



April, 2026

NDNA Upcoming Membership Meeting

- **June 11, 2026**
7:00 PM
- **Location TBD**
- **City Hall, Library Closures, City Finances, etc.**
- **Special Guests – awaiting confirmation**
 - **District 11 – CM Roth**
 - **District 12 – CM Mendelsohn**
- **CRIME UPDATE**

City Hall:

The battle over the fate of City Hall continues. The City has responded to residents’ concerns about lack of transparency by posting a survey online to allow for resident input. However, the survey asks for specific design and impact analysis that require skills most residents lack. For example, they want to gather design criteria and details, expected benefits from the plan, details on re-energizing the Central Business District (CBD), economic impact, etc.

The skillset required to fill out the survey requires detailed knowledge only a developer or architect would possess. Ten past presidents of the American Institute of Architects (AIA) have created a detailed plan that addresses those issues. The University of Texas at Arlington architect and planning students have also provided detailed plans (discussed in a recent Dallas Morning News articles).

We encourage all of you to go online to the survey at ?????????????? and endorse one or both of those plans.

In the interim, the focus on potential *gambling resorts* continues. Local Native American organizations are showing interest as well as the Sands organization. Valley View/MidTown has been identified as a potential site by the Sands team; however, interest in remaining in the Central Business District (CBD) remains on the table.

FIFA and STRs:

More and more Short Term Rental (STR) owners are registering in order to optimize profits from the upcoming FIFA influx of tourists. The City’s ban on STRs remains in the hands of the court.

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: Use the 311 app. and select "Landscape violation" on the 311 app a; then complete the report online. *High weeds is a different category.*

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

The violations will only change/improve if you report then to 311. South Dallas reports are *four times* those from our area. If you want action, please report infractions.

Library Closures

At the District 12 Budget Townhall, residents objected strongly to the closure of the Renner/Frankford Library. Facing yet another budget reduction for Dallas' library system, the Chief Librarian explained the reason she felt compelled to recommend a regional model that focused on Fretz. Residents objected to that model and provided rationale for NOT closing the Renner unit. Those concerns have registered, not only with our District 11 and 12 Council Members, but with a majority of the council. They agreed that all libraries will remain open and that they will look at trimming other budget items to avoid further library cuts.

Curbside Trash Collection

At this time, the Sanitation Department continues to evaluate how best to serve residents. No "city-wide" solution has been adopted.

NDNA will continue to monitor the situation and will notify you when updates are available.

Pepper Square Status

No construction has begun yet at the Pepper Square location. The information below was provided by tenants; we have not been able to verify with the Miller organization that it 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.

Joint and Special Elections

Remember, runoff elections commence soon:

Dallas County:

Early voting began on April 20 -28 (closed April 21 for holiday). May 2 is election day.

Collin County:

Early voting began on April 18 and run through April 22. May 2 is election day.

Denton County

Early voting began on April 20 -and runs through the 28th (closed April 21 for holiday). May 2 is election day.

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 are 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. If you have leadership changes following HOA/NA elections, please let us know.

You can send contact updates to email membership@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.