



BOA USES FALSE “EVIDENCE” TO SIDE WITH BUILDERS; HOLDS VICTORIA CASE FOR NOVEMBER 19

On October 22, the Dallas Board of Adjustment (BOA) sided with the builder to allow a duplex to be built at 6801 Tyree St. based on false information. The Tyree property cannot continue construction until new plans are filed and the Victoria property still has the stop work order in place.

BOA Chairman David Neumann believed that the 6801 Tyree property should have been zoned duplex instead of single-family based on the incorrect testimony from the builder's representative.



The builder at 6801 Tyree St. submitted plans to address the roof type and the height to conform with PD67. The BOA allowed the duplex land use but could not address the lot coverage because that was left off the original stop work order.

Using this false information, Mr. Neumann pushed this narrative to the rest of the BOA board and sided with the builder to build a duplex on the site contrary to the official Land Use Map created by city staff and adopted with PD67. This change from duplex to single-family use was intentional and openly discussed at several Elm Thicket Authorized Hearing Steering Committee meetings in 2021. The same intentional zoning change was placed on the properties along Roper St. and Mabel Ave. to allow duplex uses along those streets.

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ETNP News: Message from the Publisher

Hello ETNP Neighbors:

We hope everyone had a fun and safe Halloween. It is wonderful to finally have some cooler temperatures so we can get into the holiday spirit.

If you will indulge me, I would like to give a shout out to our neighborhood recreation center and the wonderful staff members who do everything possible to serve Elm Thicket. When I meet neighbors, whether they have lived here for years or days, I always ask them if they have been to the K. B. Polk Recreation Center located at 6801 Roper Street.

The rec center manager is Juan Arevalo. He is a great guy and always willing to hear suggestions on activities that would benefit the entire neighborhood. When the pickleball players, the Polk Picklers, needed a new net he put through the request. When other neighborhood residents wanted a place to play Mahjong, he found a time and a space for them to play. If it is within his grasp to make something happen, he does.

Then there is Marisol Ramirez, the program coordinator. Marisol was the driving force behind the hugely successful FrightFest that brought in more than 250 neighborhood children and their families. When Save Elm Thicket approached her about holding a workshop on estate planning she found a time and room where it could be held. It is scheduled for Saturday, Nov. 9 from 10:30 a.m. to noon. See the story about the workshop on Page 5.



Then there is Tori Johnson. She is the organizing force behind the Active Senior and Adult Program. An Elm Thicket legacy resident, Tori sees all the seniors as extended family and is always motivated to provide programming that they will enjoy. From trips to the State Fair to outings to other rec centers, she is always looking at ways to improve and grow the number of seniors in the program. The seniors are having their own Thanksgiving feast Friday, Nov. 8.

In case you were not aware, the monthly crime watch meeting is held at the recreation center on the fourth Tuesday of the month at 6:30 p.m. You can get the latest crime stats for our neighborhood and there is always a representative from code enforcement to answer any questions residents may have. You will want to check with the neighborhood association website to make sure the meeting has not been canceled or combined with the overall association meeting.

In short, the K. B. Polk Recreation Center is the heart of our neighborhood and our staff members are the best hands down. For more information on sports leagues for neighborhood children please call the recreation center 214-670-6308.

Okay, thank you for the indulgence. If you have not done so, please remember to vote Tuesday, Nov. 5, 2024. Your vote is your voice.

Until next month.

Your neighbor,
Mimi Perez



Free Covid Tests/Vaccines and Flu Shots Available

Residents of the Elm Thicket/Northpark neighborhood are eligible to receive four free Covid test kits through the mail from the United States Postal Service. To order the tests, go to this [link](#) and provide them your name and shipping address. The Biden/Harris administration made these available beginning Sept. 27, 2024.

If you still have some tests that were previously sent to you, you can see if the expiration date has been extended. Please click on this [link](#) to see if the expiration dates on your current tests have been extended.

Along with the free Covid-19 tests, ETNP residents can get a free flu shot and free Covid-19 booster at the CVS pharmacy at the corner of Lovers Lane and Inwood Road. To schedule your Covid-19 booster click this [link](#) and follow the instructions.

In addition to free Covid-19 booster and flu shot at CVS, there is a Pre-Holiday Vaccination Event at the Jaycee-Zaragoza Rec. Center at [3114 Clymer St.](#) on November 12 sponsored by District 6 Councilman Omar Narvaez and Dallas County HHS. More information is shown below and you can register at [bit.ly/3COFHhJ](#). Those who get their Covid-19 vaccine also receive a \$25 Walmart Gift Card.




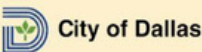

DISTRICT 6
PRE-HOLIDAY VACCINATION EVENT

Join Council Member Omar Narvaez & Dallas County Health and Human Services for **FREE** Covid-19 and Flu Vaccines for adults and children

NOV 12 **JAYCEE-ZARAGOZA REC. CENTER**
3114 CLYMER ST.
2 PM - 6 PM

\$25 WALMART GIFT CARD WITH YOUR COVID-19 VACCINE

Prior registration is encouraged at: [bit.ly/3COFHhJ](#)

FOR MORE INFORMATION, EMAIL MARCO.SAUCEDO@DALLAS.GOV


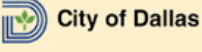

DISTRITO 6
EVENTO DE VACUNACIÓN ANTES DE LAS VACACIONES

Únase al Concejal Omar Narváez y al Departamento de Salud y Servicios Humanos del Condado de Dallas para recibir **GRATIS** la vacuna contra la gripe y el virus de Covid-19 para adultos y niños.

NOV 12 **JAYCEE-ZARAGOZA REC. CENTER**
3114 CLYMER ST.
2 PM - 6 PM

RECIBIRÁ UNA TARJETA DE WALMART DE \$25 CON CADA VACUNA COVID-19 HASTA QUE SE AGOTEN.

se recomienda la preinscripción en: [bit.ly/3COFHhJ](#)

PARA MÁS INFORMACIÓN, ENVÍE UN CORREO ELECTRÓNICO A MARCO.SAUCEDO@DALLAS.GOV

Outstanding Turnout for Ellum Thicket FrightFest Event at Rec Center

More than 250 Ellum Thicket children and their families attended the FrightFest Event organized by the K. B. Polk Recreation Center staff on October 25.

“We want to thank Choppa Williams for his sponsorship of the FrightFest Event,” said Marisol Ramirez, K. B. Polk Recreation Center program coordinator. “Between Choppa’s sponsorship and Tom Thumb’s contribution of 80 pumpkins for decorating, all the kids in attendance had a great time.”

The rec center staff is already working on the rec center holiday event. As plans get firmed up, we will be sure to report it to you.

(Photography by Don Weaver and provided to ETNP News by the K. B. Polk Rec. Center.)



Free Estate Planning and Wills Workshop Set for Nov. 9 at K. B. Polk Rec Center

While what happens to our things after we die is never something we want to spend much time thinking about, it is an important task we have to deal with, however, in order to protect and care for our loved ones.

To help you start your estate planning or if you have questions regarding the plans you already have in place, then you will want to attend a free Wills and Estate Planning workshop hosted by Save Elm Thicket (SET) and the Dallas Parks and Recreation Department.

The workshop will be Saturday, Nov. 9 from 10:30 a.m. to noon at the K. B. Polk Recreation Center, 6801 Roper Street. There is no cost to attend and have your questions answered.

“My father always took such good care of our family but when he passed things were not in order,” said Dr. Myrna Dartson, an Ellum Thicket legacy resident and organizer of the workshop. “The last act of love we can show to our families is to have a will and a plan for our estate so our loved ones do not have to be worried about sorting out our estate.”



Dr. Dartson secured attorney Brian Hill to present the workshop.

“Brian helped sort out my father’s estate and he did a wonderful job,” she said. “I hope my neighbors will take advantage of this workshop so they can be prepared for what comes next.”

For more information on the workshop you can contact Save Elm Thicket at saveetnp@gmail.com or call the rec center at 214-670-6308.

Advertisement

With more than 20 years of experience in caregiving and companionship for seniors who are homebound, Dorothy Simmons is available to help care for the senior in your life who needs help. Based in Dallas, Texas, Ms. Simmons can also perform light housework and cooking. For more information please contact Ms. Simmons at 214-758-9920 to discuss her availability to bring you peace of mind.



K. B. Polk Seniors Page

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Print & Play Puzzle Corner: Thanksgiving Word Search

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 U O M C T R A D I T I O N A T
 R U G B C Z G R A V Y A G G P
 K X P E P O W I S H B O N E N
 E P C P T O R J B Q P R V B D
 Y P M R P H T N X B G O G L G
 S I A F A R E A B H G L B E F
 S X Y R O N A R T R A L N S A
 W Y N W A O B Y N O E S H S M
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 A M R B F L E B R R S S D N L
 T K E W X H E S A R F S N G Y
 E D E S S E R T S L I U S S P
 R U V F E A S T W J L E L G H
 S N Y T H A N K F U L Q S J D

Blessings	Prayerful
Cornbread	Rolls
Cranberries	Stuffing
Desserts	Sweaters
Family	Thankful
Feast	Togetherness
Football	Tradition
Gravy	Turkey
Parades	Wishbone
Potatoes	Yams

Answer Key can be found at www.save-etnp.org/etnp-news.

K. B. Polk Goldies Creating A Recipe Book as Fundraiser

The members of the K. B. Polk Active Senior Program are pulling together the tastiest of their family recipes to publish into a book and sell as a fundraiser for their program activities.

“If you have had a craving for Grandma’s buttermilk pie or her banana bread then this will be the cookbook for you,” said Mimi Perez, who will publish “Cooking With the Goldies.”

In order to contribute recipes, seniors need to be members of the active senior program. This year alone, membership of the group has doubled in size.

“It makes me happy that the senior group has grown but I’m still not satisfied,” said Tori Johnson, the assistant senior program manager. “My goal is to keep coming up with different activities and field trips that will appeal to the seniors who have not joined the group yet.

“Hopefully being able to have their most delicious recipes published will appeal to those seniors who love to cook,” Mrs. Johnson said.



During the month of October the seniors went to the State Fair of Texas, to the movie theater, out to eat along with having guest speakers come to the rec.

“We have something for everybody,” Mrs. Johnson said. “Hopefully the cookbook will bring out those seniors who love to share their cooking with others.”

For more information on how you can join the Active Senior Program please contact Mrs. Johnson at 214-670-6308.

“Professor Freedom” Presents Ellum Thicket History

On Monday, Oct. 28, neighbor and historian the Rev. Clarence Glover Jr., also known as “Professor Freedom,” presented a free lecture on “From Cotton Field to Love Field” providing attendees a detailed history of the Ellum Thicket neighborhood at the K. B. Polk Recreation Center.



Dr. Glover presents the history of Ellum Thicket to the audience in attendance at his October 28 lecture at K. B. Polk Recreation Center.

BOA Sides with Builders Using False Evidence (From Page 1)

In the end, the BOA voted to allow the duplex land use. Because the builder developed plans to have the roof and height conform to the new building standards, the roof plans will be approved when the builder seeks a new permit.

HOWEVER, Jason Pool, assistant director in the Planning and Development Department, told Save Elm Thicket at the Oct. 22 hearing that the builder will need to come back for a variance request to build the property with the lot coverage exceeding 40%. The foundation the builder has poured is at 45.7% lot coverage.

This was because the lot coverage restriction was not communicated in writing when the stop work order was issued and the BOA could not rule on that violation. Save Elm Thicket will continue to monitor the BOA meeting schedule and let neighbors know if and when this variance hearing will occur. When the hearing for the variance occurs we will need to collect letters from everyone in the neighborhood and especially those living within 200 feet of the Tyree property.

After the long meeting to discuss the 6801 Tyree St. property, the BOA turned their attention to the 6529 Victoria Ave. case.

During his testimony, Mr. Daniel Le provided the BOA with several letters of support from mostly absentee property owners in the immediate area.

When Assistant City Attorney Mr. Justin Roy took the podium to discuss the case to uphold the stop work order, he wanted to call out the 36-foot high structure that is under construction at the site that is also next to a church.



View of 6529 Victoria Ave. property (foreground) compared to the adjacent Greater North Park Church of God in Christ (background).

“If you look at the picture in my brief, you’ll see how much his structure is going to tower over a church,” Mr. Roy said.

Mr. Neuman immediately interjected that the church (The Greater North Park Church of God in Christ at 6533 Victoria Ave.) was in favor of Mr. Le’s project. “They signed a consent in support of the project.”

Save Elm Thicket obtained the copies of the letters and petition statements that Mr. Le submitted and the church was not listed as supporting Mr. Le’s project and that Mr. Neumann was once again making up evidence to support siding with the builder.

In the end, there were not enough votes to overturn the stop work order at 6529 Victoria Ave., so the BOA decided to hold over the case until the November 19 meeting.

At this time, Save Elm Thicket is gathering information to share with Ellum Thicket neighbors what the next steps are to protect our neighborhood against these two projects that are non-conforming. When we have that information we will share it with you because we will need everyone’s help to protect Ellum Thicket.