

SAVE ELM THICKET GIVES TIMELINE ON FIGHTING CONSTRUCTION VIOLATIONS

Some builders are still trying to figure out what to do with their properties that were issued “Stop Work Orders” by the City of Dallas in July. Other builders are trying to bring their already-constructed homes into compliance with the new building standards the Elm Thicket/Northpark neighborhood fought for and won in October 2022.

Numerous “Stop Work Orders” were issued after Save Elm Thicket (SET), a neighborhood advocacy group that wants the new building standards enforced to preserve the character of our historic neighborhood, reported new home construction they believed were not conforming to the new building standards. Elm Thicket/Northpark is a historic Freedman’s Community that was recognized with a Texas State Historical marker during the neighborhood’s 2024 Juneteenth celebration.

January 2024

SET was notified by a neighbor about a possible building violation at 6714 Tyree Street. The builder, F80Capital, posted an illustration of what they were building on their construction sign which would have been a home with a flat roof. That flat roof would have been a violation of PD67 ([click here](#)).

PD67 requires that 90% of the roofs on second stories are hip/gable ([click here for hip/gable definition](#)). SET reached out to the City of Dallas Development Services Department (DSD) and included D2 Councilmember Jesse Moreno and D6 Councilmember Omar Narvaez and staff.

SET Timeline Continued on Page 3...



This “Stop Work Order” was issued to a construction site at 6529 Victoria Ave. because “work doesn’t meet PD67 Requirements.”

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ETNP News: Message from the Publisher

Hello ETNP Neighbors:

I hope everyone enjoyed the respite we had from the heat. We have been hard at work on the August 2024 issue of the ETNP News and boy do we have a lot of information to share with our neighbors.

As many of you have noticed, some of the new homes being built in our neighborhood do not follow the new building standards we fought for and won two years ago. The zoning changes for new homes built are: 40% max lot coverage, 90% hip and gable for second story roof area, max height of 30 feet, and duplexes can only be built along Mabel Street and Roper Street.

When we fought for and won those changes, the city told us that we, the residents of Elm Thicket/Northpark, would have to police the new homes being built. We all did what they told us to do. Save Elm Thicket reported the homes that neighbors thought were in violation to the city and it turns out we were right! To get everyone up to speed, we are publishing the timeline of when Save Elm Thicket started reporting these homes that do not meet the new zoning. By the time you get to the end of the story you will know everything we know.

We would like to give a special thanks to our D2 Councilman Jesse Moreno and our D6 Councilman Omar Narvaez and their respective staffs. They helped prompt city staff to look more closely at the violations that were being reported.

Also in this issue, we have included information on changes that may occur along Lovers Lane that will affect the neighbors who live on the northside of ETNP. Providence Christian School of Texas said they will be filing their application this fall to expand the school into Elm Thicket which means they want to change four duplex lots and one residential lot into more parking at the very least. Save Elm Thicket will fight to preserve the boundaries as they currently are and deny the school's request.

Lastly, on the back page of the newsletter is information you need to make your plan to vote in the general election that will be held on Nov. 5, 2024. We are providing you information on how to check your voter status, get registered to vote and much more. Who we elect to represent us matters greatly in our fight to preserve our beloved, historic neighborhood.

You will also see our newest advertiser on the back page, Big Ray R&R Mobile Detailing. R&R Mobile Detailing is owned by Elm Thicket/Northpark legacy resident Ray Phifer. This ad is important to us because it gives the Elm Thicket/Northpark neighborhood the opportunity to keep our money local and support one of our own. And, if you want your car looking factory fresh then he is the man to call.

Thank you all for taking the time to read the newsletter and providing us feedback. Until next month, here's wishing you and yours a safe and happy August.

Your neighbor,
Mimi



SET Timeline of Building Violations Fight (from Page 1)

January (Continued)

This case was reported in the February 2024 issue of ETNP News ([click here](#)) and neighbors were asked to stay vigilant for more possible building violations.

February 2024

The builder corrects the property at 6714 Tyree Street. The roof is now hip/gable. This outcome was reported in the March issue of ETNP News ([click here](#)). Once again, neighbors are asked to stay vigilant.

April and May 2024

SET again reached out to the DSD to report three more additional properties that appeared to be in violation of PD67. These properties included 7614 Linwood Ave., 7614 Roper St., and 6801 Tyree St. In the case of 6801 Tyree St. not only did it have a flat-roof design it was also violating the land use map where a duplex was being built on a single-family lot. The new zoning ETNP neighbors fought for said duplexes could no longer be built on interior lots except along Roper and Mabel Streets.

The DSD responded soon after saying no violations were found. SET pressed the DSD to explain why and provided a copy of PD67 and the Land Use Map. A few weeks later, the DSD confirmed they made a mistake in allowing the building permits to be issued because the systems and processes the inspectors use were never updated after PD67 was passed in October 2022. The inspectors were using the old zoning to approve the permits.

SET then pressed the DSD to come up with a way to fix these errors and bring non-conforming houses into compliance. Save Elm Thicket said the neighborhood did not want the Board of Adjustment to approve these violations after the fact. SET proposed:

1. All homes that have recent building permits granted be re-reviewed for compliance with PD67.
2. If permits have been issued in error, then those permits should be revoked and those builders with homes that have not yet started or are in the early stages of construction need to re-submit to come into compliance.
3. A moratorium on new permits should begin immediately until all staff is trained on what to look for when approving permits within PD67.

This information was published in the June 2024 issue of ETNP News ([click here](#)).

SET Timeline Continued on Page 4...



SET Timeline of Building Violations Fight (from Page 3)

June 2024

SET speaks with D2 Councilmember Jesse Moreno at the ETNP Juneteenth celebration to discuss the concerns surrounding the DSD's error in allowing building permits in violation of PD67. Councilmember Moreno pledged his continued support to stay active in this issue to help get a resolution. At this time, the property at 6801 Tyree is boarded up and work has been stopped.

After driving through the neighborhood soon after Juneteenth, SET notified the DSD of 20 building sites in various stages of construction from empty lots to near completion and asked them to review the permits issued. In addition to these 20, four more sites were added that were not on the city's report of building permits issued since October 2022. These properties were submitted through the Dallas 311 system to track the complaints.

The DSD also suggested they hold a "lunch and learn" presentation with neighbors and builders to share what the DSD is doing to ensure builders are in compliance with PD67. SET agreed to begin setting this up.

An update to the construction violations was the lead story in the July edition of ETNP News ([click here](#)).

July 2024

As more than 24 311 service request responses were being closed with "no violation found," SET saw a property that was clearly in violation of the roof type restriction at 4522 Kelton Dr. and pressed again with the DSD to explain why. SET also resubmitted the duplex at 6801 Tyree St. given that it was boarded up and in violation of the roof type and land use restrictions.

SET received a response from Mr. Ahmed Alqaisi, Engineering Program Administrator with the Plan Review & Engineering Division. "We are diligently reviewing and re-evaluating the entire list of addresses you sent," Mr. Alqaisi said. "For the two cases you mentioned, I will personally re-evaluate these addresses along with the Residential Team manager. We will provide you with a detailed response for these two addresses and the remainder of the list."

SET Timeline Continued on Page 5...



This additional building site at 4522 Kelton Street was reported in June along with 23 other properties where building permits needed to be reviewed. This property is still under review.



This builder at 7614 Linwood Ave. was in the process of updating their roof on Aug. 1 to comply with the PD67 zoning requirements.

SET Timeline of Building Violations Fight (from Page 4)

July 2024 (Continued)

At the end of July, the 6801 Tyree Street property had a stop work order and the builder is appealing to the Board of Adjustment. The 7522 Kelton Drive property is still being worked on but is still under review. Another property site, 6529 Victoria Street, which was a vacant lot when it was reported in June, was issued a stop work order in July once the forms started going up along with the construction sign. This property also has a roof-type violation along with it being a duplex on a single-family residential lot.

SET has contacted the DSD to get the complete list of all addresses where stop work orders have been issued and follow up the status of the original 24 sites reported.

August 2024

In this issue of ETNP News, we have additional information on how to contact the Board of Adjustment (BOA) concerning the property at 6801 Tyree Street. The builders are appealing the stop work order and apparently want to build the flat-roof duplex in violation of PD67. We must let the BOA know we are in opposition to the property being built as is. The best way to stop this construction is to let the BOA hear our voices.

The fight to preserve our beloved Elm Thicket/Northpark continues as it always has. As long as we are united and watch out for one another, we, all of us, will be successful in our endeavor to Save Elm Thicket not only for our legacy residents but for generations to come.



The duplex at 6801 Tyree St. is appealing to the Board of Adjustment with a hearing date of August 20.

Contact the BOA to Oppose 6801 Tyree St. Appeal Scheduled for August 20 Hearing

The builder is appealing the stop work order to the Board of Adjustment to allow the project to continue. The project violates every possible restriction in PD67. It is being built on a single-family lot, has a flat roof on the second story, exceeds 40% lot coverage, and exceeds the 30' maximum height.

We need all neighbors to email the BOA at BDAREply@Dallas.gov or call 214-948-4066. Be sure to:

1. Reference the case number: BDA 234-101.
2. Tell the BOA that the appeal should be denied and all new construction needs to follow the updated PD67.
3. Include that the violations at 6801 Tyree St. involve the construction of a duplex on a single-family residential lot with a flat roof design that also exceeds lot coverage and height restrictions.

Save Elm Thicket has developed a template ([click here](#)) you can use when emailing the BOA.

K. B. Polk Seniors Page

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Un estipendio por hora está disponible para personas mayores que cumplan con los requisitos de ingresos. Se requiere una solicitud y una verificación de antecedentes.

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- Mejorar la calidad de vida
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Obtén información sobre nuestras oportunidades de voluntariado en TheSeniorSource.org/ACS o llama al **214.525.6118**

Print & Play Puzzle Corner: Back-to-School Word Search

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 J O P L A Y D O U G H G M E U
 U U D Z L I B R A R Y C A R D
 H N Z N I J R S K W I G R A D
 O I D I S P Y V C Q N L K S C
 T B G G B L P J G I R U E E R
 Y B L H F A N E F P S E R R A
 T N I O L F C O R O T S S S Y
 P G W N B I S K T P L G O H O
 J A N G D Y G N P E O D I R N
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Answer Key can be found at www.save-etnp.org/etnp-news.

K. B. Polk Seniors Group Looks to Keep Growing and Have Fun

The K. B. Polk Seniors group continues to grow in size and under the guidance of Tori Johnson, the Active Senior and Adult Program leader at the K. B. Polk Recreation Center. More importantly, the senior group continues to have a lot of fun.

“We did a Hat Fashion Show today,” Mrs. Johnson said. “We laugh, we fuss, we dance and we really love on each other and have a good time every day at the center.”

Seniors in Elm Thicket/Northpark and other surrounding neighborhoods meet at the K. B. Polk Recreation Center, 6801 Roper Street, Monday through Friday from 9 a.m. to 2 p.m.

Along with planning events at the recreation center, the senior group also goes on trips around town to see shows, movies or go shopping or simply grab lunch or breakfast out. They also offer fitness classes geared specifically for seniors as well as opportunities to compete in sports or games. For city-wide excursions, the rec center has a new van that transports the seniors to their events.

There is still plenty of room to continue to grow the senior program, Mrs. Johnson said.

“We have a lot of seniors in Ellum Thicket. My goal is to reach out to them and let them know that they are always welcome at the Polk Rec Center and that I hope they will come by and check us out,” she said. “I know once they come for a visit they will keep coming back.”

For more information please call the K. B. Polk Recreation Center at 214-670-6308.

Ve la historia en español en la página 8...



K. B. Polk Seniors show off their headwear for a Hat Fashion Show held at the Rec Center in July.

K. B. Polk Seniors muestran sus sombreros para un desfile de moda de sombreros que se llevó a cabo en el Rec Center en julio.

K. B. Polk Seniors Group Quiere Seguir Creciendo y Divertirse

El grupo de personas mayores de K. B. Polk continúa creciendo en tamaño y bajo la dirección de Tori Johnson, líder del programa para adultos mayores y adultos activos en el Centro recreativo K. B. Polk. Más importante aún, el grupo de mayores sigue divirtiéndose mucho.

“Hoy hicimos un desfile de moda de sombreros”, dijo la señora Johnson. “Nos reímos, nos quejamos, bailamos y realmente nos queremos y lo pasamos bien todos los días en el centro”.

Las personas mayores en Elm Thicket/Northpark y otros vecindarios circundantes se reúnen en el Centro Recreativo K. B. Polk, 6801 Roper Street, de lunes a viernes de 9 a. m. a 2 p. m.

Además de planificar eventos en el centro recreativo, el grupo de personas mayores también realiza viajes por la ciudad para ver espectáculos, películas, ir de compras o simplemente almorzar o desayunar. También ofrecen clases de fitness dirigidas específicamente a personas mayores, así como oportunidades para competir en deportes o juegos. Para excursiones por la ciudad, el centro recreativo cuenta con una nueva furgoneta que transporta a las personas mayores a sus eventos.

Todavía hay mucho espacio para seguir haciendo crecer el programa para personas mayores, dijo la señora Johnson.

“Tenemos muchas personas mayores en Ellum Thicket. Mi objetivo es comunicarme con ellos y hacerles saber que siempre son bienvenidos en el Polk Rec Center y que espero que vengan y nos visiten”, dijo. “Sé que una vez que vengan de visita seguirán regresando”.

Para obtener más información, llame al Centro recreativo K. B. Polk al 214-670-6308.



K. B. Polk Seniors are shown here having a meal outing together while enjoying each other's company.

Aquí se muestra a las personas mayores de K. B. Polk saliendo a comer juntos mientras disfrutan de la compañía de los demás.

Improvements Coming to ETNP Community Garden, Name Change Petition

The ETNP community garden will be undergoing improvements in the next couple of months according to District 2 City Councilman Jesse Moreno. Councilman Moreno is dedicating \$250,000 toward the much needed improvements at the Polk Park Community Garden located at 6814 Victoria Ave.

Along with a greenhouse, raised beds, a watering system, etc., there is a petition to officially name the park after Mrs. Eva “Big Mama” Johnson. Mrs. Johnson was Elm Thicket’s oldest resident until her passing at the age of 108 in July 2023. It is a wonderful way to commemorate the legacy of one of Elm Thicket’s kindest residents who always welcomed everyone and always asked about their families.

If you would like to sign the petition, you can contact the ETNP Neighborhood Association at elmthicketnorthpark@gmail.com or you can contact us at etnpnews@gmail.com.

The ETNP News will have a more in-depth story on the improvements to the community garden in our next issue.



Honoring
Eva “Big Mama” Johnson
April 3, 1915 – July 24,
2023

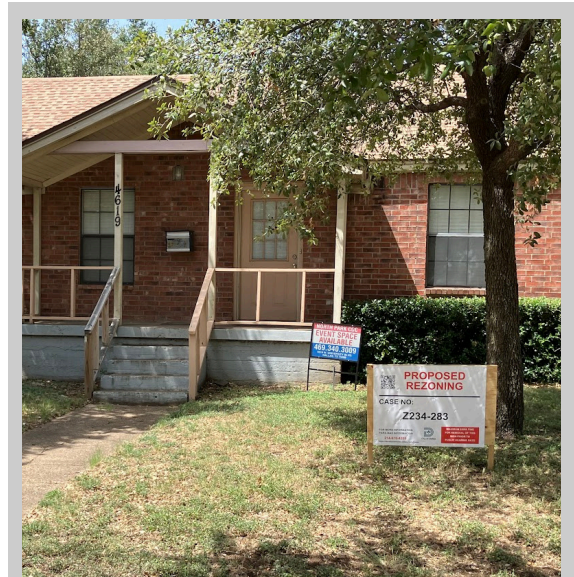
Northpark Community Development Center Seeks Renewal of Special Use Permit: No Plans to Move or Sell Property

Neighbors who have seen the Proposed Rezoning signs at the Northpark Community Development Corporation (CDC) office at 4619 W. University Blvd. contacted Save Elm Thicket and were concerned about the rezoning of the property.

ETNP News reached out to Ms. Patty Walker, Northpark CDC Board Member, and learned that the Special Use Permit (SUP) was being renewed and no plans were being made to move out or sell the property at the corner of University Blvd. and Roper St. The CDC owns the property with the office building and the two adjacent empty lots.

“Don’t be nervous,” Ms. Walker said. “The CDC will be there permanently for the community. This (the SUP) is something we have to do every few years and housekeeping is all it is.”

The City of Dallas Planning & Development Department shows the case still in review and no hearing date has been set. Once the SUP is approved, it will be in effect for five more years. This means ETNP neighbors can expect to see another Proposed Rezoning sign in the summer of 2029.



The Proposed Rezoning signs went up at the Northpark Community Development Corporation office in late July. This site is used as a voting location and there were concerns the office would be moved or sold.

Sign Up For Free School Supplies At The K. B. Polk Rec Center

Elm Thicket/Northpark families can get free school supplies on Aug. 9 from 3 p.m. to 6 p.m. at the K. B. Polk Recreation Center, 6801 Roper Street. In order for your child to receive a clear backpack and school supplies, you need to sign your child up at the rec center so they can know how many backpacks to have prepared to distribute.

To ensure that all Elm Thicket/Northpark students have the supplies they need for a successful school year, the Elm Thicket/Northpark Neighborhood Association is contributing \$800 to buy the needed supplies.

For more information on how to sign up your student for the free school supplies, please call the rec center at 214-670-6308.



Free Back-to-School Supplies!

On Aug. 9, from 3 p.m. to 6 p.m., at the K. B. Polk Recreation Center, 6801 Roper Street

Sign your child up at the Rec Center so organizers know how many backpacks to prepare!

Regístrese para Recibir Útiles Escolares Gratuitos en el Centro Recreativo K. B. Polk

Las familias de Elm Thicket/Northpark podrán obtener útiles escolares gratuitos el 9 de agosto de 3 p.m. a 6 p.m. en el Centro Recreativo K. B. Polk, 6801 Roper Street. Para que su hijo reciba una mochila transparente y los útiles escolares, debe inscribirlo en el centro de recreación para que sepa cuántas mochilas debe tener preparadas para distribuir.

Para garantizar que todos los estudiantes de Elm Thicket/Northpark tengan los útiles que necesitan para un año escolar exitoso, la Asociación de Vecinos de Elm Thicket/Northpark está contribuyendo con \$800 para comprar los útiles necesarios.

Para obtener más información sobre cómo inscribir a su estudiante para recibir útiles escolares gratuitos, llame al centro de recreación al 214-670-6308.



¡Útiles Gratuitos para el Regreso a Clases!

El 9 de agosto, de 15 a 21 horas. a 6 p. m., en el Centro Recreativo K. B. Polk, 6801 Roper Street

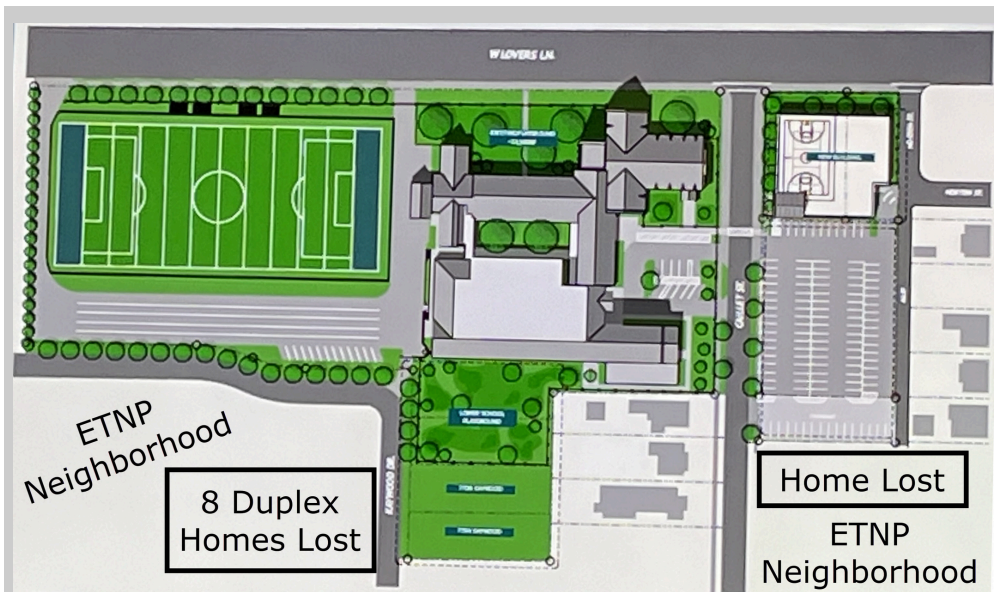
¡Inscriba a su hijo en el Centro de Recreo para que los organizadores sepan cuántas mochilas deben preparar!

Possible Changes Along Lovers Lane Could Impact Elm Thicket with Providence Expansion and Bike Lane Addition

There are some possible changes along Lovers Lane that could impact the quality of life for Elm Thicket/Northpark neighbors.

The first possible change the Providence Christian School of Texas filing for a zoning change so they can expand their school and encroach further into ETNP. According to Providence Headmaster Jeffrey Hendricks, Providence is putting the final touches on their plans and will file in the fall when the paperwork is complete. The expansion may include a high school.

The school is looking to rezone a residential lot on Caillet Street and four duplex lots along Kaywood Avenue. During previous meetings school officials said they were looking to put in a playground for their younger students, more parking and possibly another building. They have also purchased the law office building located at Lovers Lane and Morton Street.



The Providence Christina School expansion plan presented in September 2023 sought to replace 8 duplex homes and 1 residential home with parking, playground, and classrooms space.

Because this possible zoning change would sacrifice residential and multi-family lots for a business that pays no property taxes, Save Elm Thicket will oppose any changes that affect the current boundaries of our neighborhood. Save Elm Thicket would prefer to have neighbors as opposed to a business encroaching into our neighborhood. For more detail on what Providence Christian School proposed last fall, you can review the October 2023 issue of ETNP News ([click here](#)).

The second possible change to Lovers Lane concerns an informational meeting hosted by [Friends of Bachman Lake](#) regarding turning the east-bound right lane along Lovers Lane from Lemmon to Inwood Road into a pedestrian/bicycle lane. The goal would be to connect to the new pedestrian/bicycle lanes along Lemmon Avenue.

The plans are still in development. Once the city has definite plans to present to the Elm Thicket/Northpark and surrounding neighborhoods they will schedule a community meeting to get feedback. Save Elm Thicket will be sure to notify you of when that meeting is scheduled. Something we should all keep in mind is that the far right lane is a right of way that many businesses and restaurants along Lovers Lane use for parking. If that far right lane goes away, where will all that parking go?

Make A Plan to Cast Your Vote on Tuesday, Nov. 5, 2024

The saying goes, “You don’t know what you don’t know.” Well something you absolutely need to know is the status of your voter registration. While the upcoming state and federal elections are set for Nov. 5, 2024, you need to check your voter registration every month to ensure you have not been removed from the voter rolls and that your status as a voter is “active.”

Beginning now until election day on Nov. 5, 2024, the ETNP News will provide you with information so you can make a plan to cast your ballot in the general election.

If you are a registered voter, the first thing you need to do is check your voter status. To check your voter status, go to the [Dallas County Elections Department](#). There are instructions on the page if your registration is in suspense.

If you have been removed from the voter rolls, you have until Oct. 7, 2024 to register to vote. The ETNP News knows a local voter registrar who will be happy to re-register you. If you or one of you children or grandchildren will be turning 18 after Oct. 7, 2024 but before the Nov. 5 general election, then they CAN REGISTER to vote NOW. If you have any students in your house that will be eligible to vote this Nov. 5 please have them register to vote.

The first day of early voting is Monday, Oct. 21, and will last until Friday, Nov. 1, 2024.

If you plan to be out of town on election day or you have students who are going to school out of state, please order their absentee ballots NOW. The deadline to request a ballot by mail is Friday, Oct. 25, 2024.

For all voting information please visit the Dallas County Elections website by clicking [here](#).



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