



Status update on Zoning Change Proposal Case c

Zoning case information

- **Property Owner:** Property is owned by Crescent Estates. Contact person: Leo Amaya, Vice President of Sales, email Leonel@crescentestates.com.
- **Property location:** L-shaped property at 10010 Betty Jane Lane and 3807 Walnut Hill Lane, which is at the corner of Betty Jane Lane and Walnut Hill Lane, not including Primera Iglesia Church at the exact corner.
- **Significant dates:** Property was purchased on April 30, 2025. Zoning change proposal notices posted on property on May 30, 2025.
- **Zoning change proposal information:** Zoning Case #Z-25-000021

Progress to date

- Crescent Estates hosted a neighborhood meeting on June 26, 2025 to present the proposed plan and collect neighbor feedback.
- City of Dallas planners and engineers sent Crescent Estates an initial comment letter about their proposal on June 27, which was shared via email to WHHA members on 7/1.
- Crescent Estates made multiple modifications to the original development proposal in response to comments from neighbors and City of Dallas planners and engineers.
- On request of the Councilwoman Gay Willis, WHHA hosted a neighborhood meeting on July 24 to collect neighbor feedback to the modified proposal. WHHA prepared a detailed letter summarizing neighbor comments and recommendations and sent the letter to the Councilwoman Gay Willis (gay.willis@dallas.gov), the District 13 Plan Commissioner Larry Hall (larry.hall@dallas.gov), and the developer (leonel@crescentestates.com) on July 29, 2025. The WHHA summary letter can be found on the WHHA website (whha75229.net) under the Neighborhood Topics tab or using this link (<https://whha75229.net/wp-content/uploads/WHHA-Feedback-from-July-24-neighborhood-meeting-for-church-property-case-Z-25-0001-Jul-29-v4-FINAL.pdf>)

What's Next

- The proposal will be up for a vote by the CPC (City Planning Commission) hearing on Aug 21, 2025. **All 15 Plan Commissioners will vote on the proposal.** If the CPC approves the proposal, the proposal will then proceed to a vote by the City Council, although a date for that is not yet set (likely six weeks after the CPC meeting early October).



- City of Dallas Planners/engineers may make further comments on the current proposal prior to the CPC hearing. If so, that next round of comments would be posted online on/around 1 week prior to the Aug 21 hearing. WHHA will notify members via email if/when we learn that the city has made new comments available, and we will provide a link to those comments online on the city's website.
- Households that are within a 500' radius of the proposed development will receive a letter in the mail asking whether they support or oppose the development and giving instructions for anyone who wishes to speak at the CPC hearing.
- Any resident can elect to speak at the CPC hearing even if they do not live in the 500' radius of the development. The City requests that any residents wishing to speak at the hearing sign up ahead of time so they can plan how long each person has to speak. Each speaker is given 1 to 3 minutes time, depending on the number of speakers.
- You do not have to appear in person to speak at the CPC hearing. You can elect to participate online.
- Residents are encouraged to send emails in both support or opposition to the development to District 13 Plan Commissioner Larry Hall at larry.hall@dallas.gov and/or Gay Willis at gay.willis@dallas.gov. Make sure to reference the zoning case in your message subject.

How to sign up to speak

- Email the following people to sign up and specify that you want to speak for **Case Z25-000021** on the agenda for **8/21/25**:
 - Liliana Lopez: Liliana.lopez@dallas.gov
 - Yolanda Hernandez: Yolanda.Hernandez@dallas.gov
- **Remote Speaker Registration**
 - Individuals may pre-register to speak during the public hearing by clicking on this link (<https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx>) or by calling (214) 670-4209.
 - **Registration should open by 5 PM on 8/14/2025 and will close by 3PM on 8/20/2025.**

How to find up-to-date information

- WHHA will continue to update the website (whha75229.net) with information on this zoning case. The info is found in the tab Neighborhood Information/ Topics/ Betty Jane/Walnut Hill Church Property or (<https://whha75229.net/betty-jane-walnut-hill-church-property/>)