

# Memorandum



CITY OF DALLAS

DATE November 15, 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 (PDV) Department's ongoing work to identify and correct permitting oversights that occurred in the Elm Thicket - Northpark neighborhood.

As of the last update on October 18th, PDV reported 13 sites as out of compliance. Since then, two properties have come into compliance, leaving 11 remaining sites out of compliance. Below is a summary of the actions taken by these 11 property owners with outstanding violations:

- **Addendum:** Two owners have filed addendums with PDV, which are under expedited review. This includes a new, revised permit application for 6801 Tyree, which had its permits previously revoked and received a Board of Adjustment decision on October 22<sup>nd</sup>.
- **Appeal:** One permit remains revoked, with the appeal pending before the Board of Adjustment. This appeal is scheduled to be heard again on November 19<sup>th</sup>.
- **Variance:** Four applications have been received for appeals for variances to the Board of Adjustment. Public hearings for three of these cases are scheduled for December 17<sup>th</sup>, while the hearing date for the fourth case is pending as the application is finalized.
- **No Action:** Four property owners have not yet taken any action.

We will continue to provide updates as these cases progress and as further compliance efforts are completed. On going updates will also be available on the dedicated Elm Thicket informational website [here](#). Should you have any questions or concerns, please contact Emily Liu, Director of Planning and Development, at [yu.liu@dallas.gov](mailto:yu.liu@dallas.gov).

Service First, Now!

A handwritten signature in blue ink, appearing to read 'Robin Bentley'.

Robin Bentley,  
Assistant City Manager (I)

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c: Kimberly Bizer Tolbert City Manager (I)  
Tammy Palomino, City Attorney  
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