

## Recap of Tejas Trails General Membership Meeting: April 26, 2022

The meeting was called to order at 6:17 pm by Association Vice-President, Bernard Parks.

Forty-seven (47) attendees, including 2 non-members and 4 board members. The 2020-2021 Property Owners Association Officers and Committee members attending were:

Vice President: Bernard Parks  
Secretary: Donna Bogaski  
Treasurer: David Hooper  
Past President: Bob Benda  
Membership: Sharon Loveall  
Keep It Clean: Jim Ratterree  
Wayfinding: Lyle Walker  
Zoning: Bernard Parks, Rob Marshall, Aaron Brooks, Jeremiah Perez  
Website: Donna Bogaski

Also present:

Land owner: Brodie Hyde  
Stream realty Dallas office: Bates Arnot and Steve Riordan  
Stream Realty Fort Worth office: Seth Koschak and Forrest Cook  
Peloton Land Solutions engineer: Travis Clegg

Bates Arnot and Steve Riordan presented the preliminary plot of the proposed development of 260 acres of Hyde property located at the corner of Silver Creek Rd and Verna Trail N. Stream Realty is responsible only for the industrial development; the residential portion will be handled by another developer yet to be selected by Mr. Hyde. Stream Realty will be responsible for building and for property management of the site for the foreseeable future, however they won't rule out eventually selling it. If sold, the intent is that Stream would still manage the property.

The plan includes the 300 foot residential A-10 buffer that Tejas Trails POA requested the city include in the master plan. This buffer will probably not be greenspace, but eventually contain homes. This area is approximately 50 acres (2 million Sq/ft) and number of lots will not be determined until a developer is selected.

The industrial plan indicates several warehouses will be built, all of which will be oriented to face away from the existing residences. Elevation/building height is not determined yet, but will most likely be set lower than Tejas Trails residences. The closest building will be 470 feet from Tejas Trails.

The plan also includes an extension of Academy Blvd from its existing end to Silver Creek Rd, connecting just east of the hard curve.

Tentative Schedule:

Mid-June 2022 – zoning meeting to change from agricultural to light industrial and A-10 residential  
August – city council meeting to approve zoning change  
Estimate 9-12 months from land closing to permit  
1 year to break ground (Phase I will be Academy extension and buildings in center)  
12 months to complete development

Questions from attendees

- Gas pads are included in the light industrial zoning plan and many lateral lines extend through the area. How will this affect the development? Don't know yet, plans still preliminary. Can they be included in the A-10 zoning? Stream will check.
- Any improvements to Verna Trail? No, there will be no access from the industrial portion onto Verna. Traffic study will be completed prior to zoning change and expect all traffic to access via Silver Creek and Academy.
- Traffic light planned at Silver Creek? City will determine this based on traffic study.
- How will septic be handled? They'll tie in the northern portion to the Live Oak lift station and the southern portion to an existing line near Walmart.
- Storm water – will drain northern 2/3 of property to Silver Creek/Live Oak creek and southern 1/3 to the south.
- Fire protection – TBD – the city will determine if they will serve the property
- Lighting – will meet code

Presentation ended at 7:33pm

Open Discussion with members only was held after the presentation.

Concerns raised/discussion items regarding presentation:

- Discussion of impact on home values with having several light industrial areas around us. Opinion seems to be that the increase in the tax base from the new commercial properties may slow the rate of increase in property taxes.
- Traffic still a concern, however the industrial should not affect Verna Tral. Positive effect may be to alleviate through traffic once the Academy extension and the Western Trade Center Blvd are built

Other unrelated discussions:

- Burned out house on Paint Pony is an eyesore and no improvements have been seen. Code compliance has been contacted by members, but nothing has been done. Will ask Jim Ratterree to check on status of the permit.
- Getting more commercial enterprises operating in the neighborhood which is against city code.
- MyFW app is very useful for reporting to city, suggest it be added to website.
- Next membership meeting will include voting on updated Bylaws.

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

The meeting was adjourned at 8:08 pm.