

## Recap of Tejas Trails General Membership Meeting: February 8, 2022

The meeting was called to order at 6:00 pm by Association President, Cyndy McCoy.

Fourteen (14) members attended including 4 board members. Members present introduced themselves. 2020-2021 Property Owners Association Officers and Committee Chairs attending were:

President Cyndy McCoy  
Vice President and Zoning Committee Chair: Bernard Parks  
Secretary Donna Bogaski  
Treasurer David Hooper

### Committee Reports:

- Membership (Sharon Loveall – not present): Cyndy reporting for Sharon. Two new members received welcome baskets. One business has sponsored website and two new businesses have expressed interest in sponsoring it.
- Keep It Clean (Jim Ratterree – not present): Bernard reported that he has been assisting a member with drainage problems resulting from the recent repaving of roads and the Fort Worth TPW is scheduling road work for March to fix it.
- Wayfinding (Lyle Walker - not present): No report
- Zoning (Bernard Parks, Rob Marshall, Aaron Brooks, Jeremiah Perez): Three zoning issues have been worked recently.
  - Rice Ranch property (aka Winwood) – zoning change from A-10 to light industrial (LI) was approved by city
  - Old Lockheed Martin site – developer is hosting open meeting for affected neighborhoods this Thursday, Feb 10. Bernard will be attending.
  - Hyde Ranch – owners have decided to try to develop it themselves and met with past president, Bob Benda, to initiate discussions. Bob communicated to them the general areas of concern. They will contact us in the near future to review their plans.
- Webmaster: Donna Bogaski reported the website has been completed and the neighborhood notified via email, Nextdoor and Facebook.

### Open Discussion: Bylaws

- Reviewed proposed changes to Bylaws. Major changes are listed below. Full list of changes in draft form on website.
  - Article 1 and 3: Name change from Tejas Trails Property Owners Association to Tejas Trails Neighborhood Association – as written in draft - Approved by vote of attendees.
  - Article 5: Dues payable annually on July 1 rather than monthly – as written in draft - Approved by vote of attendees.
  - Article 7: Separated out Board and Membership meetings. Membership meetings to be held quarterly in October, January, April and July rather than monthly, with the annual meeting for elections in July. Board meetings to be held monthly
    - Original Paragraph a: Motion was made by Donna Bogaski and seconded by David Hooper to leave this verbiage in - Approved by vote of attendees.
    - Original Paragraph d: Motion made and seconded to amend to “at least five days”
    - New paragraph b: verbiage as written in draft adding "October, January, April & July" in the appropriate position - Motion was made by Joe Bogaski and seconded by Bernard Parks - Approved by vote of attendees.
    - Changed quorum to be all members present rather than ten (10) members – approved by membership as written in draft
  - Article 10: Listed all current committees and description of tasks – Addition of "in partnership with the Treasurer" after "potential members" as written in draft - Motion was made by David Hooper and seconded by Bernard Parks - Approved by vote by attendees.
- Note that the Bylaws of the Association may be amended at any regular meeting of the Association by a two-thirds vote of the members present and voting, provided notice of the proposed amendments has been given at the previous regular meeting.
  - These changes will be voted on at the next membership meeting scheduled for May 10, 2022 at 6:00 pm at the Solid Rock Church. A new copy of the Bylaws as amended at the February 8, 2022, meeting will be posted on our website at <https://tejastrailspoa.org/documents.html>, Facebook, Nextdoor and email.

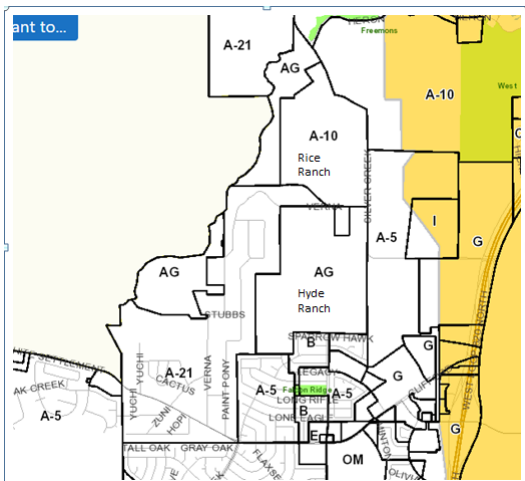
### Lockheed Martin Site Proposal (corner of Academy and White Settlement – currently zoned OM Office Midrise)

- The community spoke out to Councilman Crain, who then spoke to the agent of the potential developer that he could not support this proposal which included dense single family & Town Homes which would ALL be rentals. This property development has not gone away. The agent was recently contacted and he stated that the potential developer is

considering a revised plan for the use of the land. Gary Hogan , who represents Vista West has reported that the developer has booked a conference room on February 10 beginning at 6:00 pm at the Best Western hotel at 201 W. Loop 820 N., Fort Worth, 76108 for an open meeting to discuss a revised development plan for the former Lockheed site and receive comments from stakeholders. The room will hold 50 people. If someone desires to reserve a seat, he will need their name in the event that more than 50 people show up. Gary can be contacted at [hogangaryfwtx@aol.com](mailto:hogangaryfwtx@aol.com).

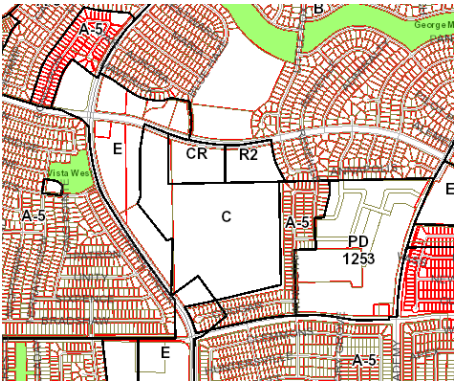
Hyde Ranch (currently AG, will request change to LI)

- Cyndy read notes from Bob regarding meeting held 1/21/2022: "I met today with Brodie Hyde, 2 representatives from Stream Realty his development joint venture partner and 2 individuals from Peloton Land Solutions, a local civil engineering firm who they have retained to assist with the development of the land. Due to the rapid increase in the value of the property and the high demand for industrial space in DFW the owners have decided to move forward with development at this time to realize the maximum value of their land while market conditions are favorable. Beyond believing that the highest and best use for the property is industrial, they have no specifics plans yet and wanted to hear our concerns before proceeding to put pencil to paper. They have met with our city councilman and are aware that neighborhood support will be influential on receiving approval for their eventual plans so wanted to take our concerns into account at this early stage. They hope to have the property largely developed within the next 5 years. With the development of this parcel of 260+ acres we should see the full build out of the master arterial road plan in the adjacent area, including the upgrades to Silver Creek Rd. and Verna Trail, completion of Academy, etc. I informed them that our greatest concerns included: traffic and ensuring that there is no increase and hopefully a decrease in the amount of traffic transiting our neighborhood, storm water management, noise and light pollution, and an effective physical buffer zone/barrier between our properties and the industrial park. They noted these concerns and indicated they would take them into consideration when drafting their plans. They asked if we would be open to some other form of separation from the active industrial area, such as a green belt, surface water retention feature, etc. and I said we would consider any options which they put forth and respond as appropriate. They indicated that they will now begin the early conceptual layout planning process and get back in touch with us as a group with their initial ideas about how to proceed and address the concerns I shared with them."



Other Concerns:

- Cyndy mentioned the recent Nextdoor post by Gary Hogan of the Chapel Creek Neighborhood Association regarding the property at the SE corner of Westpoint and Chapel Creek. Another development is being considered and they are proposing to change zoning of an 8 acre plot from Low density multifamily "CR" (16 per acre) to medium density multifamily "C" (24 per acre) to allow multi-family apartments to be built there. The developer has not yet purchased the property. Gary has told him there is no neighborhood support for apartments there and is requesting residents contact the developer, Douglas Cooper (817-469-1671) or [dcooper@mmatexas.com](mailto:dcooper@mmatexas.com) to express concerns



Next membership meeting will be held May 10 at 6pm.

The meeting was adjourned at 7:05 pm.