

# Memorandum



CITY OF DALLAS

DATE September 20, 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 (PDD) 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 now identified all potentially impacted sites in the Elm Thicket – Northpark neighborhood for review, and the total remains unchanged since our last update at 172 sites. **PDD does not anticipate that this total will grow and considers these 172 sites a final accounting of potentially impacted sites.** The list includes all sites for which permits were issued between October 12, 2022, and June 30, 2024, those identified in 311 requests, and those identified in neighborhood referrals.

## Updates:

- As of our last update on September 6, a total of 139 sites had been determined as compliant. That total has now grown to 151.
  - Between August 29 and September 12, PDD worked with a third-party survey service to verify field conditions for non-compliant sites. Based on those third-party surveys, four sites previously flagged as non-compliant were verified to be in compliance.
  - Six additional sites have also filed addendums to bring plans back into compliance.
- On Monday, September 16, PDD sent out 17 notices of violation to applicants with permits identified to be in violation of PD standards. Letters outlined violations and potential steps for compliance. Applicants have 15 days to address these violations or risk having their permits revoked.
  - Two of these impacted property owners have already filed addendums which have been approved by PDD, bringing those properties back into compliance. Other addendums are pending review by PDD.
- On Tuesday, September 17, the Board of Adjustment held a special called meeting and approved a motion to have all future Elm Thicket-Northpark cases heard by Panel A. Following this decision, Panel A heard the two current cases.
  - Both cases were held over to the October 22 meeting for further consideration.

**Compliant Sites:** A total of **151 of the 172** investigated sites comply with the neighborhood zoning standards, do not have an active permit, have brand new permits under review, or have successfully filed correction addendums to come into compliance. A breakdown of these 151 sites is below:

- 39 sites filed compliant site plans that satisfy the PD requirements, an increase of two since our last update.
- 3 sites were found to have no permits filed or issued, unchanged since our last update.
- 3 sites were found to have new permit applications which are currently under review, unchanged since our last update.
- 82 sites applied for permits prior to October 12, 2022, the date the zoning change was approved by Council, unchanged since our last update.
- 20 sites were found to be noncompliant but have since been corrected through site plan addendums, an increase of six since our last update.
- 4 sites were verified to compliant by third-party inspection as described above.

**Noncompliant Sites:** A total of **17 of the 172** sites have been found to be noncompliant as outlined below:

- 15 sites were found to have noncompliant site plans. Of these 15, a total of 9 have filed addendums with PDD but have not yet 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 October 22<sup>nd</sup> as discussed above.

**Sites Still Under Investigation:** A total of **4 of the 172** 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:

<b>Sites Investigated</b>	<b>Sites In Compliance</b>	<b>Violations Outstanding</b>	<b>Addendums Pending</b>	<b>Appeals Pending</b>
<b>172</b>	<b>151</b>	<b>17</b>	<b>9</b>	<b>2</b>

PDD continues to provide up-to-date information on the dedicated website ([here](#)). 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](mailto:yu.liu@dallas.gov).

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**Robin Bentley**  
Assistant City Manager (I)

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