

MEETING MINUTES

3/31/2021
7pm
ZoomMtg

MEETING CALLED BY: Land Advisors

TYPE OF MEETING: HOA Mtg.

FACILITATOR: Land Advisors/Estates of Oak Run

NOTE TAKER: Peloton Land Solutions

Attendees: Austin Reilly, Casey Stephenson, Travis Clegg, Dan Hubbard, Martin Holland, Brett Lawrence, Cynthia McMurray, Kyle Tabot, Todd Mury, Seve Zisler,

Agenda:

- Mike Reilly – Presentation on the history of the area & Bursey Ranch
- Austin Reilly – Previous development by Wilbow, presentation of current land plan and status
- Travis Clegg – Technical discussion on land plan and engineering

Comments:

- General Comments:
 - Main concern is the privacy of the existing homeowners along Austin Thomas Drive
 - Lot sizes up against the existing neighborhood
 - Traffic exiting onto Shady Grove & Rapp Road
- Discussion on the proposed Wall along the border of the existing neighborhood and proposed development
 - Developer proposed a masonry screening wall
 - Travis asked what the consensus for the neighborhood would be – material/location/height – TBD.
- Concern over the "high density" development as labeled by City of Keller for lots that are less than 15,000 SF per the proposed/new Future Land Use Plan (FLUP)
- A request of 1-story homes was asked for along the existing neighborhood.
- Mr. Talbot expressed concern over having several lots backing up to his property being that he is on a elbow/cul-de-sac and has a longer fence line shared with the proposed development
- Could we use the Commercial Corner ("Retail") as residential lots to free up more space to make the lot sizes larger.
- Mr. Hubbard had a proposed FLUP (not approved yet by Council) showing the entire proposed development to be labeled as "High Density" lots = 8,400 – 15,000 SF.
- Discussion on the Future Land Use Map does not equate to a Zoning change only a comprehensive planning tool that acts as a guide for development. Rezoning would be required in any case to zone from R-Retail to Single-Family
- Mr. Zisler asked if there is a magic number of lots that need to be hit in order to create enough revenue to pay for the development. Response by Austin Reilly that yes, there is always a market rate that you can charge for lots and that has to offset expenses. No exact number of lots was discussed.
- Tree preservation was briefly discussed. Tree ordinance only allows for clearing of trees where streets, utilities, easements are placed. Additional room is given proposed home sites.
- Wilbow plan offered 20' of buffer from existing residents after negotiations with homeowners, while current plan showed 15'.
- Width of the individual lots is not the main concern – privacy is the concern.
- Existing homeowners offered for the engineers/planners to visit the site with homeowners - Travis will visit the site after the tree survey and further discussions are had with the developer.