



Background Information:

In October 2022, the City of Dallas implemented new zoning regulations in the Elm Thicket-Northpark neighborhood as part of an effort to preserve the area's historic character and prevent displacement. Unfortunately, due to an oversight during the permit update process, some permits were issued using outdated zoning information.

This means that certain permits, including those already under construction, may not comply with the current zoning regulations. The City has since identified these issues and is taking steps to correct them. As a result, Stop Work Orders have been issued for affected projects until compliance can be ensured.

The City understands the impact this has on your work and is committed to resolving these issues as quickly and fairly as possible, allowing you to resume your projects with minimal disruption.



Frequently Asked Questions:



01

Q: Why am I getting a stop work order?

A: Your permit was issued in error due to an oversight.

Your project has been identified as one that was issued a permit in error due to an oversight in the permitting process. We understand this is unexpected and concerning, but additional steps are necessary to rectify the situation and ensure compliance with current zoning regulations.

02

Q: What do I do next?

A: Stop construction immediately.

It's important that you adhere to the Stop Work Order immediately. This means ceasing all construction activities and securing the site to prevent any unauthorized work. No further construction can proceed

until the issue is resolved. We are committed to working with you to resolve this as quickly as possible so that your crews can get back to work.

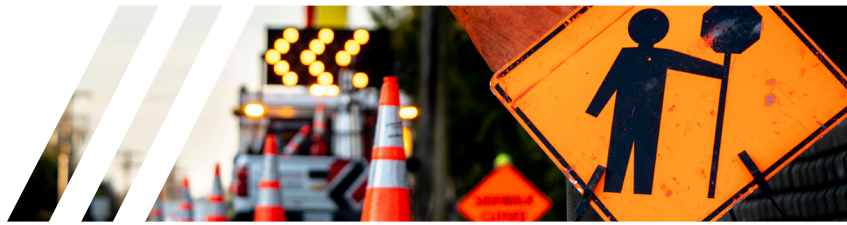
03

Q: Who do I contact about this matter?

A: Contact our dedicated support team.

We have a dedicated support team ready to assist you through this process.

For questions about your project and next steps, please reach out to Loree Lewis, Senior Development Project Coordinator, at loree.lewis@dallas.gov or (214) 948-4327. Our team is available to meet with you to clarify the situation and guide you through the resolution process.



04

Q: How long will this process take?

A: Our goal is to resolve cases as quickly as possible.

We understand that time is critical, especially when it affects your business and workers. We are expediting all reviews related to these Stop Work Orders and are committed to resolving each case as quickly as possible. The timeline will vary depending on the specifics of each case, but our team is averaging 1-2 days to review and approve plan revisions by the Elm Thicket-Northpark applicants.

05

Q: What happens if my permit was issued in error?

A: We will work with you and provide options.

If your permit was issued in error, we will work with you to identify the necessary steps to bring your project into compliance. This may include revisions to your plans or obtaining additional approvals. Our team will provide clear guidance on what needs to be done and will assist you throughout the process to ensure a smooth resolution.

06

Q: Can I continue work on parts of the project that aren't affected?

A: It depends on your specific situation.

This will depend on the specifics of the Stop Work Order and the nature of the work already completed. In some cases, it may be possible to continue work on certain aspects of the project that are not impacted by the zoning issue. Please contact our support team to discuss your specific situation and get clarity on what can and cannot proceed.

07

Q: What can I do to help expedite the resolution of my case?

A: Stay in close contact with our team and respond quickly.

The best way to expedite the resolution is to maintain open communication with our support team, promptly provide any requested information or documentation, and meet with us to discuss any specific concerns or questions about your project. This collaboration will help us move quickly through the review and correction process.

08

Q: How will I be notified once the issue is resolved?

A: We will contact you directly with the issue is resolved.

Once the issue is resolved, our team will contact you directly and provide all necessary documentation and approvals. We are committed to getting your project into compliance and getting your crews back to work as soon as possible.



dal.city/Elmthicket



City of Dallas

