



Fall, 2025

**Members North of Forest Lane:
The Free Security Patrols end soon!
But with your help, they will continue in 2026 as
resident-funded patrols, like we provide south of
Forest Lane. We just need YOUR SUPPORT!**



In 2015, we secured \$100,000 per year for 10 years for security patrols, funded by Alcuin School as the outcome of our zoning negotiations with them. That money ends in December, 2025. In 2026, the patrols will become resident-funded. Patrols will be on weekdays by uniformed off-duty Dallas Police officers in Dallas police cars.

The annual dues will be the same \$225 per home as they are in our patrol south of Forest Lane. Neighborhood support will determine the number of patrols per week. Every additional dollar will go to more patrol hours. South of Forest Lane, many residents contribute more than \$225, to add more patrol hours.

PLEASE support the new patrols by mailing your check for patrol membership, or go to our website, www.hillcrestforest.org, or scan this code to pay. Thank you!



H-E-B plans a Walmart-size store near us

Texas grocery giant H-E-B has acquired the 10-acre property at the southeast corner of Hillcrest Road and 635 for a huge H-E-B store. It would replace the 3 older office buildings fronting on LBJ. H-E-B has many fans, but having a “big box” store build at this location has stirred controversy.

The Tom Thumb at Preston Forest is about 50,000 sq. ft. The H-E-B store would be 125,000 sq. ft.

Concerns of nearby neighbors include:

- Massive traffic. It will attract shoppers from miles away. HEB expects 40,000-45,000 customers per week (avg. 6,000 per day) which at times will overwhelm Hillcrest Road and that intersection. Those who live closest will be impacted the most.
- Out of character and not in scale with its surroundings. There is no other retail on Hillcrest Road for miles, and nothing of this magnitude. It will be the size of a Walmart.
- The back of the building and truck loading docks will be on Hillcrest Road, at the entrance to our neighborhood. The front will face east, toward a customer parking garage.

H-E-B has applied for “regional Retail” zoning which is designed for major retailers that draw from a wide area – such as shopping malls and big box stores.



New Texas Law SB-840

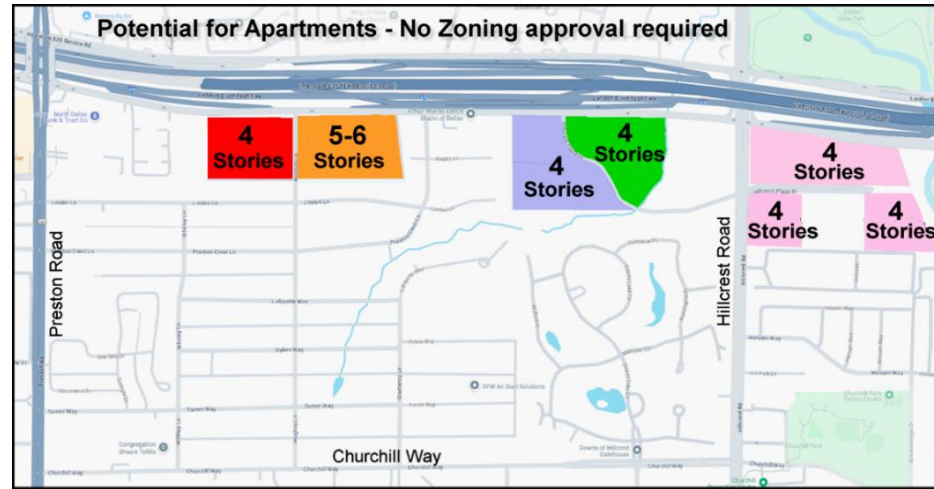
Allowing apartments to be built on commercially-zoned property (such as former offices) with no zoning approval needed.

Effective 9/1/2025

Texas law SB-840 recently passed with bi-partisan support. It is intended to make it easier to create new multi-family housing in Texas without being blocked by neighborhood opposition. Key points:

- Apartments can be built on any land zoned commercial, including **office** and **retail** zoning. There will be no zoning review, no opportunity for opposition or negotiating changes, and cities may not deny the request. Basically, only a building permit is needed.
- The height is limited according to the current zoning. If the current commercial zoning is capped at less than 45 feet, the apartments can be as tall as 45 feet (4 stories). If the current zoning allows more than 45 feet, the apartments can be as tall as the height limit of the existing zoning.
- Cities may not require more than 1 parking space per apartment. However, the developer may, at their option, provide more parking than 1 space per unit to meet expected tenant demand. Hopefully builders will not underestimate or cut costs by providing insufficient parking, which could cause apartment parking to spill onto nearby streets.

The law overrides the **635 Corridor Study** agreement – negotiated by Hillcrest Forest and several allied HOAs. That agreement prohibited apartments on the south side of LBJ from Preston Road to Hillcrest Road.



If apartments were built on the red or orange sites (at Hughes Lane), the shortest way to Preston Forest shopping center is south on Hughes Lane to Churchhill Way – through our neighborhood. Otherwise, apartment residents would need to take the LBJ service road east to Hillcrest Road and then back to Preston Road. Jaynie Schultz, our prior District 11 City Council member, initiated a study by city staff to see if Hughes Lane could be changed to one-way, northbound. One-way northbound would still allow return traffic from Preston Forest shopping center on Churchhill Way and Hughes Lane.

Our newly-elected City Council member, Bill Roth, said in an email, "I am very much concerned about SB-840. We are trying to get the details reviewed and make sure we understand the legislation. I intend to set up a town hall or small group meeting to discuss the impact and details in late August or September."

Check Us Out!

www.HillcrestForest.org

Find information about zoning, neighborhood security patrols, schools, recycling and more.

We update our website more often than we can mail newsletters, so check back regularly!



Thank you, Alcuin School!

Ten years ago, in 2015, Alcuin School on Churchill Way requested re-zoning to allow them to add a high school with up to 135 students – something they previously said that they would never do. This triggered a firestorm of neighborhood opposition.

Hillcrest Forest and residents in the area spent many months in meetings and negotiations with the school. Finally, Alcuin made us an offer that we couldn't refuse: If we would support their zoning request instead of opposing it, they would fund \$100,000 a year for 10 years to pay for private security patrols north of Forest Lane, west of Hillcrest Road. A total of One Million Dollars for neighborhood security.

Naturally, we accepted it.

Since then, Hillcrest Forest has managed that new private patrol service – free to our members in that area – funded by Alcuin School through 2025. We appreciate Alcuin's generous contribution to making our neighborhood safer these past 10 years!



30 MPH is the Maximum, not the Minimum!

We receive many reports of speeding on our residential streets. The maximum is 30 MPH, except on Forest Lane, Hillcrest Road, and Royal Lane. Slowing down on residential streets is the neighborly thing to do!