



Newsletter, February 2023

International District (Valley View) Update



City Council Member Jaynie Schultz, District 11, shared the advances that have been made. The AMC theater is no longer open; it was the last remnant of the old mall. Three groups currently own portions of the real estate; hence coordination of development is slower than desired. Progress has been made in the area:

- DISD establishing a multi-story STEAM academy to accommodate Pre-K through high school students. As with all “magnet” schools, enrollment is open to PISD, RISD and other students.
- The Prism building has been purchased by the city. Dallas is working to attract trade partners that are/will office in that building.
- The gem that will anchor the area is a proposed 20-acre green space/park. Dallas is working on a grant to help fund the park. NDNA has sent a letter endorsing the grant proposal.

- Complete streets (more pedestrian friendly) are planned.
- The North Central Texas Council of Governments (NCTCOG) is funding a transportation trial for innovative technology.

Despite area residents’ frustrations, progress is being made; but work on a project this size takes time.

DPD Update

The audience applauded DPD and DFR staff for all they did last week during the ice storm to keep residents safe.

- A DPD reported crimes against persons in the area are down by 25% (twenty-five)! Awesome!
- Last week, Dallas’ Police Academy graduated 20 new officers. Two will serve at the North Central Station. There is also a need for a larger Police Academy as Dallas struggles to hire more officers. Funding is an issue given other city budget needs.
- If your HOA or NA is interested in adding camera surveillance, FLOCK cameras record vehicle details, license plate numbers, and other data that help police identify offenders. The cost per month is \$250 plus an installation fee: More data is available on **NDNA.US** or at <https://www.flocksafety.com/products/flock-cameras>

Short Term Rentals (STR)

In January, the City Planning and Zoning Commission (CPC) approved the KISS solution, which supports the state's declaration that Short Term Rentals (STRs) are lodging uses and are subject to Hotel Taxes (HOT). Implicit with that is lodging uses (hotels) are not allowed in residential areas. That recommendation now moves to the City Council for action.

Two upcoming items in **February** are:

- The Quality of Life Committee will weigh in on the STR issue.
- The Council will decide whether to:
 - accept the CPC recommendation
 - refer it back to CPC
 - modify the recommendation or
 - postpone a decision until regulations governing STRs are complete.

NDNA supports the position HOAs, NAs, and area residents have expressed: STRs should **NOT** be allowed in residential neighborhoods.

Council Member Mendelsohn agrees that STRs belong in commercially zoned districts and urges the immediate adoption of the CPC recommendation, and allow current STRs 6 months to cease operations.

Council Member Schultz would like to see a complete package in place that includes regulations regarding STR operations as well as an appropriate land use definition before making a final decision.

Below is a sample email we urge you to send to all members of the City Council (and their assistants), including the Mayor. Email addresses are on our website **NDNA.us**

Please support the KISS (Keep It Simple Solution) proposal. As Homeowners we want to live in areas with other neighbors who respect our rights and share our values, not with constantly

changing groups of strangers who have no vested interest in our neighborhood or our city.

Respectively,
Your Name

If you feel STRs serve a purpose in your neighborhood, we encourage you to voice that to your City Council. Again, addresses are on our website.

Long Term Rental (LTRs) Options

Long term rentals (rentals for periods longer than 30 days) provide an alternative to those who inherited a family home or who are needing supplemental income. Such individuals could convert their STRs to long term rentals. Although the income might be slightly less lucrative, the operational costs would decrease. City code already has regulations in place to ensure the successful operation of LTRs.

Poker Club Update

The city council voted to continue funding the legal actions to decide whether Dallas should issue Certificates of Occupancy for poker clubs. In the interim, the State Legislature is considering legalizing gambling. Should the state decide to allow gambling, residents should write their Representatives and Senators to ensure that legislation authorize such operations **ONLY** in commercial areas and that it restrict operations in close proximity to schools, churches, and residential neighborhoods.

Silver Line Construction Meeting:

February 9 at 7PM, Texas AgriLife (17360 Coit Rd.)

Transportation/Construction

Check the website: **NDNA.US** for Silver Line and other construction alerts/road closures.