



## February, 2026 Recap

### City Hall:

Ten past presidents of the American Institute of Architects (AIA) have studied the viability of City Hall for the next 50 years. They have also offered alternative and separate locations for the Stars and Mavericks. Both teams would be located adjacent to the proposed new convention center and near the Omni Hotel. Their proposal would be a win-win for all parties if the City decision makers agree. Their study included much lower estimates for sealing the reflective pond (identified as the source garage water problems). Yard signs proposing save City Hall are available from several sources. Both Council Members for Districts 11 and 12 are questioning the need to tear down City Hall. Architects and engineers have also raised questions about the devastating ecological impact of tearing down City Hall. The building itself was poured-in-place concrete with millions of tons of rebar; consequently, dismantling City Hall would be incredibly costly from both a financial and environmental perspective.

Based on input from architects and engineers, NDNA' position is that it is far more economical, from a taxpayer's perspective, to retain the current structure for city operations. In addition to demolition, moving costs, etc. it is more economical to invest in correcting the problems created by deferred maintenance. Additional costs for building new arenas (with a life expectancy of 20 years) usually entails the city providing tax incentives – another cost for taxpayers.

It is our City Hall and we pay the taxes for whatever decision is made. Please continue to

write to every city council member, the mayor, and the city manager and let them know you expect them to exercise fiscal responsibility in making a decision.

### FIFA and STRs:

For the past few years, Dallas' ability to enforce STR (Short Term Rental) codes has been challenged by the Short Term Rental Alliance (STRA) in the courts, with District and Appellate Courts both ruling that two provisions in the code are unenforceable. Consequently, Dallas then filed suit in the Texas Supreme Court which denied hearing the case in early February of 2026. Until Dallas can come up with regulations that are enforceable, such as cities like Ft. Worth and Plano have done, STR regulations will be lenient. This offers a green light for a proliferation of STRs, but many operators are hesitant to make investments. Dallas must come up with an enforceable plan, and specify where and how STRs can and cannot operate, or STRs will continue to operate in a gray area.

### Landscape Violations and Sidewalk Problems:

Many of you have noticed dead trees or shrubs in commercial/retail locations. If such a location was built after 1986, business locations are required to maintain their original landscapes in perpetuity.

*Example: Preston/Belt Line, Northeast corner, also Walmart at Arapaho and Coit – landscape is dead.*

Likewise, if you have a sidewalk "trip hazard," please report those. *Note – The city currently considers the sidewalk your responsibility.*

*For landscape maintenance issues: Call 311 or use the 311 app. If using the app, select "Landscape violation" on the 311 app and complete the report online. High weeds is a different category.*

*For sidewalk issues:* Call 311 or use the 311 app. Select "Alley/Sidewalk/Street Repair - Hazardous" and complete the needed information.

## Library Closures

Community meetings that were scheduled to discuss the possible closure of the Renner Frankford Library were cancelled due to the freeze. At present, those meetings have not been rescheduled. In the interim, go to the library, get a library card, check out a book, or ask the librarian a question. Those count as library visits, a key statistic being used to identify potential closures. Renner-Frankford also is a major polling place for those in the City of Dallas but Collin County. It is a critical asset for all our residents, including those who lack transportation to other libraries.

## Curbside Trash Collection

The trash collection controversy continues. The Sanitation Department's latest proposal is a hybrid solution, based on surveys sent to residents with the most challenging alleys. District 13 has the most residents impacted, and their CM asked why they could not keep alley collection if they paid an additional fee.

At community meetings, residents challenged why Dallas uses wider trucks that make navigation harder. Director Gillespie stated larger trucks reduce the number of trips and employees required. Proposed solutions included:

- **Hybrid solution**-Shift 26,000 customers with the most difficult and unsafe alleyways to curbside pickup where community support is strongest.
- **Reduced transition**-Move fewer than 10,000 households with front entry driveways and a reasonable distance from the house to the curb.

- **Limited transition**-Evaluate areas with low survey response rates and consider them for transition (less than 5,000).
- **No transition**-Maintain current alley collection.

The City is also looking at a tiered rate structure based on alley or curbside collection. Council Member Roth wanted more data on safety; he felt the city should fix its problems, "not by imposing additional costs on our residents" or "taking away services."

Council Member Mendelsohn also questioned why Sanitation did not evaluate outsourcing as many residents suggested.

## Pepper Square Status

We are currently trying to verify with Henry S. Miller that the following information provided by tenants is correct.

- Phase I will begin in the Fall of 2026 and will consist of approximately 300 low rise apartments fronting on Beltline Road. Once occupancy there reaches 90%, they will commence Phase II.
- Phase II will consist of a larger six-story structure with more apartments and ground-floor restaurants/outdoor seating, the extension of Berry Trail, and the park/greenspace.
- Phase III construction, the high-rise, will not begin until Phase II reaches 90% occupancy.

## **NDNA Membership Renewal**

Each January, NDNA requests that you renew your annual membership and provide us with current officer contacts. This enables us to keep you apprised of issues that can impact your area. Completing the included membership invoice ensures we be able to keep you informed and can alert you about critical items. You can then join us in calling and emailing elected officials to demonstrate where you stand on those issues.

You can also use our website to provide representatives contact information ([www.ndna.us](http://www.ndna.us) ).

Annual membership for the past 40+ years remains \$35, and renewals should go to:

Rose Harder, Membership Chair, NDNA  
7306 Heathermore  
Dallas, TX 75248

Please be sure to include your full HOA/NA name on checks to avoid confusion with other HOA/NAs.