



GREENVILLE – BELMONT – HENDERSON – CENTRAL - GOODWIN
VICKERY PLACE DIGITAL NEWS – MAY 2021



Local Color on Greenville!!

Fantastic new Lower Greenville mural by local artist Miguel Barajas, on the side of Old Fashioned Donuts, 2937 Greenville Ave (former Goody-Goody location)—an homage to the 1920s era Arcadia Theater and arcade, which once stood just a few blocks away. You may have seen other great murals by Miguel around town, along Henderson Ave, Deep Ellum and in the Medical District Thanks Miguel for adding some local color to our neighborhood!

ZOAC Potential Parking Code Amendment

Please plan to attend one or both of the two upcoming virtual citywide meetings to share your thoughts and opinions on the potential Parking Requirement Amendment:

Wednesday, May 19, 2021 6:00 – 8:00 pm

Videoconference: <http://bit.ly/ZOAC05192021>

Teleconference: (408) 418-9388 Event number (access code) 187 043 5388

Thursday, May 20, 2021 8:30 – 10:00 am

Videoconference: <http://bit.ly/ZOAC05202021>

Teleconference: (408) 418-9388 Event number (access code) 187 624 8279

There is currently a City-wide proposal before the City of Dallas Zoning Ordinance Advisory Committee (ZOAC) which could dramatically alter current parking requirements and potentially cause irreparable harm to our neighborhood. The current parking standards in the City of Dallas are complex and intertwined with land use. They have a significant impact on our neighborhood as they relate to area businesses as well as residential and non-residential on-street parking.

It's still a work in progress, but some of the ideas being discussed call for eliminating ALL parking requirements for any building built before 1965, or less than 5,000 square feet in size. That describes almost every building on Lower Greenville and Henderson Avenue.

The thinking behind the parking amendment proposal is that people will use other modes of transportation (walking, biking, take a bus, or use ride share) and therefore less parking is needed. But as of yet, Dallas is very much a car-centric city and does not have this type of infrastructure, it is not a multi-modal city.

What happens if anything close to this passes?

If the City succeeds in passing a proposal that eliminates parking requirements for businesses in areas closely tied to residential neighborhoods, the impact on quality of life for those living in the area will be significant.

- Our neighborhood streets will become parking lots for area bars, restaurants and businesses when the existing parking lots are redeveloped.
- Our retail establishments will convert to a higher yielding revenue use, a restaurant or bar. Parking restrictions are the only thing keeping any balance between retail and restaurant use.
- This will be permanent and irreversible. Once the City grants landlords a property right, it is extremely difficult to revoke it.

Lower Greenville and Henderson Ave neighborhoods, including Vickery Place, are concerned that this one size fits all approach will not work, especially in business areas that are embedded or abut established neighborhoods such as ours. This proposal is more suitable in areas of Dallas that need more density and further development, such as the Southern sector or around transportation hubs.

To see past ZOAC agendas and related materials, go to <https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/parking-code-amendment.aspx>

If you are interested in receiving emails and updates regarding this parking code proposal and upcoming ZOAC meetings, please signup online by clicking [here](#).

May Yard of the Month

The pretty, light blue craftsman-style home with white trim at 5238 Miller Ave. belongs to our very nice neighbors, Sarah and Patrick Kinman. Sarah and Patrick were attracted to our neighborhood and purchased their home with the welcoming front porch and beautiful landscaping in 2017, knowing that it had been a former Yard of The Month winner. Because it was already so pretty, Sarah and Patrick kept the maple trees, flower beds, and much of the existing landscaping in place. It was already a winning look that they easily welcomed as their own.



What caught the committee's eye for this house's second YOTM win was the bursts of seasonal color in the beds and large containers, welcoming guests to their front door. Roses, Lantana, Hibiscus, Begonias, Zinnias, and more all bring bright color and texture around the established Japanese Maple and Noble Fir trees flanking the porch.



Sarah says they are hands-on and enjoy doing the planting and gardening themselves. She gives credit to her father in law for much of what they ultimately decide to plant. When he visits Vickery Place from Indiana, he has already researched what to plant and he spends time talking to experts at local nurseries (Rubials is a favorite of his) getting professional input on his ideas. We love that the whole family is involved in this home's (now twice) winning look!

Some tips we learned from Sarah include:

- Don't be discouraged by the damage from the February freeze. Use it as an opportunity to replant some favorites and even find new options to bring home to your yard.
- Clever use of drip irrigation and spot misters efficiently water plants in beds and containers only as needed.

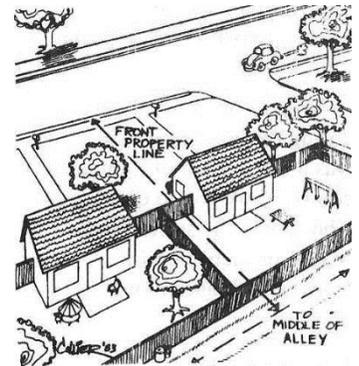
- If you have large dogs or your yard generally sees a lot of activity, consider laying turf grass in the backyard for a nice look that stands up to greater wear and tear.

We want to congratulate the Kinman family on their Vickery Place Yard of The Month win for May 2021. We also want to thank Northaven Gardens for their sponsorship and the \$50 gift card award that will be awarded to Sarah and Patrick.

The YOTM Committee wishes Sarah the best of luck as she opens Clean Juice, an organic juice bar franchise to be located at The Hill (Walnut Hill & Central Expressway) this summer. The committee looks forward to visiting Sarah at Clean Juice and we hope to see other Vickery Place neighbors there as well!

Clear & Safe Alley!

Keeping grass, trees, brush and other vegetation trimmed in your alley will do more than show you care about your home and property! Both the Dallas Police Dept and Code Compliance Dept emphasis the importance and necessity of keeping the alley space behind (or beside) your home clear of brush, unobstructed, and litter free—maintaining the alley will: reduce criminal activity (vagrants or potential burglars cannot hide in overgrown brush); prevent coyotes, stray animals and rodents from nesting or making homes in tall weeds or grass; and keep our neighborhood looking beautiful.



Obstructions Alley/Sidewalk/Street (Dallas Code Compliance)

The occupant or owner is responsible for keeping the street, alley, sidewalk and public grounds clear of obstructions. This includes the trimming of trees, shrubbery and vines which may obstruct any vehicle traveling through an alley, or which may obstruct a sidewalk or street or other public grounds. Additionally, sidewalks must have a height clearance of 8 feet - streets and alleys must have 15 feet of overhead clearance. Take advantage of the City's Bulky Trash Program by trimming trees and shrubbery to coincide with your legal Bulky Trash Week.

Each homeowner or tenant is responsible for the upkeep of the yard, sidewalks, and their half of the alleyway. Not doing so may result in a ticket from the City. Keep your property safe, and show you care about your home and neighborhood!

Pre-Geneva Heights Polar Plunge Challenge Made a BIG Splash!!

Thanks to the parents, teachers, friends and families who 'took the plunge', and to those good sports who paid the penalty box fines! Even Principal Ruiz joined in the Polar Plunge fun and received multiple "ice bucket" dumps from the students! Because the challenge was such a success, Pre-G was able to donate \$4,000 TOTAL to the Geneva Heights teacher stipends AND to two local non-profit organizations impacted by the winter storm, Interfaith Housing and Jonathan's Place!! Wow, kudos to the Pre-Geneva group and to all who participated!!
#pregpolarplunge2021

New Businesses On Lower Greenville:

Carte Blanche is set to take over the former Mudsmith Coffee space at 2114 Greenville Avenue in Spring 2021. Bakery by day, 5-12 course tasting menu by night.

Eddie's Tex-Mex Cocina will go into the old Tacos Mariachi space at 2018 Greenville Ave. Owner Eddie Cervantes (original owner of Primos on McKinney, and Ebar on Haskell Ave) plans to open late Spring.

Hide Cocktail Bar plans to move to 1928 Greenville Ave, the former Eastside Social (and formerly Nora restaurant) space and is expected to open in July 2021.

Manpuku Japanese Yakiniku Grill has been renovating the former Yucatan Taco Stand space at 2023 Greenville Ave. where it will open its first location in Texas this spring.

Moon Taxi opened at 1917 Greenville Ave. selling Delta8 CBD products.

Shoyo by Jimmy Park (Nobu, Nori Handroll) will open a 12-seat sushi restaurant with set menus, in the former Daddy Jack's space at 1916 Greenville Ave.

TBD Restaurant going in at 2808 Greenville Ave, The Grape Restaurant former location. "It'll have the DNA of The Charles (of the Design District)," says owner Chas Martin, meaning it might have some Italian dishes. But it'll have more of a neighborhood vibe.

Bulky Trash Pick-up

Bulky Trash Pickup is the week of the 2nd Monday of the month.

Bulk Trash Pickup is May 10th-14th.

Don't set out bulk items before Thursday May 6th.

Weekly Trash and Recycling Pick-up is every Monday.