

**To: General Membership of Tejas Trail Property Owners Association (TTPOA)**

**November 15, 2021**

The TTPOA board would like to notify you of a recent contact from Majestic Realty regarding proposed new development of the Rice ranch parcel adjacent to the Tejas Trails subdivision. Majestic contacted the TTPOA to notify us of an application submitted 11/1/2021 to the city of Fort Worth for a zoning change of 190 acres located at the northwest corner of Verna Trail North and Silver Creek Rd. See the area in dark blue on the map below. They have applied to re-zone from current A-10 to I (light industrial). *Note the orientation of the map is North is Up and the bottom border of the dark blue area abuts Verna Trail N.*

The TTPOA board met virtually with representatives from Majestic Realty and their venture partner, Hickman Companies on 11/8/2021 at which they presented their proposed development plan. They provided a PRELIMINARY plat of their proposal which is included in the presentation attached to this message. They addressed the five most common neighborhood concerns as follows:

- Traffic - Preliminary traffic analysis report will be produced before the zoning hearing. New access road extending to existing Western Trade Dr. behind Walmart will provide alternate access and should alleviate traffic on Verna Trail.
- Noise - this development will be smaller buildings, should not be an issue
- Light - committing to zero light pollution past the property line
- Watershed - northern 1/3 drains into Lake Worth channel so they are sensitive to watershed issues. Retention ponds which satisfy city standards are planned to catch run-off
- Infrastructure - New road and planned updates to Silver Creek Road will include a shared use and/or sidewalk path





### Recommendation from board

The TTPOA board is recommending support of this proposed re-zoning and development. This acreage has been subject to several failed development proposals in the past, most of which would have been detrimental to property values and quality of life in our subdivision. This light industrial proposal appears to be the most advantageous use of this lot from our perspective.

Their proposal includes an access point onto Verna Trail as well as two access points on Silver Creek. This appears to be the only potential negative effect on our subdivision, and they have agreed to provide us the preliminary traffic plan prior to the zoning hearing. They have addressed the other usual neighborhood impacts such as noise, light pollution, and drainage.

In return for our support we intend to ask for some improvements to be made to accommodate us. This developer is the same one developing the area in light blue on the map above, and on that project they have been willing to accept inputs and make small concessions to us. These include incorporating into the design some of the historical artifacts currently located on their property.

### Your Input Requested By Nov 22

***The board is requesting input from you on this topic.*** In particular, we'd like to know:

1. Do you agree with the Board's recommendation of supporting the development? If not, please provide your reason(s).
2. Do you have any ideas for concessions that you'd like us to request of them in return for this support? Some which the board is considering are:
  - a. sidewalks or walking path along Verna Trail to connect to paths already planned within the light industrial development and Silver Creek when the road is improved
  - b. request Majestic to work with the city to ensure traffic would not be routed west on Verna Trail. For example, signage prohibiting trucks, median designed to prevent westbound traffic on Verna
  - c. request Majestic provide a sign or monument at the north entrance to the subdivision
  - d. request lighting along Verna Trail for safety along walking path and to combat the dumping problem in this area

### Next Steps

We will send out additional information concerning the scheduled hearings and how to provide input to the city in the coming days.

Our Association does not have a Zoning Committee or ANY person designated to represent us, and the Association does not have a mandate or guidance in the By-Laws for how we would oppose this, therefore the actions of the Board will be limited to communicating requests from membership to the developer.

As always, each property owner is free to attend the zoning hearing and speak on his or her own behalf.

### Schedule and Presentation

Silver Creek Ranch EAST (light blue area on map above)

- Feb - Jun, 2022 – grading starts
- Feb/Mar, 2022 thru June, 2022 –Complete Western Trade Dr. and Silver Creek improvement from I-820 to curve

Silver Creek Ranch WEST (new proposed development – dark blue area on map)

- Dec. 8, 2021 – Zoning hearing

Please review the presentation and reply back to [TejasTrailsPOA@gmail.com](mailto:TejasTrailsPOA@gmail.com) with your responses to the two questions above as soon as possible, but no later than November 22.

For non-members, if you would like to continue to receive communications of this nature, please join the Tejas Trail POA.

*Your Tejas Trails Board*

*Cyndy McCoy, President*

*Bernard Parks, Vice President*

*Donna Bogaski, Secretary*

*David Hooper, Treasurer*

*Bob Benda, Immediate Past President*