

Notes from NDNA board meeting 1/9/2023

The NDNA board held its monthly meeting January 9th.

Membership forms and general meeting notices will be mailed/emailed during January. Details for a proposed general meeting on February 6th were finalized with the focus of the program on redevelopment issues in the Valley View location.

City Council will vote on Short Term Rentals in February. There will be opportunity for public input with letters or testimony when Council discusses its recommendations.

Council will also consider whether to continue funding to defend its position banning poker rooms at its January 25th meeting; it appears the Texas legislature may be considering changing the rules on legalized gambling during this legislative session.

A letter to current councilmembers concerning sidewalk repairs was finalized and will be mailed and posted to the NDNA website.

Non-violent crime in the North Central Division is down, but violent is up, primarily due to family violence.

Notes from NDNA board meeting 12/12/2022

The NDNA board held its monthly meeting December 12th.

City Plan Commission has sent recommendations for regulating Short Term Rentals on to City Council for consideration. There will be opportunity for public input when Council discusses the recommendations.

NDNA is working on a letter to current councilmembers outlining concerns with sidewalks. A list of currently "approved" contractors for sidewalk replacement is still not available from the city.

Crime in the North Central Division is down. VIP programs are having challenges getting volunteers back after the Covid hiatus.

Details for a proposed general meeting in February were discussed.

Notes from NDNA board meeting 10/10/2022

NDNA held its monthly board meeting on October 10th. The primary focus was preparation for the general meeting to be held October 17th. The meeting will consist of presentations on city sidewalk concerns, the short term rental situation, a police report and updates from Councilmembers Mendelsohn and Schultz. NDNA flyers and membership forms will be available at the meeting.

A brief summary of current concerns about Poker Rooms was given and it was announced that the redevelopment plans for portions of the Pepper Square property have been put on hold until spring.

Notes from NDNA board meeting 9/12/2022

NDNA held its monthly board meeting on September 12th.

The next meeting of ZOAC during which STR's will be discussed is scheduled for September 30th; NDNA is still supporting the proposal that STR's not be allowed in residentially zoned areas.

Work on the Silver Line, with closures of lanes on Hillcrest, is causing concerns with emergency vehicle access. DART and the city police/fire are hopefully addressing these issues as work continues.

The redevelopment proposals for both Pepper Square and Del Norte are still in process. Pepper Square has yet to show the surrounding neighbors a development plan and Del Norte's proposal for a 1000 unit apartment complex is on hold.

An October general meeting is being planned and will feature concerns about both STR's and sidewalks in our neighborhoods. Details are being finalized and will be emailed and/or mailed to our membership. Council members will also be invited to come to give updates and answer questions.

Notes from NDNA board meeting 8/8/2022

NDNA held its monthly board meeting on August 8th. Several types of crime have increased in the North Central Division area (homicides, BMV's, stranger sex offenses while others (robberies, family sex offenses, home burglaries) are down. DPD is currently holding active shooter classes for citizens at the Dallas Bible Church on Hillcrest. A current scam of concern appears to be a call from a person's bank; the conversation requests information like pin numbers that then allow the caller to access the person's account.

NDNA continues to participate in meetings concerning short term rentals (STR's). The recommendations have not yet gone to the Dallas City Plan Commission and NDNA president Cookie Peardon will testify at ZOAC this month about our concerns and recommendations going forward.

Work on the Silver Rail Line will necessitate the closure of Hillcrest Road for approximately 26 weeks; traffic will need to be rerouted to Coit, Preston, or Meandering. The DART pump station at McCallum/Hillcrest is being accessed for noise mitigation.

Meetings continue concerning the redevelopment requests for the Pepper Square, Del Norte and Noel/Montfort areas.

A fall general meeting is being planned for a Thursday evening in early October.

Notes from NDNA board meeting 7/11/2022

NDNA held its monthly board meeting on July 11th. Several zoning requests were discussed: Pepper Square and Del Norte proposed projects still have issues of concern with height, density and traffic. Meetings continue about both of those projects, but neighbors need to attend and weigh in on the proposals. The proposed multifamily proposal for Noel/Montfort and also the request for an additional building at the Torah Day School at Hillcrest/Frankford seem appropriate for the properties.

The Dallas City Council has finalized the redistricting process and districts 11 and 12 have had fairly minor adjustments made.

911 calls year to date have been up and response time for 1 and 2 priority calls has been getting longer; however, category 2 and 3 response time has been getting better. Most categories of crime have increased with the exception of residential burglaries. Thefts of automobile catalytic converters are an ongoing problem.

NDNA continues to participate in meetings concerning short term rentals (STR's). Although some compromises may be found, it was agreed that they should be disallowed in single family zoning areas.

Notes from NDNA board meeting 5/11/2022

The North Dallas Neighborhood Board met digitally on May 11th. NDNA will send a "letter of concern" to the Dallas Public Works Department about omissions from the report on Dallas sidewalks that was presented to Council. The letter will request clarification on why data was missing from the report.

City Council discussed Short Term Rentals during a May meeting and many neighborhood concerns were voiced. Two staff members will be drafting an ordinance addressing STR's to present to ZOAC; they will then consider it and present (with any changes) to City Plan Commission; they will then consider and (with changes) present the recommended ordinance to City Council. The time frame for this will be approximately 6 months. ZOAC, CPC, and Council discussions will all allow for neighborhood comment and input.

NDNA is monitoring the redevelopment requests for both Pepper Square and El Norte (at Arapaho/Preston Roads). Any additional density could exacerbate an already problematic traffic flow on Preston Road.

The mandated city redistricting (from census data from last year) is in its final consideration by Council. The recommendations are that District 12 will have some neighborhoods on the eastern side be changed into District 11 and some on the western edge go from 11 to 12.

Notes from NDNA board meeting 4/13/2022

The North Dallas Neighborhood Board met on April 13th. The crime report showed North Central down in most categories but rape, aggravated assaults and auto thefts. Concerns are still being raised about short term rentals and their lack of regulation in Dallas. Neighborhood associations are encouraged to contact Councilmembers voicing concerns about allowing these in single family neighborhoods.

NDNA board members are continuing to attend meetings and monitor progress on the Silver Line, condition of sidewalks, poker rooms and the 635 corridor. As proposed redistricting maps are being considered, the board will also weigh in on them; keeping neighborhood associations together is a priority.

A brochure outlining the mission/accomplishments of NDNA will be developed for circulation with neighborhood associations in districts 11 and 12.

Notes from NDNA board meeting 3/9/2022

The North Dallas Neighborhood Alliance Board met on March 9th for its regular monthly meeting. The focus of the meeting was the March general meeting agenda. The location of the meeting had to be changed to Fretz Park Recreation Center and the time adjusted to 6:15-7:45 P.M. The meeting will celebrate NDNA's 40th anniversary and also cover current topics – poker rooms, STR's, crime updates, Silver Line progress as well as the announcing of the results of the vote on by-law changes and new officers. There will be maps displayed at the meeting of the current boundaries of Districts 11 and 12 with neighborhood associations delineated; members can then see what changes might be happening with the redistricting now under way. Membership invoices for 2022 and details of the March 22nd general meeting will be both mailed and emailed this week.

Notes from NDNA board meeting 2/9/2022

The North Dallas Neighborhood Alliance Board held their monthly meeting on February 9th. A tentative date of March 22nd was selected as the choice for the rescheduling of the 40th anniversary general meeting (second choice is March 15th) at Churchill Recreation Center. At that meeting, the results of the vote for by-law revisions and new officers will be announced.

Update on the status of the city's treatment of Short Term Rentals was given, as well as an update on the regulation of Poker Rooms. Neighborhood meetings on both of these continue to be held with weigh-in to Councilmembers and other city officials being encouraged. A February 22nd Board of

Adjustment hearing will be held on the Texas Card House's appeal of the city's denial of their certificate of occupancy.

The work of the 635 Corridor Planning Committee was explained and interviews with affected property owners in the area (from Coit to Preston and Churchill to Alpha) are being held to solicit their ideas about land use in that area. When completed, the proposed plan will go to City Council for consideration.

Work on DART's Silver Line, in addition to work on Hillcrest and Campbell Roads, will continue to cause some disruptions in that area.

There is a zoning application for 17 townhomes on the northwest corner of Hillcrest/Alpha; a neighborhood meeting about this will be held on February 22nd.

Notes from NDNA board meeting 1/12/2022

The NDNA board met electronically on January 12th. Since the scheduled January general meeting was cancelled (due to Covid), discussion was held about both the rescheduling and how best to handle the election/proposed by-law change voting. The suggested reschedule was during the middle part of March, with a more definite decision made at the February board meeting. Neighborhood associations have been emailed notification of the January cancellation and board members will be contacting member associations asking them to return ballots within the next week, if possible, since in person voting will not be possible.

NDNA will try to obtain further information on the proposed water department project for pipe replacement in the McKamy creek bed. When proposed dates and specific locations are made available, NDNA will notify adjoining neighborhood associations about the work.

A letter will be sent to members of the city's Quality of Life Committee asking them to take another look at recommendations coming from the Short Term Rental Taskforce. Since the taskforce membership is heavily weighted in favor of industry representatives, NDNA thinks neighborhood concerns and recommendations should be given equal consideration.

The crime report for our area shows burglaries of motor vehicles has fallen year-to-year, but car thefts are up. Burglaries of businesses are also up, but residential burglaries appear unchanged. And even though Chief Garcia has said violent crimes are down citywide, there are questions about whether that applies to specific Council districts.

There are no active zoning cases of major concern at this point.

Notes from NDNA board meeting 12/8/2021

The North Dallas Neighborhood Alliance Board held their monthly meeting on December 8th. The primary focus was planning the January 18th general meeting and 40th anniversary celebration. Several current/former city officials and former NDNA board members have indicated they will attend. A short business meeting to approve revisions to the bylaws (last updated in 2004) and elect officers will be held around 6 P.M. Since the Churchill Recreation Center closes at 8, the business meeting and anniversary recognitions will be held previous to the program at 7 P.M. Cake and coffee will be served at the meeting.

Other business discussed included an overview of panhandling and the unenforceability of ordinances due to court rulings that it is freedom of speech. The latest police data shows an uptick in violent crimes along with longer response times. Police are no longer responding to home or car burglaries.

Dallas is currently taking input from stakeholders concerning short term rentals; many neighborhood associations have been weighing in on this issue and there is a need for that to continue.

Notes from NDNA board meeting 11/10/2021

The monthly NDNA board meeting was held November 10th.

The Board of Adjustment upheld the decision to deny a CO for a poker room at the former Three Forks location. There is now a current request to open it as a restaurant only.

The City of Dallas Quality of Life Committee is currently considering regulations to craft as an ordinance concerning Short Term Rentals. NDNA is consulting with Arlington resident for recommendations for the city to consider.

Discussion is still underway about narrowing the lanes of Hillcrest as the Silver Line project is underway. Chief Garcia is also implementing changes to crime data by eliminating personal data from reports; it is possible that further changes of incident reporting will be forthcoming.

The next general meeting will hopefully be in person on January 18th at either Churchill or Fretz Rec Center. There will be election of officers, vote on bylaw revisions at 6:30 and a general meeting concerning issues around panhandling. NDNA's 40th year will also be recognized.

Notes from NDNA board meeting 10/13/2021

The monthly NDNA board meeting was held October 13th. Salado Park will have a tree planting opportunity on October 30th around 9 A.M. Volunteer help would be most appreciated.

The Board of Adjustment will be considering the Poker Room case (in the former III Forks property) on October 19th at 1 P.M. at Dallas City Hall. Virtual attending is also possible by registering at <https://form.jotform.com/210537186514151> or by calling 214/670/4209.

NDNA will post a list of recommendations for the city to consider about the regulation of short term rentals on our website. All neighborhood associations should weigh in with their recommendations to councilmembers also.

The city redistricting committee will be meeting to consider boundaries for council districts. As soon as the committee process is complete, there will be opportunity for citizen input.

The next general meeting will hopefully be in person on January 18th at either Churchill or Fretz Rec Center. There will be election of officers, vote on bylaw revisions, a crime report and updates from Councilmembers Mendelsohn and Schultz. A celebration will also be held for NDNA's 40th "birthday".

Notes from NDNA board meeting 9/8/2021

The monthly NDNA board meeting was held September 8th. The next general meeting may focus on the election of officers, a celebration of NDNA's 40th anniversary and inviting city officials from the city to discuss the various issues about sidewalk repairs.

NDNA has sent a document requesting city commitment for the next steps of sidewalk repair/replacement. He will follow up with another request for reply.

The developer has pulled back their request at the LA Fitness site on Preston and plans to refile with changes at year's end. The redevelopment request for the northern portion of Pepper Square which would include ground floor commercial and a six story bldg. with apartments has been pulled. A new plan which would substitute condos for apartments may be forthcoming. The proposed Poker Facility at the former Three Forks has been denied a certificate of occupancy by the city. Regulating short term rentals in neighborhoods is currently being discussed by city officials.

Violent crime is down, but, as usual, BMV's are up. A listing of the neighborhood police officers assigned to each beat should soon be made available. Concern about the panhandlers at most major intersections was discussed. Calling 311 does not provide adequate response. The city has tried to encourage people not to give cash to panhandlers, but this has not proved successful.

Notes from NDNA board meeting 8/11/2021

The monthly NDNA board meeting was held August 11th. The general meeting to be held on August 24th was decided to be held both in person and digitally. In person will be at the Pioneer Technology and Arts Academy at Hillcrest/Arapaho. Both Councilmember Mendelsohn and Shultz will be in attendance. Topics of discussion will include short term rental units, poker clubs, crime update and disruptions of traffic on streets as work on the Silver Line progresses.

The status of sidewalk maintenance in Dallas is still of great concern; many sidewalks remain ADA non-compliant. NDNA will send a letter to both district 11 and 12 councilmembers urging them to include more funding on the next bond issue for repairs. Neighborhood associations may also want to have their sidewalks addressed with the 50/50 funds in order to get repairs done faster.

Another concern is the status of the 911 emergency system. A letter will also be sent to Councilmembers requesting consideration of "satellite" stations which could be partially staffed by volunteers.

DISD plans to open a school in the Midtown area in 2024, but redevelopment of the area is still very slow. Other zoning issues in the district are being discussed with coordination of neighboring associations.

Notes from NDNA board meeting 7/14/2021

The monthly NDNA board meeting was held July 14th. Two issues that have arisen in districts 11 and 12 were presented and discussed: rental party houses and poker rooms. NDNA was asked to help the immediately affected neighborhood associations. In response, NDNA will help notify our members concerning these issues and assist the associations in their efforts to solve them via the Dallas and Collin County governing bodies.

Zoning updates: the rezoning at the NW corner of Hillcrest/Alpha has been withdrawn. Multifamily request north of Forest/west of Park Central has had no traffic studies done to identify its impact. There is a request for a residential care home on Amador and neighbors are still trying to be reached to advise them about it. Proposed conversion of LA Fitness on Preston to apartments with parking garage has been placed on hold.

Dallas has yet to properly address issues with badly needed sidewalk repairs and NA's need to keep exerting pressure for remedies to this issue. The city is also updating the Solid Waste Management Plan.

The new contact for our neighborhood policing groups is Sgt. Edmundo Lujan.

Notes from NDNA board meeting 5/13/2021

The monthly NDNA board meeting was held digitally on May 13th. A "bug" was discovered in the NDNA website which is preventing the information from the membership forms from being forwarded to the membership chair; the problem is being addressed by GoDaddy and should be remedied soon.

President Bach will contact the North Dallas Chamber to see whether we can help host any forum they might be having for the runoff for District 11 Council representative. If so, the information will be posted on the NDNA website (www.ndna.us).

The city is still discussing the issue of Short Term Rental Units and a meeting the end of May will present more information to City Council. Neighborhood Associations should contact their Council representative to give comments concerning these.

Several neighborhoods have requested NDNA's assistance with concerns in their areas and the appropriate Board members will respond to these requests.

The state legislature has concluded their session and any legislation that affects neighborhood associations will be reported on the NDNA website.

Notes from NDNA board meeting 4/14/2021

The monthly NDNA board meeting was held digitally on April 14th. The major items of discussion were the recently sponsored candidate forums for Districts 11 and 12. A number of people were unable to participate on the District 11 forum because of the 100 person limit, but all three forums are available on our website at NDNA.us. Information about voting hours, places and candidates will be posted on the website, also.

Mr. Scales gave an update on the current status with the Sidewalk Advisory Committee; more neighborhood associations need to fill out the city sidewalk needs assessment

form for their neighborhood. NDNA will work with Councilmember to assure the district sidewalk needs are addressed, perhaps in the next bond issue.

While Dallas is considering updating its parking codes (last comprehensive update was done in the 1960's), the city is so varied and areas are so unique that one size cannot fit all. The needs of the dense urban areas are very different from the most suburban residential ones. Ms. Schobert continues to participate in the city meetings on this issue and represent the concerns of our districts.

Notes from NDNA board meeting 3/10/2021

The NDNA Board held its regular monthly meeting digitally on March 10th at 5 pm; all members were present.

Zoning issues discussed included the request for senior housing off Mapleshade; presently Palladium owns the property but has not indicated whether they will proceed with the project without the 9% tax advantage.

The proposed development on the northwest corner of Alpha/Hillcrest is also on hold; Councilmember Kleinman hosted a neighborhood meeting about it, but nothing has transpired since.

A question arose about the clearing of land on Winding Creek. Who gave permission for the cutting of trees? And there is a concern about resultant soil erosion.

There is to be one more meeting of the city sidewalk advisory committee; NDNA's representative on the committee expressed concerns about enough attention being directed at correcting the problems with already existing sidewalks. NDNA will send out an email to neighborhood associations directing and encouraging them to respond to the city's interactive map about this issue.

Although overall crime was down during the days of freezing temperatures, BMV's are up significantly in our north Dallas area. The Police are also now reporting hacking and computer crimes with their data.

Construction of the Silver Line (Cottonbelt) Rail line will cause significant disruption to traffic on both Coit and Hillcrest; thus far, dates for this work have not been made available. NDNA will send out information concerning closures and interruptions as information become available.

Renner Frankford library sustained considerable damage from the February storms and will remain closed for several months. NDNA will coordinate with the librarian to see

whether our neighborhood organizations can help with funding or replacing materials for the library.

NDNA will host a digital candidate forum for city council seats for both District 11 and 12. Details will be emailed to our neighborhood contacts.

Notes from NDNA board meeting 2/10/2021

The NDNA board held its regular monthly meeting on February 10th. President Matt Bach called the meeting to order at 5 PM. Guests on the digital meeting were Linda Correll and Angela Klattenhoff from Valley View Neighborhood Association and Jayne Suhler, district 11 City Plan Commissioner.

Since NDNA dues (and accompanying forms) have been suspended for 2021, board members will be working on a way to obtain current HOA officer information and how best to have it available for use.

NDNA will send a request letter to State Representative Anna Marie Ramos concerning changing the law which prohibits the release of any crime stats when a juvenile is involved. While no personal information would be released, NDNA believes that the fact that a juvenile was involved would be helpful.

A summary of the St. Jude's Center at 8102 LBJ Freeway was given. Presently, it will house only Covid positive homeless and then will become transitional housing for homeless singles referred by various agencies.

The rezoning request for the property on the northwest corner of Hillcrest and Alpha is currently in "flux"; surrounding neighborhood groups are monitoring the process.

Mrs. Suhler summarized the proposed affordable senior housing units which are planned to be built at 5353 Alpha; she is in discussion with city officials about the particulars of the development. She also said that the additional office tower request near the Galleria would not be approved until a firm timeline and tenants had been secured.

Discussion was held about the problems city-wide with street racing; it has been taking place in Districts 11 and 12 now.

The dedication of the Hillcrest Park was held last weekend and had good attendance. The pavilion has been named after our former NDNA president and City Council member Sandy Greyson.

NDNA will pursue co-hosting a city council candidate forum with other entities, since both district 11 and 12 will have competitive races.

Notes from NDNA board meeting 1/13/2021

The North Dallas Neighborhood Alliance board held their monthly meeting via Zoom on Wednesday, January 13th. The board decided that dues for 2021 would be waived, since the usual general meetings would not be able to be held for some time. Newsletters from district 12 Councilmember have given residents updates on city concerns and projects.

Board member Rod Scales will attend a meeting next week concerning the placement of shrubbery around cell tower bases on the Preston Ridge Trail. He will also participate in a city steering committee to address concerns about maintenance of sidewalks throughout the city. Questions were raised about who "owns" and is responsible for residential sidewalks.

Paul Landfair reported that crime states for North Central Division had been fairly flat with non-violent crimes down somewhat. The board agreed that communication should be sent to State Representative Ramos asking her to sponsor a change in the privacy law, so that some information could be made available about crimes committed to/by juveniles. He participated in the citizen selection of new police Chief Eddie Garcia and felt the process was positive.

Jean Schobert announced that city meetings addressing off-street parking regulations had been cancelled. The next consideration of these will take place on January 21st at the city ZOAC meeting. The city's consideration of short term rental and accessory dwelling unit regulations are integrally tied in with parking concerns.

There was no update on the zoning applications for residential units at the northwest corner of Alpha/Hillcrest. The properties (hotel west of Preston off George Bush in district 12 and Gateway Hotel at Coit/635 in district 11) acquired by the city are to be used for those recovering from Covid who do not have other places for recuperation. The zoning change request on Mapleshade east of Coit is for development of moderate income senior housing.

Board members expressed concern about the number of panhandlers and homeless that are evident throughout the districts, but especially at Forest/Coit. The lack of this kind of activity in our surrounding suburbs brings up questions of why Dallas is unable to address the proliferation.

The board expressed appreciation to Mark Goodwin (Highlands North) and Janet Marcum (Northwood Hills) for attending the board meeting as guests.