



Hillcrest Forest Neighborhood Association

HillcrestForest.org

Spring 2022

Hundreds of Apartments requested on LBJ



There is an apartment-building boom in Dallas, and the north side of our neighborhood is Ground Zero for what could eventually be 1,500 to 2,000 apartments.

Recently, a developer proposed 430 apartments, 5 stories tall, at Hughes Lane and LBJ. The closest route from the apartments to Preston Forest shopping would have been through our neighborhood. That request was withdrawn due to neighborhood opposition.

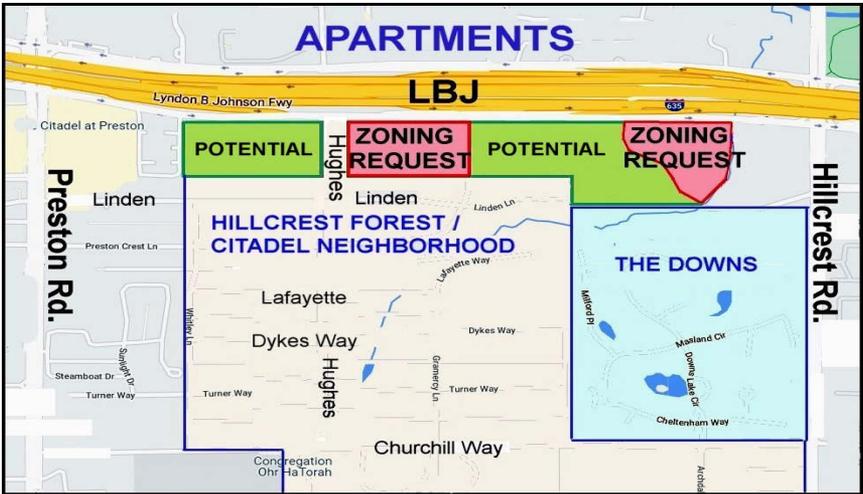
Another developer now proposes 420 apartments on Hillcrest Plaza Drive at LBJ. They ask for 7 stories and 57 apartments per acre. Their concept is above.

Our City Council member, Jaynie Schultz, would like to know how our neighborhood envisions this area, and she has launched a task force to study it. Our association is engaged.

You can find more information and contact us through our website, **www.HillcrestForest.org**.



Hillcrest Forest



Two zoning requests: each for over 400 apartments, 5-7 stories tall

The case for redevelopment:

- The two-story offices on the LBJ service road are getting old and have vacancies.
- Dallas is growing and needs places for people to live.
- Redevelopment could add millions of dollars to the tax base.

Resident concerns:

- Loss of property value for homes near 5-story apartments.
- Apartment traffic cutting through the neighborhood to reach Preston Forest.
- Offices are quiet on evenings and weekends. Apartments are active 24/7.
- 2-story offices are compatible with 2-story houses. 5-story apartments are not.
- The offices were zoned 2-story for a reason - adjacency to our homes - and that reason has not changed.
- Approval of the first apartments would set a precedent and lead to a domino effect: potentially as many as 1,500 to 2,000 apartments next to us.

"We heard you..."



Our membership form always has a line at the bottom where members can state any neighborhood concern. (Not everyone has one!) This year, as always, security is the #1 concern of Hillcrest Forest residents. Here are the top 5, with the number of our 700+ members who mentioned them:

- 139 Crime and security
- 36 Homeless people and panhandlers*
- 18 Apartments proposed on LBJ**
- 16 Speeding on residential streets ***
- 11 Dogs not on leash; dog poop not picked up

* Primarily at Forest and US 75

** All living near the proposed apartment zoning

***14 streets mentioned

You can see complete list at www.HillcrestForest.org/list. A copy has been sent to our City Council member, Jaynie Schultz, who lives in our neighborhood.

Curbs & Street Lights

Have you ever wondered why some streets are narrow and have no curbs? It's because they were constructed before we were annexed into the City of Dallas in the mid-1950's. Streets built after the annexation are wider, with curbs. The narrow ones were literally country lanes at one time.

Dallas County also didn't require street lights back then, so some older streets lack them or have only few.

Street lights, like streets and sidewalks, are installed by the original developers. The City does not normally install street lights, except recently in targeted high-crime areas, as part of the city's new crime reduction initiative.



Annual Meeting???

As this newsletter went to the printer, it was too early to make a call on whether to hold our Annual Meeting on Saturday, May 7. We have your email address and we will send a notice as the time approaches - or check our website for information: www.HillcrestForest.org.

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FOR THE LATEST INFO:

Visit our website www.HillcrestForest.org

We update our website much more often than we can print & mail newsletters!