Hillcrest Forest Neighborhood Association

HillcrestForest.org Spring, 2024

# Tri-plexes among our Single-Family Homes?

Five City Council members – including ours, Jaynie Schultz – signed a memo requesting a briefing by City staff "to explain the process and potential effects of amending … the single family district regulations to allow tri-plex and four-plex uses by right." Note: "by right" means that no zoning approval would be required. If an older home is torn down, 3 or 4 dwelling units could be built on that vacant lot with no review.

The memo immediately triggered concerns. Our City Council member, Jaynie Schultz, responded in an email:

"I co-signed a memo requesting a briefing on the potential of reducing single family lot sizes to allow for more diverse housing options. The reason I supported this request was to learn more about the subject.

"Cities across the world have a wide variety of allowances in neighborhoods and it is my job to be as well-educated as possible on the matters that affect Dallas. My signature on the memo does not imply support for anything other than learning."

This idea could end Single-Family zoning as we know it. It could lead to a patchwork of 3-and-4 unit dwellings (and the associated parking and traffic) scattered among our existing homes.

The Hillcrest Forest Neighborhood Association board is **opposed** to allowing 3 or 4 homes per lot in our Single Famiy-zoned neighborhood.

## Thank you for your membership!

**Your "Good Neighbor" membership directory is enclosed.** The first half lists our members alphabetically. The second half lists members by street address. Their contact info can then be looked up in the first half. The front pages contain helpful neighborhood information.

We have also sent a PDF copy by email. If you want another one, just contact us at **HillcrestForestDallas@gmail.com**.

## ANNUAL MEETING - Please join us!

**Saturday, May 4 - 12:30 PM, Churchill Recreation Center**

Hillcrest Road at Churchill Way

**Special guest: Our City Council member, Jaynie Schultz**

## Police Patrol Questions!

Our association has TWO private patrols: Beverly Houston's **5 Star Patrol** south of Forest Lane, and the **Churchill Way Patrol** north of Forest Lane. Here are two questions that we occasionally hear:

**How do patrols reduce crime?** One word: **deterrence**. Criminals drive our streets, looking for targets. If they see a patrol officer anywhere, they leave. When they see that we have patrols, they don't know where the officer will show up next. It's not worth the risk. No amount of patrolling can totally eliminate crime, but in the 5 Star Patrol area, reported crime dropped by over 60% after the patrols began. What is important is HOW MANY CRIMES DO NOT occur, thanks to the patrols.

**I rarely see our patrol.** We can assure you that they're out there. But it takes luck to look out the window just as they drive by. Criminals scouting our neighborhood see them, though. In addition to patrolling, officers are available to immediately respond to a call, when on duty.

**Our sincere thanks to all of you** who support our private patrols. Because of you, we have a much safer neighborhood!

# Required Alley Maintenance

Our alleys are owned by the City of Dallas. The city is responsible for the pavement, but any vegetation growing in the alley-way is the responsibility of the adjacent homeowner. It should be kept well-trimmed back.

Tree branches and brush can force City trucks off the pavement, creating ruts and sometimes breaking the concrete.

If you have a lawn service, you might ask them to trim and prune your part of the alley periodically.

Dallas Police ask residents: "**PLEASE DO NOT GIVE CASH to panhandlers!"** Some are professionals, posing as homeless. Give your money to an organization that can help the true homeless in a more lasting way.

# Crime Fighting Tips

40% of neighborhood crime is against cars parked outside at night. If you are in that group, try to make room in your garage so you can get your valuable car inside, where it's safe.

If your home has an alarm system, use it even if you just run to the store. Also, set the alarm on your outside doors & windows when you go to bed. If someone jimmies a door or window while you're sleeping, the alarm will scare them off. If you don't have an alarm, the new wireless systems are surprisingly inexpensive.

# For the Latest Info …

Visit our website [www.HillcrestForest.org](http://www.HillcrestForest.org)

We update our website frequently

# Northaven Trail Bridge over U.S. 75

The Northaven Trail bridge is complete, and soon floral murals will be painted on all 8 columns on the west-side ramp. The pillars vary in height from 4’ to 17’ 5”.

Local experts helped select a different native plant for each pillar. This plant will be paired with its natural pollinator. The bridge is already used by many cyclists and hikers from our neighborhood, so our association has made a donation to this nearby beautification project.

## The Hillcrest Forest Board
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