



Crescent Estates, the developer who bought the government center at 10056 Marsh Lane, has also purchased 10010 Betty Jane (see map). They are holding a **meeting on 6/26 6:30PM Walnut Hill Recreation Center** to share information on their application for a planned development.

RSVP: <https://www.crescentestates.com/betty-jane>

**WE STRONGLY ENCOURAGE ALL RESIDENTS TO ATTEND.**



### Communication below from Leo Amaya, Vice President Sales Crescent Estates:

“As a neighbor and stakeholder in our community, your input is very important to me. I'd like to invite you to a neighborhood meeting where I will present the proposed plans, answer questions, and hear any feedback you may have.

This will be an open and informal gathering where we can have a constructive conversation about the future of the space and how it may impact our neighborhood. I truly value transparency and collaboration, and I want to ensure the development aligns with our community's interests and character.”



Please feel free to forward this email to any other neighbors who may not be on this list. I want to make sure everyone who's interested has a chance to attend and be part of the conversation.”

### Information pulled from public record case number: Z-25-000021

Land Use Information/Reason for Requested Change: The Applicant is requesting a zoning change for the Better Jane Residence project located at **10010 Betty Jane and 3807 Walnut Hill Lane**, Dallas, Texas (the “Property”). The Property is approximately **3.746 acres** and located on the north side of Walnut Hill and east of Betty Jane Lane. The Applicant is requesting a **change from the current zoning of R-16(A) to PD (R-5(A))** to allow for a new residential development with approximately **60 single-family residences**. The Property is currently an empty lot and unused parking lot. To build the proposed residential development, the existing parking lot will be demolished. The following are adjacent <intentionally omitted>. The Property's proposed use will be an approximately 60-unit single-family residential development with a maximum density of approximately **17 units/acre**, consisting of **3-story** homes with a **45-foot maximum building height**. The minimum lot area will be **1,800 square feet** with a maximum lot coverage of 60%. Each residential until will include **2 parking spaces** and there will be 0.25/unit visitor spaces, for a total of **15 visitor spaces**. Landscaping will comply with Article X.