

Memorandum



CITY OF DALLAS

DATE August 16, 2024

TO Honorable Mayor and Members of the City Council

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

Earlier this month I notified you about potential permitting oversights that occurred in late 2022 and early 2023 in the Elm Thicket-Northpark neighborhood. I promised to follow up with regular updates on the progress of the Planning and Development Department's (PDD) efforts to address construction violations and ensure compliance with the council-approved zoning regulations.

This memo is the first update on PDD's ongoing work to correct these missteps, mitigate impact on both the neighborhood and developers, and ensure that processes are updated to prevent further oversights of this type.

Identification of Potentially Impacted Sites

PDD has committed to compile a complete list of potentially impacted sites in the Elm-Thicket-Northpark neighborhood no later than September 30. To ensure that every possible site is investigated, PDD is reviewing each of the following:

1. **Permits Issued:** PDD will continue the investigation of all Elm Thicket-Northpark permits issued within the initial timeframe of October 12, 2022, to June 2, 2023, and to ensure an exhaustive review has expanded to include all permits issued through June of this year.
2. **311 Requests:** PDD, in collaboration with Communications & Customer Experience/311 (CCE/311), has compiled a list of 311 requests involving Elm Thicket-Northpark received during the relevant time period. PDD is reviewing each of those requests for potential construction violations. Additionally, CCE/311 has developed a custom daily report for incoming requests for addresses within the Elm Thicket-Northpark neighborhood. This report, launched on August 9, 2024, provides daily updates to PDD for immediate action.
3. **Neighborhood Referrals:** Neighborhood residents have referred multiple sites for investigation, as well.

As of the last update, PDD had identified 29 potentially impacted sites. That list has grown to 90 sites, the majority of which have been found to be compliant. Details on the 90 sites are included below.

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Resolution of Potentially Impacted Sites

Compliant Sites: As mentioned above, 76 of the 90 investigated sites comply or have successfully filed correction addendums to come into compliance. A breakdown of these 76 sites is below:

- 19 sites filed compliant site plans that satisfy the PD requirements.
- 3 sites were found to have no permits filed or issued.
- 44 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: This means that 14 of the 90 sites remain noncompliant, as outlined below:

- 3 sites were found to have noncompliant site plans but have since filed an addendum to come into compliance. These addendums are under review by PDD.
- 9 sites were found to have noncompliant site plans and have not yet filed an addendum or other corrective action. PDD is working with these property owners to identify and expedite solutions.
- 2 permits have been revoked, with appeals pending before the Board of Adjustment. Hearings are scheduled for August 20 and September 18, respectively.

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

Sites Investigated	Sites In Compliance	Violations Outstanding	Addendums Pending	Appeals Pending
90	76	14	3	2

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!



Robin Bentley
Assistant City Manager (I)

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

c: Kimberly Bizer Tolbert City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae 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