

Summary of Hyde presentation April 26, 2022

A group of around 50 Tejas Trails residents attended a dinner presentation Tuesday evening April 26th by the Hyde Ranch development team. The attached preliminary plan was presented for discussion and input from residents.

The current Fort Worth master plan calls for A10 (4 homes per acre) density or higher in a 300 foot wide 'buffer zone' between Tejas Trails eastern boundary along Paint Pony Trl and any residential development. The Hyde family intends to comply with that plan and is currently interviewing single family developers who would be interested in the 50 acres represented by that portion of their land but has not retained anyone at this point. Many details of what that portion of the development would look like will not be known until a partner is on board. We do know that it is likely that there will be much of the 50 acres which cannot be built upon due to the oil and gas wells and pipelines, terrain and protected waterways. The attached plans simply overlaid an A10 'matrix' of lots arbitrarily on the terrain so the actual lot count will have no correlation to what is shown there and will likely be significantly less.

Traffic from this development will have to have 2 exit/entry points, one on Verna Trail North and the other into the development south of the ranch out toward White Settlement Rd. There would be no exits into our neighborhood. The property owners have agreed to arrange a similar informational meeting for our neighborhood with their residential developer to discuss plans and solicit our input before proceeding.

The plans for the light industrial portion of the development are further along. Stream Realty Partners, a Texas based real estate group, have partnered with ownership on that portion of the development and they shared illustrations of their other projects which will be similar in design and scale. Their intent is to seek rezoning of both the residential piece to A10 and the industrial piece to "I" light industrial at the same time likely in late summer of this year. I zoning limits the height of buildings and the types of uses which are allowed and is the least intensive industrial zoning classification. It is also the same classification as the Hickman/Majestic developments east of them has obtained.

As part of their project, which will have no traffic outlet onto Verna Trail N, they will complete the construction of Academy Blvd. from its current terminus near White Settlement Rd. all the way to Silver Creek Rd. This road will need to be complete and open to the public before the city will allow occupancy of any of their buildings. We believe that the completion of Academy coupled with the completion of Western Trade Drive on the Majestic property will offer 2 good north/south alternatives to traffic which currently cuts through our neighborhood to get to Brewer HS and points north on Silver Creek Rd. The developers believes most of the truck traffic from their property will exit south on Academy toward White Settlement Rd.

Several people voiced a desire to ensure that additional traffic lights are installed to control traffic flow at key intersections on Silver Creek Rd and White Settlement which the developer noted. The neighborhood association will emphasize this need to city staff as well.

The likely timeline for this project moving forward is for construction to begin in late 2022 or early 2023 and will then take about a year for completion of their first building.

We will continue to engage in dialogue with both the Stream and Majestic teams and city staff about the many issues around these projects, including their planned upgrades to utilities within and near their projects and the potential opportunities that work may present to improve water, sewer and other resources within our neighborhood.

After the presentation participants discussed the need to stay engaged as the process moves forward and additional presentations are made as plans evolve and become finalized. A discussion was also had about general concerns of the group with a growing number of code violations and unsightly property conditions. It was pointed out that the MYFW app is a great and easy tool for reporting problems including trash, dumping, building code and other violations and the importance of each of us participating in the process of keep our neighborhood pleasant. "If you see something, say something!"

Thanks to all who turned out and thanks to the Hyde family and Stream Realty for the great Angelo's barbecue served! More to follow as it become available. And don't forget if you haven't sent in your annual dues to help support the Neighborhood Association please do so!

Our next quarterly meeting will be Tuesday May 10th at 6 p.m. at Solid Rock Church, hope to see everyone there!