



Newsletter, December 2023

Neighborhood Risks from Pending City Council Actions

The City Council is currently considering a number of policy changes that could significantly impact **every homeowner in the City of Dallas**.

Although current zoning regulations were enacted to ensure that uses such as industrial (often environmentally unfriendly), heavy industry, and other uses were not placed adjacent to residential uses, proposed changes could eliminate these protections for your neighborhood.

In its attempt to address issues such as diversity inequities and the current housing shortage, city planners have drafted a number of changes, many of which are encapsulated in the ForwardDallas Comprehensive Land Use Plan 2.0.

Areas of Potential Concern to Neighborhoods Are:

- Allowing Child and Adult Day Care Facilities by Right within all districts (including residential). Current restrictions are 10 “clients” per facility. Specific Use Permits with their public hearings would no longer be required.
- Reduction in Parking Requirements. This would include all areas. The greatest risk in Districts 11 and 12 would probably be from

apartments, where residents already often must park on streets and may even overflow to neighborhood streets.

- Eliminating current lot size constraints. This could mean that a standard-sized lot in your neighborhood might have multiple living units erected on a single lot. Discussions include allowing duplex, triplex, and quadplex construction within a single-family neighborhood by right (meaning, no neighborhood community meetings for input, no special review processes or Board of Adjustment review would be required).

We urge you to get involved and to let the City Council Members know if you have any concerns. City Council Member contact information is available on our website www.NDNA.US. Scroll down to the bottom of the page (see [Email of City Council...](#)) under the Announcements heading.

Short Term Rentals (STRs)

Although the City Council voted to prohibit Short Term Rentals (STRs) earlier this year, and the ban on STRs was to take effect this month. Short Term Rental operators filed a temporary injunction to prevent the city from moving forward with that ban. On December 6, Judge Purdy ruled against the city. Consequently, STRs may continue to

operate. At this point, it is important that you write to your City Council Member as well as the entire City Council to urge them to pursue an appeal to the judge's ruling. Because there is a lawsuit in progress, Council Members cannot discuss the issue with you, but they can be guided by your emails and phone calls to them. If you support the ban on STRs, please take the time to write, email, and/or phone **all** Council Members.

Pepper Square Redevelopment at Preston and Belt Line Roads

MasterPlan, the representatives of the Henry S. Miller company (current owners of Pepper Square), has conducted a number of meetings with members of the surrounding community. They provided their vision of the redevelopment and received neighborhood input. Many neighbors are opposed to the redevelopment plans, which include more than 1500 apartments. HOA/NAs, with help from an NDNA Board Member, organized two independent meetings for the community at large to provide their concerns and suggestions about the proposed plans. Those meetings drew almost 200 attendees each, and resulted in a follow up meeting among the developer, District 11's City Council Member, as well as those neighborhood representatives nearest to Pepper Square. As a result of the community's pushback, MasterPlan took that input under advisement and is currently working with District 11 officials and city staff to refine the proposal. Please stay tuned for updates.

Spring Valley and Coit

A number of businesses at this intersection as well as residents have voiced concerns about panhandling and other types of code violations in the area. The business owners and HOA representatives nearby met with First Responders, Code Compliance Officers, and other groups to discuss a forward plan of action. Following the second meeting, a Code Compliance team conducted a formal site inspection of the area.

DART Construction/Major Thoroughfare Closures

January 4-6

Complete Campbell Road closure at the rail crossing.

January 25

Complete Closure of Hillcrest between McCallum and Wester Way. Duration ONE (1) year. Please watch for detour signage to direct you to alternative routing.

Upcoming NDNA General Meeting

Mid-January, NDNA will host a meeting to provide you with **updates on all the items above**. As soon as we confirm the meeting location, date, and time, we will send out an announcement providing you with the details.