

North Fort Worth Alliance
May 18 2013
Minutes

President Rusty Fuller opened the meeting at 9:00.

We need to revise our By-Laws due to the redistricting changes. A Committee will be formed to review and revise the By-Laws. If anyone is interested in serving on committee, let us know.

There has been much discussion around the re-vitalization of Old Denton Dr. Project starts at Shiver and goes to Golden Triangle. There is an issue about getting funding for the entire project. Several groups lobbied to get utilities buried on both sides, not just one. Decision was made to bury the utilities on both sides. It is going to Council for approval soon and that will finish the last piece of the project. NFWA has been successful in supporting the HOA's along the route.

Question – what about Shiver to the south?

Rusty: The land owners are wanting high dollars, and that is being negotiated.

Question: are there any plans to extend north of GT?

Rusty: Some, to take it to Keller Hicks, but not until next year.

At the June meeting, Council Member Dennis Shingleton will be here to talk about his vision for the City. In July the I35 W construction company will talk about the transportation expansion of I35 and the North Tarrant Express. There is a link on FB that allows you to see fly over photos of the area. At the August meeting, there will be a public hearing for the 2014 Bond Issue. \$296 million proposed, and they will be taking public input about how to spend it.

We have to do something to get the vote out. The turnout in our recent municipal election was pathetic. Our area had great turn out for the Presidential election, and we drove some of those results. But the City will look at who does not show up as much as who does, in terms of where they place their efforts. In the municipals, people often win or loose by very small margins, so every vote makes a difference.

Fran Rhodes volunteered to head up a committee to get out the vote. Paul Gardner and Jane Kocis volunteered to be on the committee. The committee will focus on education, develop plans to get members involved and spread the word about voting. People don't know the candidates and don't go out to vote because of that – so stress the fact that our votes have an effect on what happens in our area. Bring the message home, in a personal way.

Jerry – have been sending out friend requests to people who joined the NFWA group, but some have locked him out because they don't realize who he is, so he will not be doing that anymore.

Speaker for today is Robert Logan from Hillwood Development

No formal presentation – what do we want to hear? WHAT’S COMING!

Hillwood property extends from 114 to Circle T Ranch, and 900 acres of Alliance Town Center. Some people get confused about what is Alliance Town Ctr – it is from No Tarrant to Golden Triangle (about 2-1/2 miles along I35W. Added TIF boundary 10 years ago. Hillwood funded part of No Tarrant Pkway. Last missing piece is from Shiver to No Tarrant. Then will focus inward building a spine road through the center (with traffic lights)

The timeframe – focus has been on the core community in recent years. Lifestyle retail has been the focus, and they are re-assessing original plans to build high density housing and small offices spaces. Several multi family and smaller lot single family units are under construction or planned. Now momentum has flipped to the north – with the FAA building north of Heritage, and the Hospital on GT. The north has some mixed use residential, but the focus is corporate office/campus. FAA plan is to move in spring of 2015, but it changes all the time. Breaking ground this year. Hillwood is building 150K sf office building across the street from the FAA. They will be draining the pond to breach the damn, and then will build back. Will build 4 lane divided road to access FAA, and cross street. Long term, Alliance Town Center Blvd will hook up to Shiver off Riverside. Dolphin will come all the way through to 35 from Riverside. There will be 3 east west connections. The north south road will be about 8 years in completion.

Retail development: HCA is building a 60 bed hospital at No Tarrant. Parkland is building a surgery center south of No Tarrant in front of Monterra Village. Hotel at corner of I35 and Heritage Trace.

Question: what’s happening on west side of I35. Not Hillwood property, but have heard talk about Lowes and Costco. Someone read an article that Costco will be at I35 and No Tarrant. The City’s website has a whole master plan for the area. Rusty – we are talking with L&R about coming to talk to us about the west side.

Question: Any new retail? Between Kroger and back side of Belk – Mexican restaurant, GNC, another nice restaurant. Razzou’s will open near Which Witch, Hi 5, and a small park. Dick’s opening May 24. 100 thousand sq feet next to Dick’s will be last big box type.

Restaurant – 3 small ones working on it near Cinemark/Sam Moon.

Question – is someone working on clients that might come in after initial retailers move out?

Yes – Hillwood people are very long term people. They’ve been here for 25 years, and still have not built out. They are interested in the very long term management of the property. They put a lot into the CCRs and regs, but there is a certain demographic that draws certain retailers. Right now, no one has left the center. It will happen, but all the

retailers are top in their chains nationwide. They always have a back fill of who might come in.

Question – Hillwood has properties north of here – what’s going on up there?

Last Council re-districting was caused by Alliance. There is not a lot left to the north and east, so development will focus along 35. They just started Harvest west of 35, 35000 acre master planned community, and several in the Argyle area. There is still area around Cabella’s and office/industrial around the airport. Companies are moving to Texas, so there is room to grow. There re plans for new hotel near Cabella’s and large retail/entertainment centers.

Question – are there plans to take 170 west of 35?

Not for a very long time. Not enough traffic on 170 yet to justify. They would have to get through Haslett, and that is a problem. Last word heard on 170 is that it is 20 to 25 years out.

Question – has Hillwood ever considered building sports parks?

Now that we have health care, education, Sports parks will be the focus. Most of the kids playing sports in Keller are from No Fort Worth. Hillwood is about to donate a large chunk of land for parks. City of FW needs to put No FW on the map. It’s starting to happen, but they have a way to go. One problem is that now we have development here, the land is much more valuable, and the developers cannot get enough revenue out of sports parks.

Meeting was adjourned at 10:33am.