

Memorandum



CITY OF DALLAS

DATE August 23, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Update on Elm Thicket - Northpark Permit Oversights and Violations**

This memorandum serves as an update on the Planning and Development Department's ongoing work to identify and correct potential permitting oversights that occurred in late 2022 and early 2023 in the Elm Thicket - Northpark neighborhood.

PDD has compiled a list of potentially impacted sites in the Elm Thicket – Northpark neighborhood for review. As of today, the list of sites reviewed stands at 169. This includes all properties for which permits were issued after October 2022, all properties identified in 311 requests, and all properties identified by neighborhood referrals. Details on the 169 sites are included below.

Compliant Sites: A total of **134 of the 169** investigated sites comply with the neighborhood zoning standards, do not have an active permit, or have successfully filed correction addendums to come into compliance. A breakdown of these 134 sites is below:

- 36 sites filed compliant site plans that satisfy the PD requirements.
- 6 sites were found to have no permits filed or issued.
- 82 sites applied for permits prior to October 12, 2022, the date the zoning change was approved by Council.
- 10 sites were found to be noncompliant but have since been corrected through site plan addendums.

Noncompliant Sites: A total of **6 of the 169** sites have been found to be noncompliant as outlined below:

- 4 sites were found to have noncompliant site plans but have since filed an addendum to come into compliance. These addendums are under expedited review by PDD.
- 2 permits have been revoked, with appeals pending before the Board of Adjustment. Both appeals are scheduled for September.

Sites Still Under Investigation: A total of **29 of the 169** sites are still under investigation to determine compliance.

The following chart provides a summary of the investigation outcomes to date, and will be updated weekly to reflect ongoing progress:

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Sites Investigated	Sites In Compliance	Violations Outstanding	Addendums Pending	Appeals Pending
169	134	6	4	2

Additionally, PDD has developed a dedicated website ([here](#)) to provide up-to-date information regarding the Elm Thicket-Northpark permit corrections, as well as a Frequently Asked Questions flyer in English and Spanish.

Our team is continuing to work diligently to resolve these issues and ensure compliance with the updated zoning standards. Should you have any questions or concerns, please do not hesitate to contact me or Emily Liu, Director of Planning and Development, yu.liu@dallas.gov.

Service First Now!



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Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)
Dev Rastogi, Assistant City Manager
- M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors