is exceeding the 10% non-hip and gable roofing, is taller than 30 feet high, or is taking up more than 40% of the lot area, you can follow this process:

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.

Save Elm Thicket is also keeping a master list of all properties where building permits were filed after October 12, 2022. This master list is included with this electronic edition of ETNP News as a separate file.

If you suspect a property is in violation of the new building codes, you can use this list to see if the permit was filed after the October 2022 zoning case. In the future, Save Elm Thicket hopes to publish the master list of post-zoning change permits and keep it updated in an online public location. Stay tuned for more details on when this on-line document becomes available.



**UNDER INVESTIGATION:** This new building site at 6714 Tyree Street was reported to the City of Dallas Development Services Department. The 2-story flat roof design is not in compliance with the current building restrictions passed in October 2022.



# Miss Fay Retires From Rec. Center (From Page 1)

“All my years working for park and rec, I always heard Miss Fay has those kids in order,” said Eric Valdez, the district manager for K.B. Polk Recreation Center. “I would always hear, ‘Miss Fay at Polk...’ The one name that was always constant was hers.”

Lolita Smith, a former Polk rec center manager, said she became very emotional when she saw the flier announcing Ms. Clark’s retirement.

“Miss Fay was my prayer warrior when I came to Polk,” Ms. Smith said. “The person that welcomed me was this lady right here. She said, ‘Whatever you need me to do I will do it.’” Current rec center Manager Juan Arevalo said Ms. Fay has been a wonderful resource for the center.

“It’s a great feeling to walk into a room and feel peace and that’s what I always felt when I’d walk in and Ms. Fay would be getting ready for the after school kids.”

Overcome with emotion one parent spoke about the positive impact Ms. Fay had on her son. “It is an honor and a blessing to have a safe person over your child,” the mother said. “People don’t love your kid the way they used to.”

One of nine children in her family, Ms. Fay would walk to work since she lives on Lockheed with her identical twin sister, Kay. At the retirement celebration they both came in wearing similar blue dresses “so we could try to fool some people,” Miss Fay said with a laugh.

It is that quick to joke and laugh that will be sorely missed.

Ms. Fay gives all the credit to God for her work with the seniors and children in the Elm Thicket neighborhood.



“He blessed me,” Ms. Fay said. “I don’t have any kids of my own but God put me in a rec with so many children.” She also thanked her family and her siblings, many of whom were also in attendance.

“They are my backbone and my support group,” she said.

Taking a pause, Ms. Fay told the crowd of well-wishers what she hopes the rec center is always known for in the future.

“My prayer is that this building be a safe place and a place of love,” Ms. Fay said. “I want this neighborhood to know that this building is a building filled with love.”