

On Thursday evening June 16th at Solid Rock Church a follow up presentation was made by the Stream Realty team who is handling the business park development on the Hyde Ranch immediately east of our neighborhood. Over 40 residents, mostly Tejas Trails Neighborhood Association members, turned out to learn more about the coming development. The Stream Team, including property owner, Brodie Hyde shared the latest version of their plans including changes made based on neighborhood input at our earlier meeting. The presentation (attached as a pdf) communicating what is coming was presented and a wide range of questions from our neighbors were addressed. The QA was quite lengthy after the presentation and the Stream team and property owner conveyed a lot of information to us.

Some notes by your Board from the presentation:

- Stream provided a Joe T Garcia's dinner before the meeting allowing informal conversations between their team and neighbors.
- Meeting was formally called to order at 6:37 pm by President Cyndy McCoy. Bernard Parks, Vice President and Chair of the Zoning committee introduced the Stream team and property owner.
- The Stream representatives presented the plan changes since the April meeting.
 - Reduced number of buildings from 6 to 5. Reduced total project size by 200,000 SF.
 - Increased northern portion of the development's building setbacks from Tejas Trails property line to 522'.
 - Added a 220' building setback from the historical Tannahill (Emily Leonard) property line with proposed landscape screening.
 - Discussing ideas with Tracy Houpt, Historical committee chair, to install monuments that memorialize the historical significance of the area.
- Presented a revised timeline for the project.
 - Submitted Zoning Application on 6/7.
 - Zoning Commission Meeting on 7/13.
 - City Council Meeting on 8/9
 - Groundbreaking Q2 2023
 - Completion Q3 2024 (This will include the completion of all roadways and infrastructure improvements such as the extension of Academy from its current termination to Silver Creek Rd inclusive of all City required traffic control systems.)
- Presented the revised site plan. The revised plot rotates the largest building by 90 degrees.
- Presented visualizations and line of site renderings of what the development will look like from our neighborhood.
 - Discussed how the future A-10 housing development will change this view and block/obscure the buildings from our line of site. (At this time the property owner is continuing discussions with potential residential developers and will communicate with the neighborhood once someone is on board to present possible scenarios for that development.)
- A stop sign will be placed at the intersection of Silver Creek and the Academy Road extension

- Stream said this will initially be a stop sign and that they believe the traffic will warrant a stop light in the future. The larger issue of traffic control allowing access onto Silver Creek Rd from our neighborhood will be a continuing focus of the NA Board as well as continuing to discourage through traffic on our streets once Academy and Western Trade are completed within the next year.
- Stream believes most of the truck traffic from their development will head north and turn onto Silver Creek Rd. This is the path of least resistance to 820. This is the opposite of what we communicated in the last recap from April when exit toward White Settlement was discussed.
- Development will be either one or two phases. If two phases, Phase 1 will likely be the largest building nearest Silver Creek Rd. and one other building. In April only one phase of development was planned.
- The property owners were asked about the timeline for residential development. They explained that a deal is not in place for the residential development and that they would have the home developer, once committed, to meet with us and present their plans in the future. The team mentioned issues with jurisdictional streams (waterways which are protected from modification under federal law) and a gas line that would reduce the potential number of lots significantly from the grid lot presentation provided in April.
- Stream mentioned that the land is extremely rocky much like the adjacent Majestic development where dirt work is currently underway. There will likely be a lot of heavy equipment required to prepare the land for construction of buildings. This will create noise issues during the day. City dust and erosion control regulations will need to be adhered to. There are no plans for blasting.
- The QA discussion was generally positive and productive in both tone and useful information and there was good engagement during the Q&A from many of our neighbors. Several neighbors asked questions and the Stream team provided a lot of information during the presentation and QA. Several Board members had a good discussion with the property owner after the meeting as well and agreed to continue to maintain a collaborative dialogue.

A big THANK YOU to the congregation of Solid Rock Church for again sharing their beautiful worships and activity center with our neighborhood. Remember to thank any members you know for their gracious ongoing hospitality, truly great neighbors!

As always, we want to hear from you if you have questions or comments. We will send out a reminder prior to the upcoming city review hearings should anyone wish to attend. Feel free to communicate with any Board or committee member. And if you have not formally joined the Neighborhood Association, we encourage you to do so by mailing your dues check for \$24.00 payable to David Hooper, Treasurer to David Hooper 516 Paint Pony Trl 76108. And don't forget to follow us on our website (www.tejatrailspoa.org) Facebook (Tejas Trails Property Owners) or on Nextdoor (Tejas Trails) where you can post items of interest, learn about upcoming neighborhood events and share concerns with your neighbors.

Your TTPOA Board

