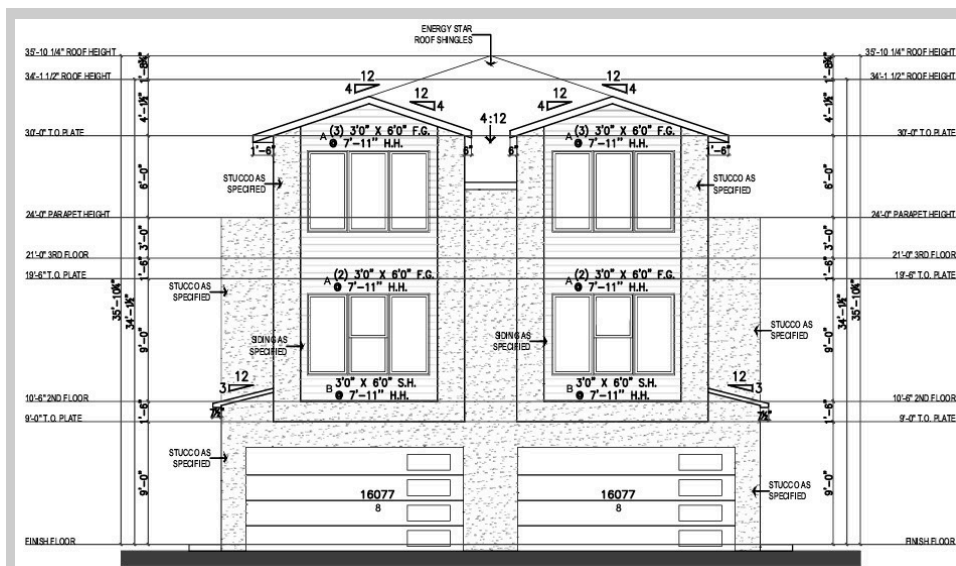




6529 VICTORIA AVE. AND HOPKINS AVE. BUILDERS SEEKING VARIANCE EXCEPTIONS AT DEC. 9 BOA HEARING

The builder for 6529 Victoria is seeking a variance on the height and roof type after the Board of Adjustment (BOA) refused to overturn the stop work order issued by the city this past summer. The BOA will hear the request for a variance on Dec. 9 at 1 p.m. at city hall.

Save Elm Thicket is asking you to sign a letter and send it to the BOA opposing these variances being granted. Details on the letter are provided in this story that is continued to page 4.



The builder at 6529 Victoria Ave is proposing a change to the roof type to conform to the current zoning, but the height is still well over the 30-foot maximum height and 25-foot roof height.

The builder is proposing a change to the roof type, but not the height, to comply with the current zoning. The BOA overturned the stop work order on the lot coverage so no variance is needed for exceeding the lot coverage restriction.

If the height variance is approved, the structure will reach 36 feet high and exceed the maximum height allowed in the zoning regulations by 6 feet and tower over The Greater North Park Church of God in Christ by approximately 15 feet.

See Dec. 9 Variance Requests Page 4...

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Happy Holidays from ETNP News with a Look Back at a Fantastic 2024 in pictures

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ETNP News: Message from the Publisher

Hello ETNP Neighbors:

We hope this finds everyone well as you prepare for the Christmas holiday season. Even though the year is wrapping up, there are fun activities to put on your calendar and meetings to attend so you can be aware of what is happening in our beloved neighborhood.

To make it easy for you, I'm just going to list out the events and meetings right here so you can have an easy point of reference.

- On the first Friday of every month, from 9 a.m. to noon - The Elm Thicket/Northpark Neighborhood Association has contracted with Catholic Charities of Dallas to distribute food boxes the first Friday of every month at the K. B. Polk Recreation Center, 6801 Roper Street. For the month of December it will be on Dec. 6. The boxes of food will be on a first come, first serve basis. The Catholic Charities of Dallas will arrive with their truck and set up the distribution. The distribution will be on a first come, first serve basis.
- There will be a public open house to discuss the Master Love Field Master Plan on Monday, Dec. 2, 2024 from 5 pm to 7:30 pm at the Frontiers of Flight Museum located at 6911 Lemmon Avenue. If you have questions about what is going at Love Field then please plan on attending this meeting.
- Dec. 9 - Board of Adjustment meeting regarding a request for variances on properties located at 6529 Victoria and newly built duplexes on Hopkins Ave. It is important to have our voices heard when these cases come up. If we do not fight for Ellum Thicket, believe me when I say that no one else will. Please see the lead story on how you can fight for our neighborhood.
- Dec. 14 - K. B. Polk Recreation Center will have a Christmas celebration on this day but we do not have the time or what activities will occur. The tree lighting ceremony will take place afterward. As we get more information we will share it with you via our Facebook page. Just make sure you save the date.
- Dec. 16 - The Providence Christian School of Texas has scheduled a meeting at 7 pm to discuss their encroachment into our neighborhood. Your voice in this situation matters because if this school gets what they want the boundaries of our neighborhood will be changed forever and they will not stop picking off one property at a time. Please attend this meeting.

I'm sure there will be other activities scheduled during the month for everyone to enjoy. As we learn of them we will post them on our Facebook page, [ETNP News](#). Make sure you follow us because whenever we post anything of importance that you should know about we tag all of our followers. It's the best way to keep up with what is happening in and around our beloved Ellum Thicket.

And with that, please know we wish you all a very happy Christmas and wonderful New Year.

Your neighbor,
Mimi Perez



Dallas Water Utilities is Conducting a Survey About Possible Lead Water Lines on Your Property

A representative from the Dallas Water Utilities (DWU) attended the November crime watch meeting and explained the letter concerning whether we have lead pipes. That letter put those of us who live in original cottages on edge. The health consequences of having lead pipes and the cost of having to replace lead pipes was a lot to handle.

It turns out, what the DWU wants to know is what type of material was used to make the water pipe that runs from the meter to our homes. If it is made out of lead or galvanized steel it may have to be replaced.

However, it will not have to be replaced right away, said Alfonso Morua, superintendent for the Water Quality Division.

“First off, you do not have anything to worry about,” Morua said. “We have had the safest water for years. We treat our water with an anti-corrosive called orthophosphate and we’ve done tests that show it prevents metals from leaching into the water. We do not have lead in our drinking water.”

Due to changes in the Environmental Protection Agency’s Lead and Copper Improvements Rule, municipalities throughout the country, not just Dallas, need to complete an inventory of all the water pipes in their respective cities so those made of lead or galvanized steel can be replaced.

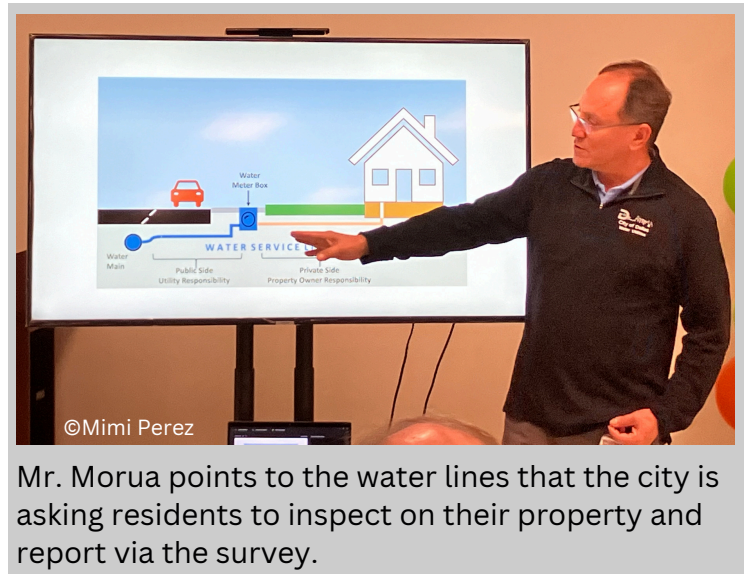
Morua said no lead pipes have been found on the public side of the meter so far. D2 Councilman Jesse Moreno also attended the meeting.

“The water coming into your house is safe,” Moreno said. “I have faith in our water utilities. The city is committed to testing those lines.”

Because the city is not allowed onto your property or inside your home to inspect the water pipe carrying the water to your home, the DWU is asking homeowners to inspect their own water pipes and then complete a [survey](#) so the city can complete its inventory as required by the EPA.

He said it will be recommended that the lead pipe be replaced but the city will not force residents to replace the pipe nor will they have their water turned off. Morua said the water treatment process is thorough and the city is constantly testing the water through different types of pipes made of different materials, including lead to ensure none of the toxic metals are leaching into the water.

“Even if it is a lead pipe you do not have to do anything,” Morua said. “The water treatment process deters metal from leaching into the water.”



Mr. Morua points to the water lines that the city is asking residents to inspect on their property and report via the survey.

December 9 Variance Requests from Builders on Victoria Ave. and Hopkins Ave. Set for Dec. 9 BOA Hearing (from Page 1)

Because this is a variance request, the say of the neighbors and the neighborhood should be taken more into account. All ETNP neighbors, those who live nearby, and those with a connection to the more than 100-year-old church next door are encouraged to submit their opposition to the variance request based on the harm to the neighborhood if this structure is completed as the builder proposes.

A Word template is available to download at www.save-etnp.com/helpful-resources. If you email the BOA at BDAREply@dallas.gov be sure to include "BDA234-156" in your subject line.

In addition to the 6529 Victoria Ave. variance request, three duplex properties at 4500, 4516, and 4604 Hopkins Ave. are also seeking lot coverage and height variances at the Dec. 9 hearing. These properties are owned by Topletz Properties Partnership, LLC. As a reminder, Topletz was [sued by the City of Dallas in 2015](#) in an effort to have him make the necessary repairs to bring the properties, including those on Hopkins, that he owned up to code.

Dennis Topletz, the owner of these properties, has clearly shown he has no regard for city rules and has knowingly violated the zoning restrictions. He and his wife spoke against the zoning case at the October 2022 meeting where PD67 was unanimously approved. A Word Template against these three duplexes with instructions is also on the Save Elm Thicket website ([Click Here](#)).

We are also encouraging everyone to oppose the Hopkins Ave. requests and send a message that our hard-won zoning restrictions in PD67 that protect the character and legacy of our historic freedman's community are worth fighting for.



4516 Hopkins Ave: This property and the two others on the street at 4500 and 4604 Hopkins Ave. are well over the 40% lot size restriction and over the maximum height restriction for PD67. All properties are requesting a height and lot size variance at the Dec. 9 BOA hearing.

Looking to grow your business in 2025? Let ETNP News Help You Do That!

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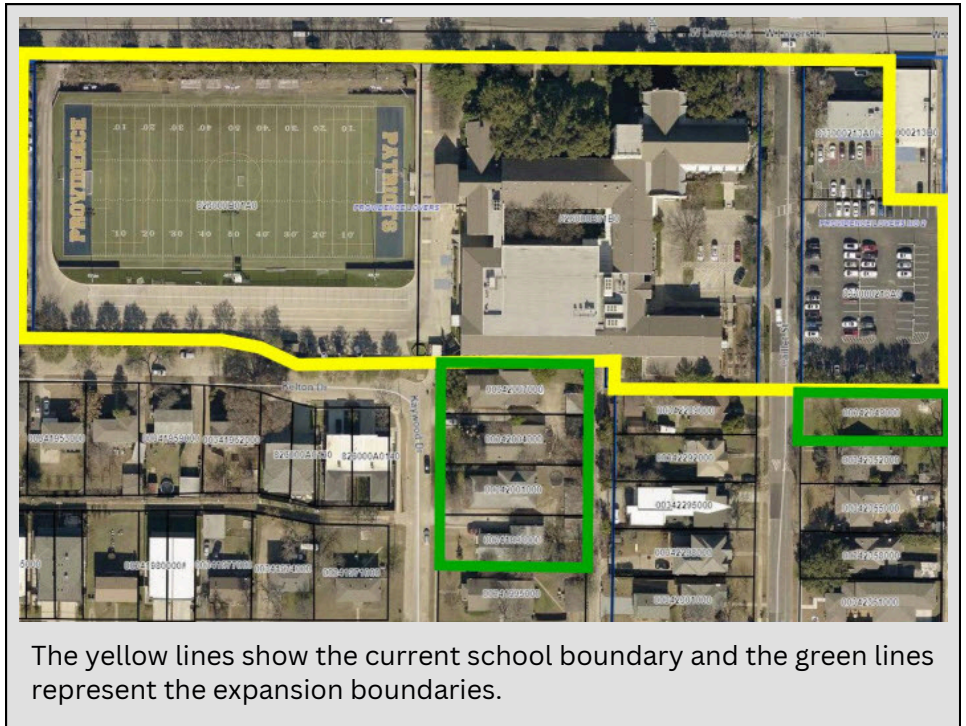
Providence Christian School to Hold Community Meeting on Dec. 16 to Discuss Expansion Plans

The Providence Christian School of Texas has scheduled a meeting for December 16 at 7 p.m. to discuss their encroachment into our neighborhood. All ETNP neighbors are encouraged to attend to express their concerns about the loss of residential lots.

This is a continuation of the conversation that took place on September 27, 2023, where the school said they plan to file for the expansion to allow them to build the school outward onto four duplex lots and one residential lot (see map below).

It has been more than a year ago when the school provided their expansion plan. At that time, they communicated the intent to file for the zoning changes on the properties the school purchased with the goal of encroaching further into the neighborhood.

As stated at that meeting and thereafter, Save Elm Thicket is opposed to any further encroachment into the neighborhood. This is especially true when homes are lost to a business that does not pay any property taxes.



To review in more detail what was covered at the September 2023 meeting, you can access the October 2023 edition of ETNP News ([Click Here](#)) and read about the meeting and the long history the neighborhood has had opposing the school's encroachment into the neighborhood. Stay on the lookout for more information on the outcome after the meeting.

Report Illegal Signs to 311 to Have Them Removed

Many residents have complained about the increase in illegal signs being placed around the neighborhood in public right of ways ranging from buying junk cars, fixing sprinklers, power washing, to the ever-seasonal Christmas lighting vendors. They are an eyesore in our neighborhood.

To have these eyesores removed, call 311 and notify the city of a "Code Concern" that involves these types of signs which are illegal under city code unless placed on private property. When calling, be sure to provide a specific location/street intersection.

If you have the Dallas 311 app, you can also submit it under Code Concerns --> Nuisance --> Signs.



K. B. Polk Seniors Page

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Print & Play Puzzle Corner: Christmas Word Search

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

Angels	Nativity
Caroling	Ornaments
Elves	Poinsettias
Festive	Presents
Garland	Reindeer
Gingerbread	Rudolph
Joyful	Santa
Manger	Sleigh
Merry	Tinsel
Mistletoe	Yuletide

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

K. B. Polk Seniors Enjoy the Annual Thanksgiving Feast Hosted by the Active Senior and Adult Program

The Active Senior and Adult Program (ASAP) held their own Thanksgiving feast on Nov. 8 and invited all the seniors in Ellum Thicket to come out and enjoy a home-cooked Thanksgiving meal. Rec Center staff helped serve and enjoyed the meal and company as well. If you or a senior you know would like to become a member of this wonderful senior program, please contact Tori Johnson at 214-670-6308.



From ETNP News to all our supporters for a fantastic 2024...

HAPPY HOLIDAYS

January - Retirement Celebration for Miss Faye



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April - ETNP Solar Eclipse



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March - ETNP Easter Egg Hunt



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June - Juneteenth Celebration



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August - School Supply Drive/Giveaway



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June - Historical Marker Unveiling



©Don Weaver via Rec Center Staff

October - Halloween Fright Fest at the Rec.