

Memorandum



CITY OF DALLAS

DATE September 6, 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.

As of last week, PDD had compiled a list of 172 potentially impacted sites in the Elm Thicket – Northpark neighborhood for review, and that total number did not increase over the past week. The total list still stands at 172 properties, which 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 172 sites are included below; these numbers have not changed since last week.

Compliant Sites: A total of **139 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 139 sites is below:

- 37 sites filed compliant site plans that satisfy the PD requirements.
- 3 sites were found to have no permits filed or issued.
- 3 sites were found to have new permit applications which are currently under review.
- 82 sites applied for permits prior to October 12, 2022, the date the zoning change was approved by Council.
- 14 sites were found to be noncompliant but have since been corrected through site plan addendums.

Noncompliant Sites: A total of **14 of the 172** sites have been found to be noncompliant as outlined below:

- 12 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- 2 permits have been revoked, with appeals pending before the Board of Adjustment.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 17.

Sites Still Under Investigation: A total of **19 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:

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Sites Investigated	Sites In Compliance	Violations Outstanding	Addendums Pending	Appeals Pending
172	139	14	12	2

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.

Service First Now!



Robin Bentley
Assistant City Manager (I)

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| Tammy Palomino, City Attorney | Alina Ciocan, Assistant City Manager |
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