

Park Glen Neighborhood Association

Board of Directors Meeting Minutes

Tuesday, November 18, 2025

Approved on December 16, 2025

Board Meeting - 7:00 pm

Executive Session – 8:00 pm

Generations Church 8400 Park Vista Blvd, Fort Worth, TX 76137 Room E100

(Please park and enter at the southeast lot along Desert Falls Dr.)

Call to Order, Welcome and Introduction of Board Members

- Alvin Donohue called the meeting to order at 7:00 p.m. The board members in attendance were: Alvin Donohue – President, Melissa Medici – Vice President, Thomas Kaul – Director, Joseph Hooten – Director, Ralph Rob – Director, Brian Moore – Treasurer, Suzy Ledet – Secretary

Approval of Previous Board Meeting Minutes:

- Alvin Donohue motioned to approve the October 18, 2025 Board meeting minutes. Joseph Hooten seconded the motion. None opposed. **The motion passed unanimously.**

Guest Speaker

- Lillian Collins, PID 6 Manager
 - Projects and maintenance
 - Application submitted to address erosion at a park trail entry
 - Proposed redesign of the Arcadia Park disc golf course from 18 to 9 holes to move play away from sidewalks and high traffic areas
 - Plan to plant 16 new trees along a drainage corridor
 - Ongoing irrigation repairs and kiosk sign replacement
 - Sewer related work in the area has been delayed; updates will be provided when available
 - Tree care, egrets and responsibilities
 - PID arborist is trimming trees in common areas and expects to finish soon
 - Homeowners remain responsible for trees on private property and are encouraged to trim trees ahead of egret season
 - In the Teal and Pruitt area, PID is waiting on direction from the council office regarding sidewalks and trees before spending additional funds
 - Fencing, drainage and communication
 - PID cannot perform work on private property or issue HOA violations. Those remain HOA and management responsibilities.
 - PID maintains certain fencing along parks and common areas and asked residents to keep greenery off these fences to prevent damage
 - Residents were asked to avoid draining yards and pools into common areas, as this is causing erosion
 - Lillian agreed to copy the HOA President and management on future communications when responsibilities or practices change so the HOA can help inform residents
- Marsha Wright & Carol Peters, United Neighborhoods of Fort Worth – **Legislation Impacting HOAs**
 - Summarized several bills from the latest Texas legislative session involving ADUs, short term rentals, religious property based housing and home based businesses

- Explained that some new laws make it easier to build residential or mixed use projects in certain commercial zones, sometimes with limited neighborhood notice
- Reviewed a zoning map of Park Glen and nearby areas, highlighting E and ER neighborhood commercial parcels that could be affected
- Encouraged residents to use the City's online zoning map, stay subscribed to neighborhood advocacy updates and contact their councilmember with concerns about specific projects or zoning changes
- The Board requested copies of the presentation and a plain language zoning guide for the Park Glen website

Committee & Coordinator Reports:

- CFW Neighborhood Tree Planting Program Coordinator – Matt McCoy
 - The City of Fort Worth offers free trees to help residents replace aging or undesirable species. Requests can be made via the City of Fort Worth website or by contacting Matt.
 - Matt negotiated a stump grinding rate of about 125 dollars per stump with a contractor that residents may use if they choose
 - Several Park Glen residents have already requested and picked up tree vouchers, and additional plantings are scheduled
 - A resident raised concerns about fairness and consistency for homes that removed trees years ago and never replaced them
 - Matt and the Board agreed that updated address lists for tree removals and stumps should be shared with management so enforcement under deed restrictions and related communication can be handled consistently

Announcement of Board Actions

- Holiday Decoration Contest Coordinator
 - On Tuesday, Oct 28, 2025, Alvin Donohue motioned that Lindsey Carlegis be appointed as the 2025 Holiday Decoration Contest Coordinator. Melisa Medici second. None opposed. **The motion passed.**
 - New Holiday Decoration Contest dates: 12/11/25-12/16/2025.
- Welcome Committee Charter
 - On Tuesday, November 11, 2025, Alvin Donohue motioned to approve the Welcome Committee Charter. Melissa Medici second. None opposed. **The motion passed.**
- Alvin Donohue motioned to approve the above actions from the board. Ralph Robb seconded the motion. None opposed. **The motion passed unanimously.**

Old Business

None

New Business

None

Officer & Manager Report

- President's Report
 - Meeting with Police Chief Eddie Garcia and Commander Sean Kenjura
 - Chief Garcia emphasized three goals: reduce crime, improve officer morale and strengthen community trust
 - Strategies include micro hot spot policing, place based problem solving with other City departments and focused deterrence for the most violent offenders
 - He stressed that accurate incident reporting by residents is vital, and that success means crime rates down and trust up
 - District 4 2026 Bond Program Town Hall
 - Attended a town hall on the proposed 2026 Bond Program (approximately 840 million dollars).
 - Funds are proposed for streets and mobility, parks and open space, public safety, libraries, animal care and a smaller portion for affordable housing
 - District 4 projects include sidewalks, intersection improvements and a possible North Park YMCA aquatics expansion
 - Some attendees questioned the level of funding for District 4 and the use of bond funds at a fee based YMCA facility
 - Residents encouraged to review City materials, participate in surveys and contact City officials with priorities and concerns
 - Affordable Housing Meeting – 4385 Thompson Road
 - Attended a meeting about a proposed 75 unit affordable housing development funded through federal tax credits
 - The project would be income restricted with background and credit checks and a mix of rent levels tied to area median income
 - Residents expressed concerns about parking, traffic, possible crime and property value impacts and long term maintenance
 - The project still requires zoning approval and tax credit awards before it can proceed. Resident feedback to City Council will be important.
- Treasurer's Report

Neighborhood Manager, Victoria Rosario, presented the financial report.

 - Sidewalk projects are the largest category of current expenditures
 - General administrative costs and mailbox work account for most of the remaining operating expenses
 - A planned reserve contribution later in the fiscal year will adjust the final percentages
- Directors' Report
 - The recent Village Captains food drive was successful, resulting in four vehicles of donations
 - A new Village Captain for The Knolls was introduced and welcomed
- Community Manager's Report
 - Reviewed current violation statistics and trends
 - Discussed status of maintenance projects and vendor work orders

Committee & Coordinator Reports cont'd:

- Turkey Trot Coordinator - Te'Najia Bolton
 - Volunteers needed for course monitoring and packet pickup
 - SignUpGenius link available; Village Captains were asked to help promote this event
- Holiday in the Park –
 - Coordinator resigned this morning and position is currently vacant; the Board will work to identify the next steps
- Holiday Decorating Contest – Lindsey Carlegis
 - Judges are needed; interested residents are invited to volunteer

Events & Activities Report:

Thursday	11/27	Turkey Trot
Saturday	12/6	Holiday in the Park
Thursday – Monday	12/11-12/16	Holiday Decorating Contest Judging

- Volunteer Opportunities
- Visit **ParkGlen.org** for more information.

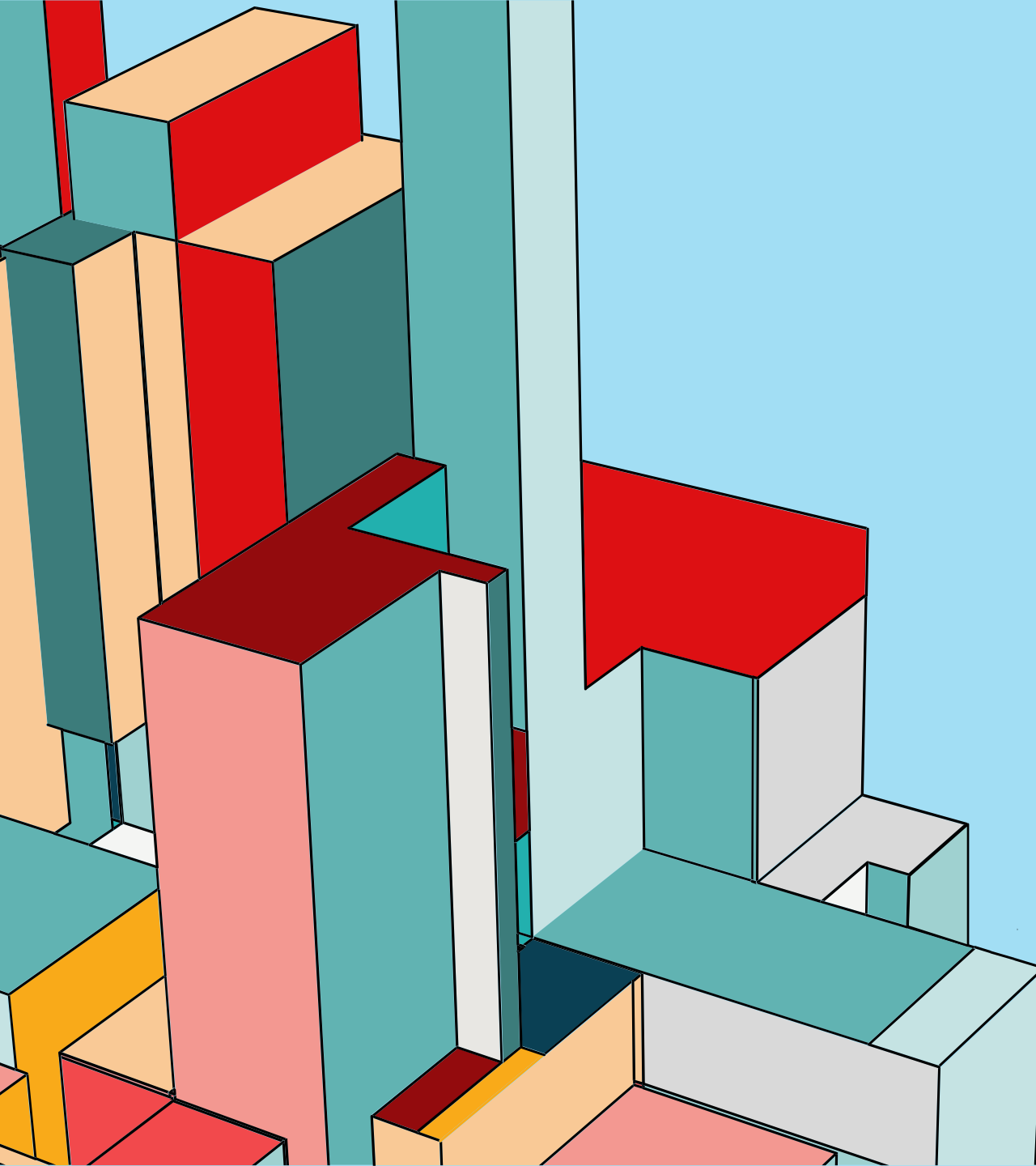
Adjourn

- Alvin Donohue motioned to adjourn the meeting at 8:20 pm. Joseph Hooton seconded the motion. None opposed. **The motion passed unanimously.**

Member Comments

Next Board Meeting is Tuesday, December 16, 2025.

Closed Executive Session to follow.

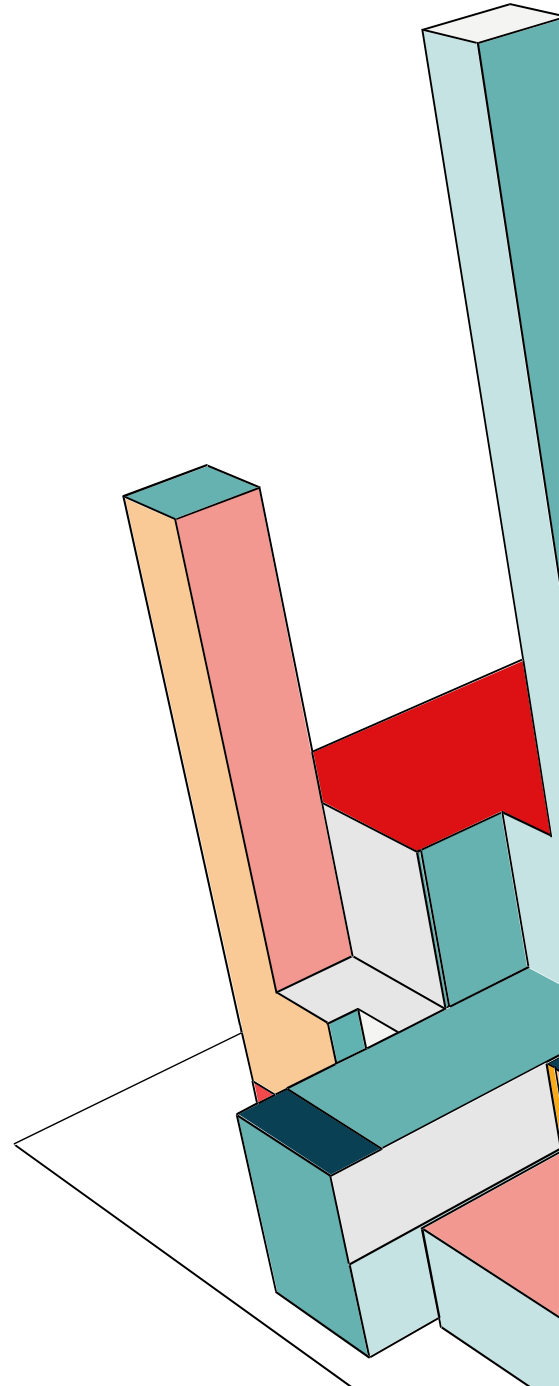


HOW NEIGHBORHOODS WERE AFFECTED BY 89TH LEGISLATIVE SESSION

**UNITED NEIGHBORHOODS OF FORT WORTH
TEXAS NEIGHBORHOOD COALITION CHAPTER**

WHAT WE HOPE TO ACCOMPLISH

- Overview of bills affecting cities
- Discuss options now
- Increase advocacy
- Discussion



**UNITED NEIGHBORHOODS
OF FORT WORTH**

**CHAPTER OF TEXAS
NEIGHBORHOOD
COALITION**





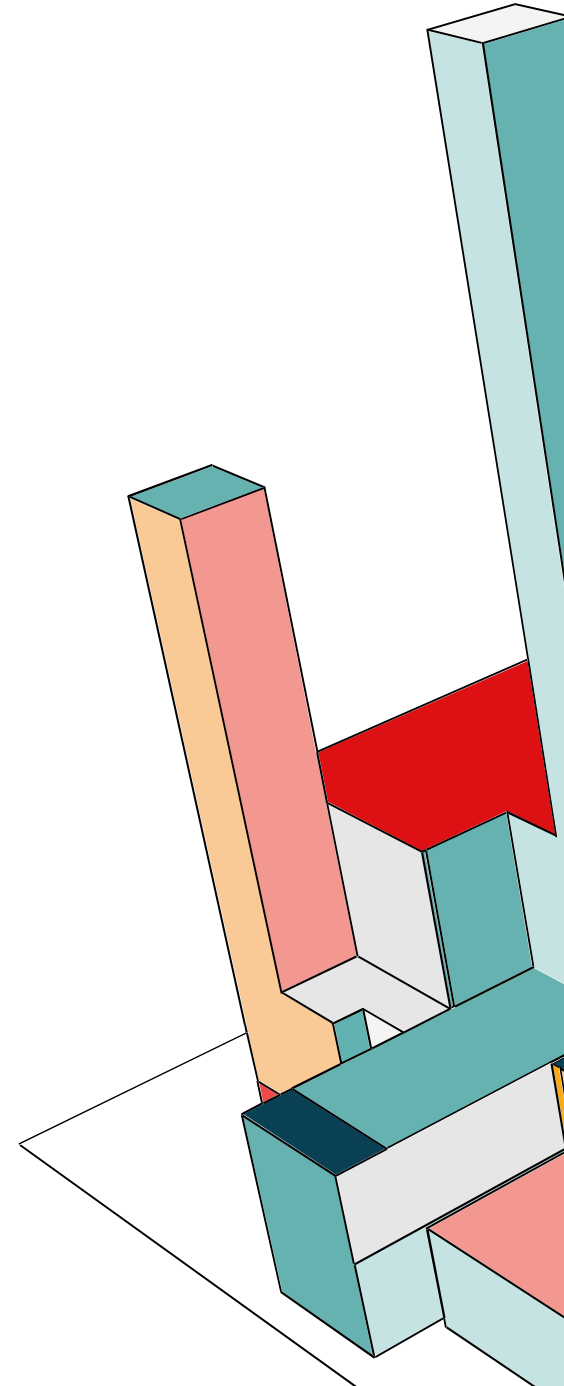
WINS, LOSSES AND DRAWS

DEAD

ADUs on Every Lot (SB673/HB1779) Allowed secondary structures on every lot .

Airbnb Immunity Bill (HB 2767/SB1648) Would have allowed short term rental platforms to profit from sales of STRs operating illegally.

Yes, In God's Backyard (SB854/HB3172) Would have allowed ill-defined "religious organizations" to build multi-family housing on property they owned or leased by right.



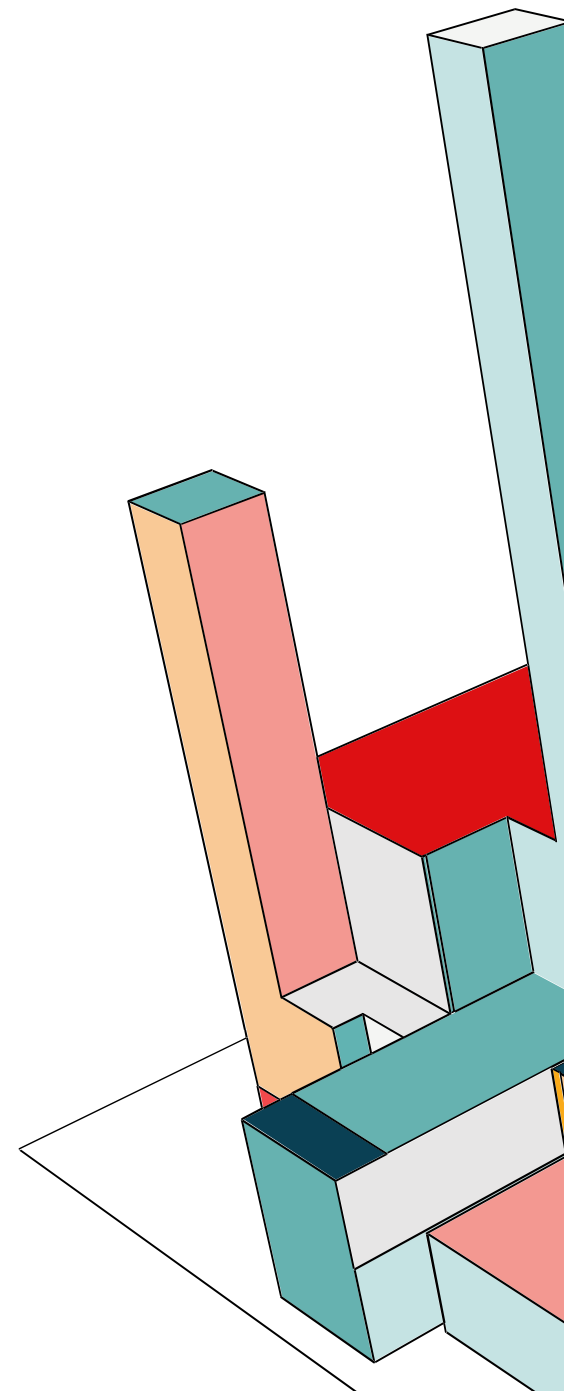


WINS, LOSSES AND DRAWS

Frat House Bill (SB1567/HB1797)

Stack and Pack - Approves city authority to regulate how many unrelated people can live together in a single-family home in small cities under 250,00 with large universities greater than 20,000.

Protest bill (HB 24) -Increases the petition requirement to trigger a super-majority vote of the City Council from 20% to 60%. Additionally, public hearing signs are now mandated to be posted on the site.

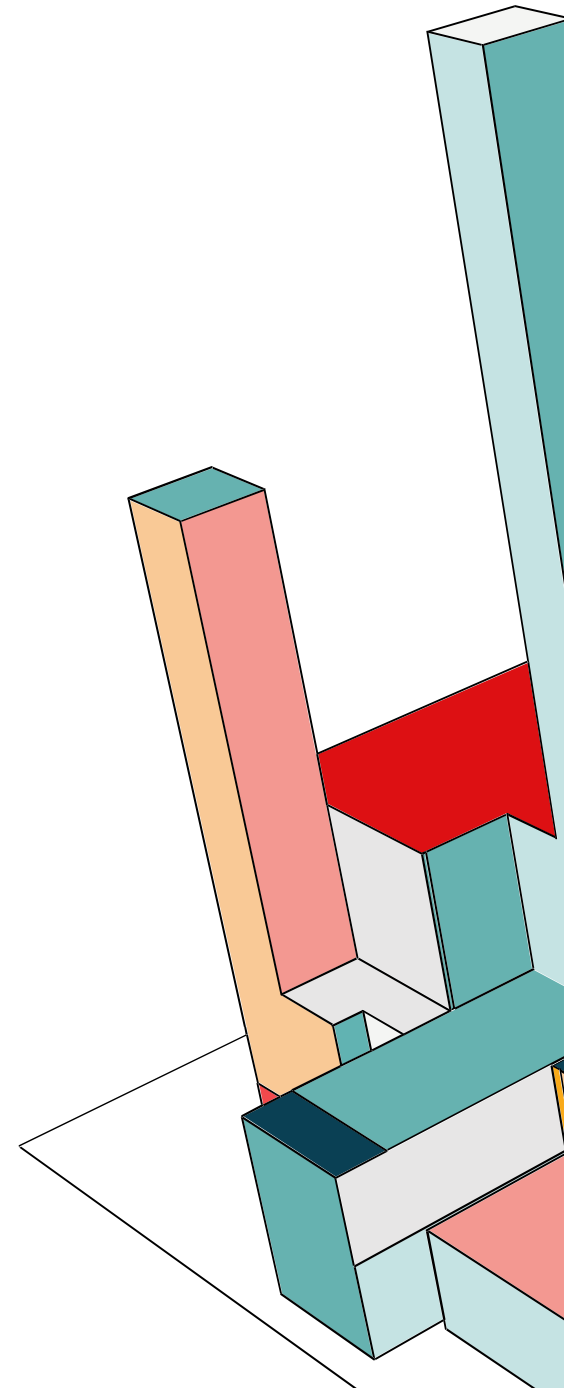


WINS, LOSSES AND DRAWS

NEUTRAL

Home-based businesses (HB2464) – Passed, but amended to protect ordinances against short term rentals in neighborhoods. Fort Worth already has similar ordinance.

Mini-lots in New Neighborhoods (SB15) – Minimum lot size set at 3000 and setbacks at 15 feet. Lobbying increased lot size and setbacks. Affects unplatted areas such as parks and outlying, undeveloped areas over five acres or homeowner's associations. Does have some restrictions.



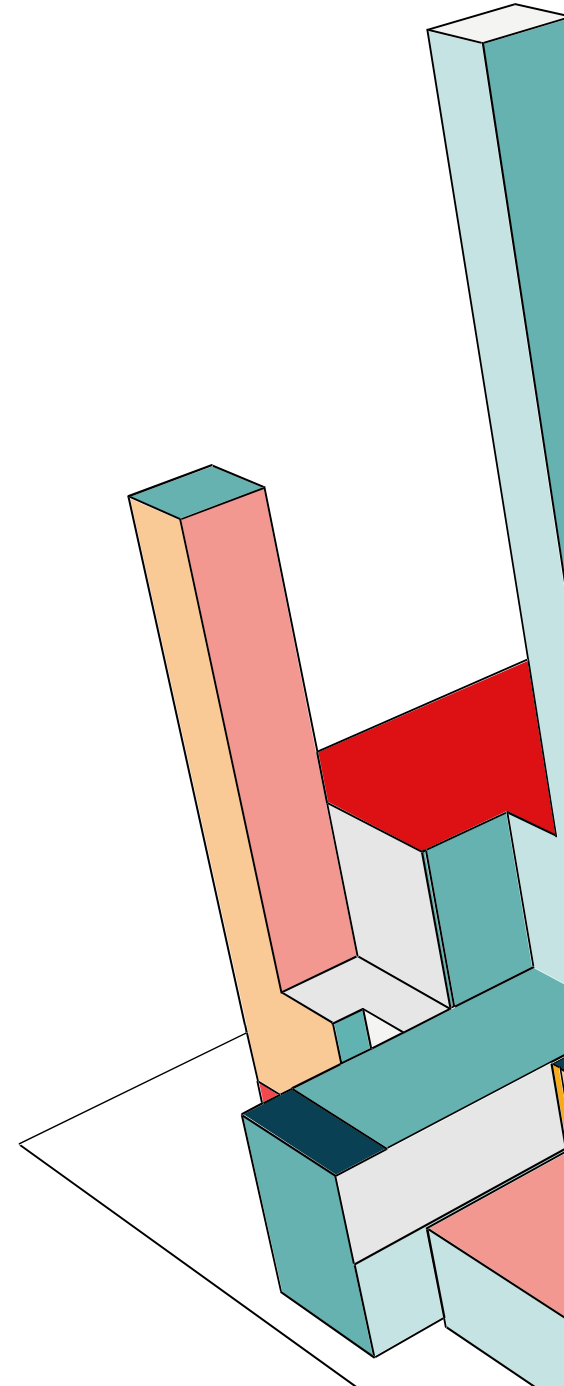
HOMEWORK: KNOW YOUR ZONING



STEALTH

Commercial conversion allowed with no rezoning (SB840, SB2477)

- **Developers will have an easier time** building apartments and mixed-use developments in old buildings and along retail corridors under the new laws.
- **City must allow such developments** in most commercial areas without a change in zoning. Also affects parking and design requirements.



ZONING DESIGNATIONS TO KNOW

ER-Neighborhood Commercial Restricted

E-Neighborhood Commercial

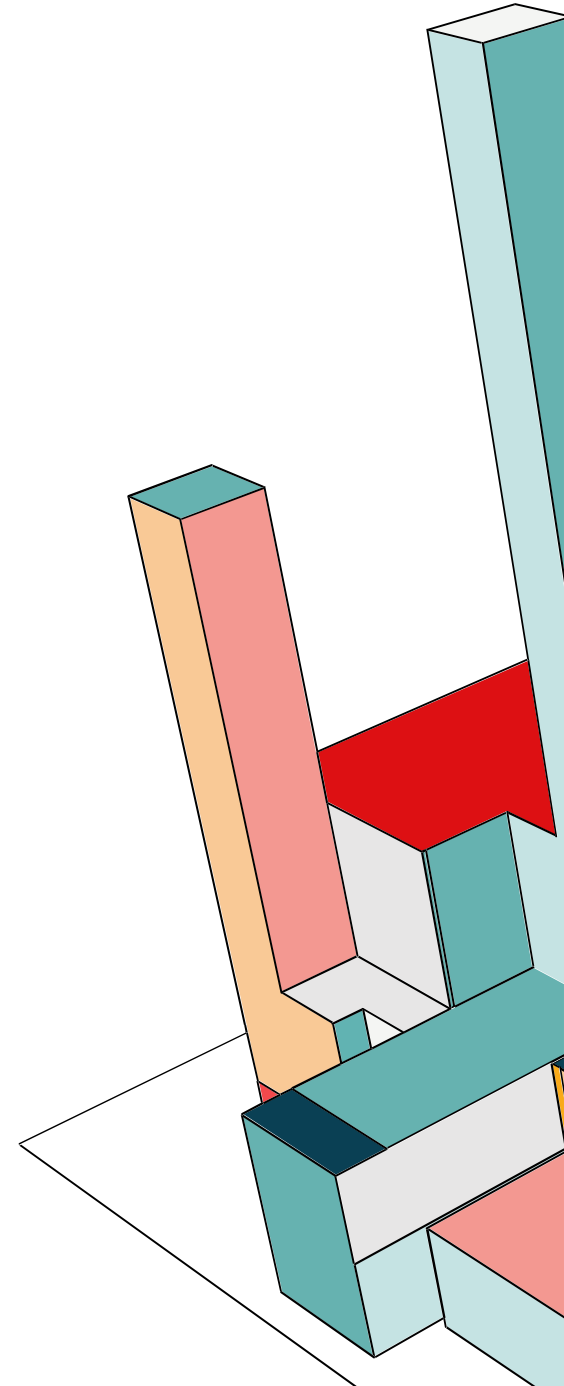
FR-General Commercial Restricted

F-General Commercial

G-Intensive Commercial

I- Light Industrial Exemptions - 1,000 feet of heavy industrial uses • 3,000 feet of an airport or military base • Area designated as an accident potential zone • Historic districts and designations

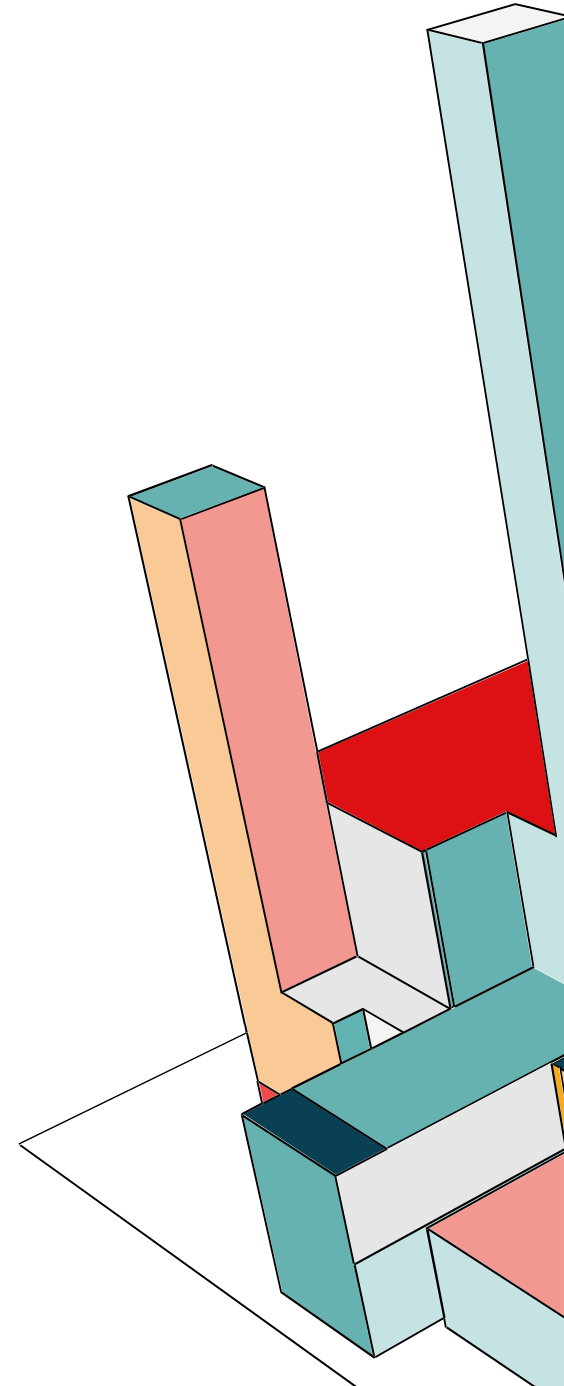
Source: City of Fort Worth



SB840 & SB2477 MULTIFAMILY & MIXED USE RESIDENTIAL

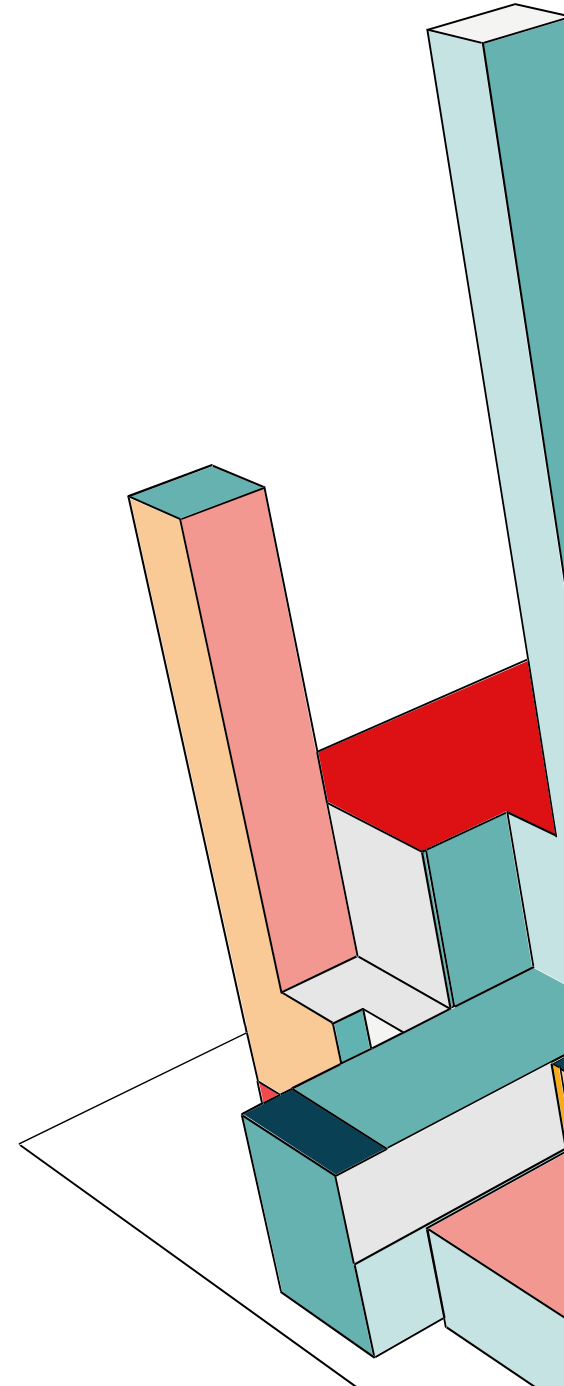
Bills require the city to allow:

- **Density** – the highest residential density in the city, which, under the City's Zoning ordinance is unlimited.
- **Building Height** – The greater of the applicable height of the district for the site or 45 feet
- **Setbacks** – Minimum 10 feet/Maximum 25 feet
- **Parking** – Maximum requirement of 1 space per dwelling unit (typically require 1 per bedroom and parking for office/recreational area).



SB840 & SB2477 MULTIFAMILY & MIXED USE RESIDENTIAL

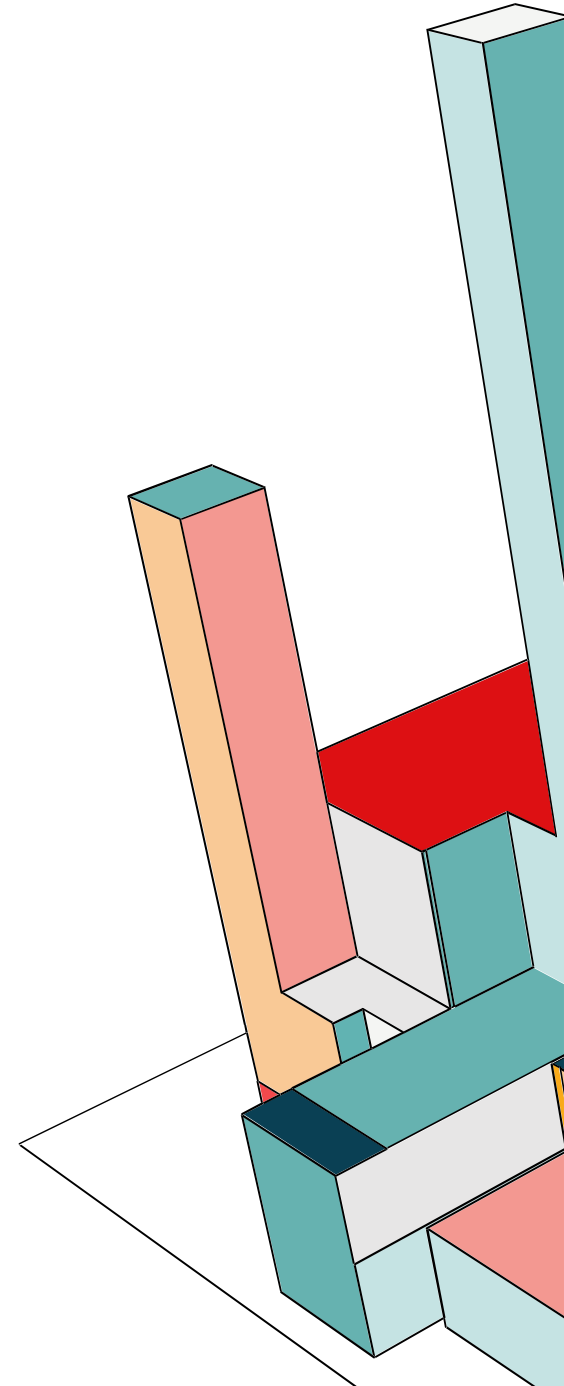
- **Administrative Approval** – Bills require administrative approval of multifamily and mixed-use Residential Development.
 - Eliminates requirement to rezone property
 - Eliminates **Urban Design Commission (UDC)** and **Downtown Design Review Board (DDRB)** review of plans
 - Eliminates **Zoning Commission** and **City Council** approval of PD site plans
 - May eliminate **Urban Design Commission (UDC)** and **Downtown Design Review Board (DDRB)** consideration of waiver requests.



SB840 & SB2477 MULTIFAMILY AND MIXED USE RESIDENTIAL NEW CONSTRUCTION

City can continue to regulate:

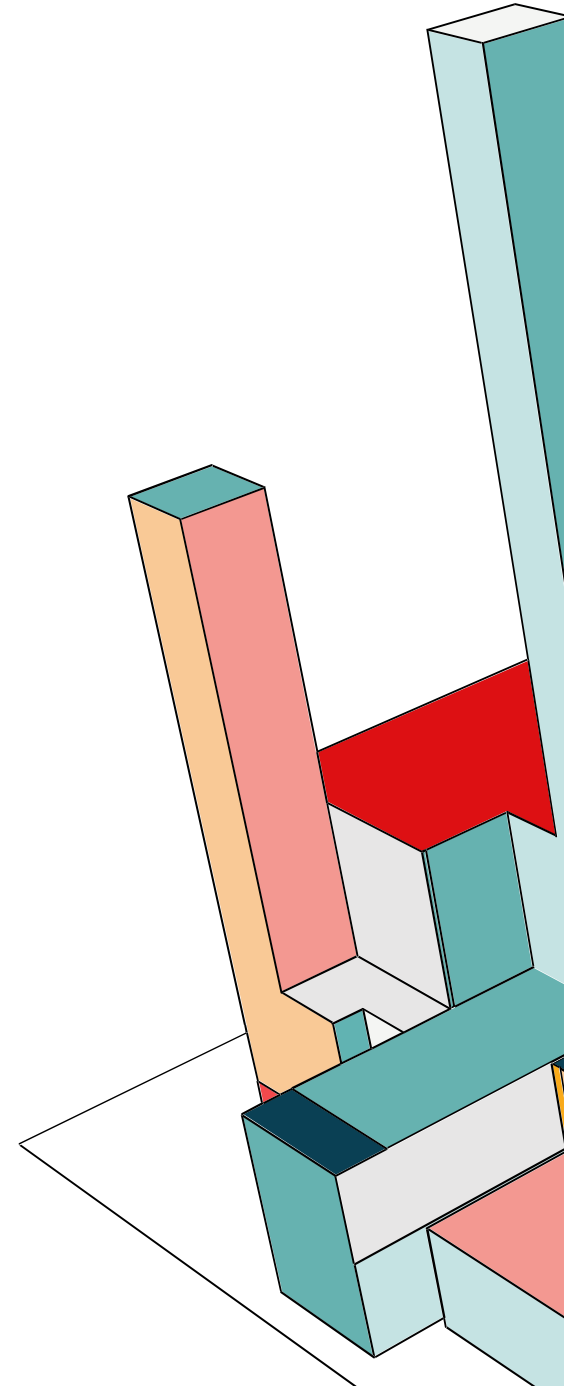
- Facade design, fenestration, building entries
- Urban space and urban forestry
- Other items related to pedestrian-oriented applications: sidewalks, lighting, street trees, benches, and bicycle parking
- Signage



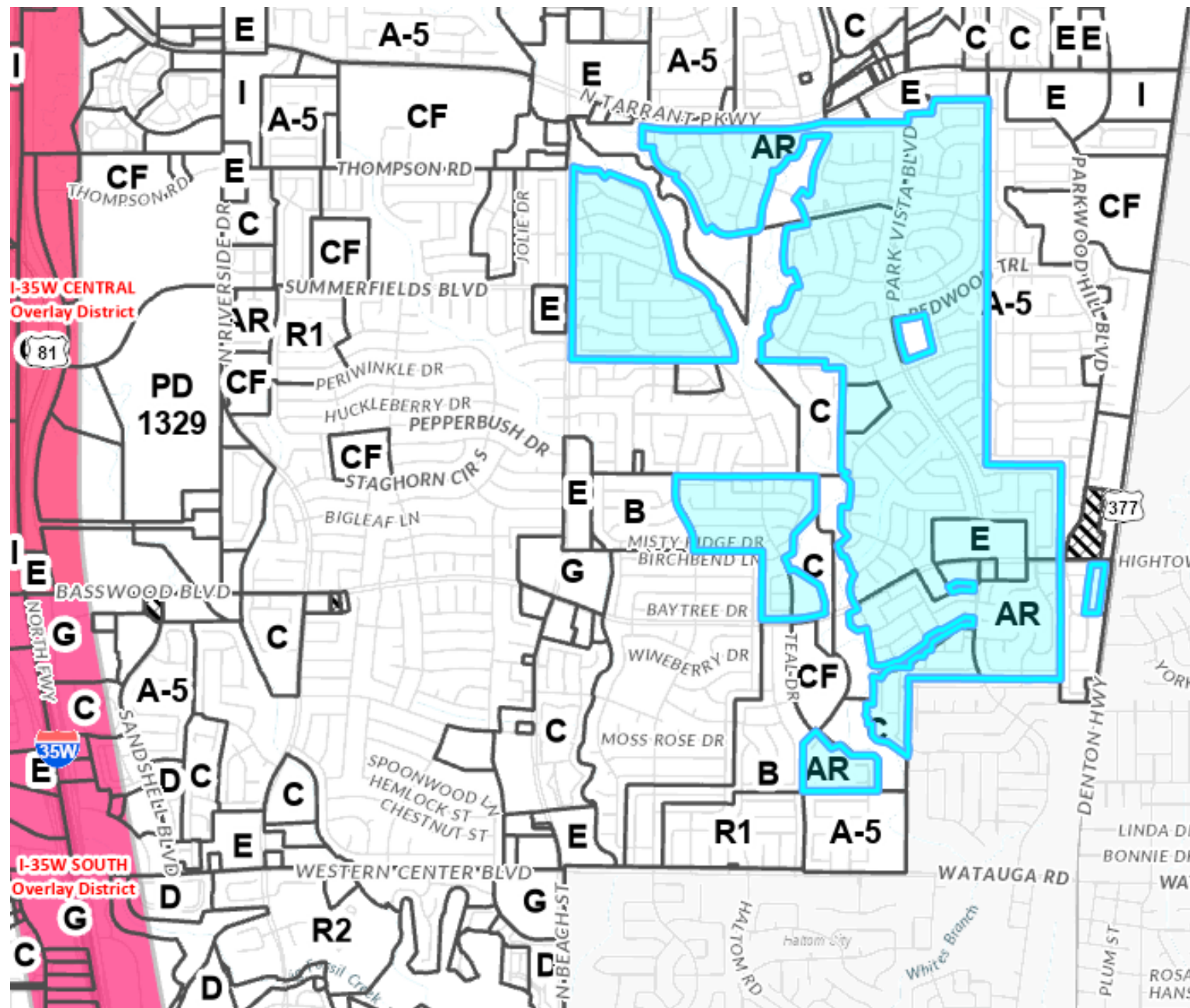
SB840 & SB2477 MULTIFAMILY AND MIXED USE RESIDENTIAL **BUILDING CONVERSIONS**

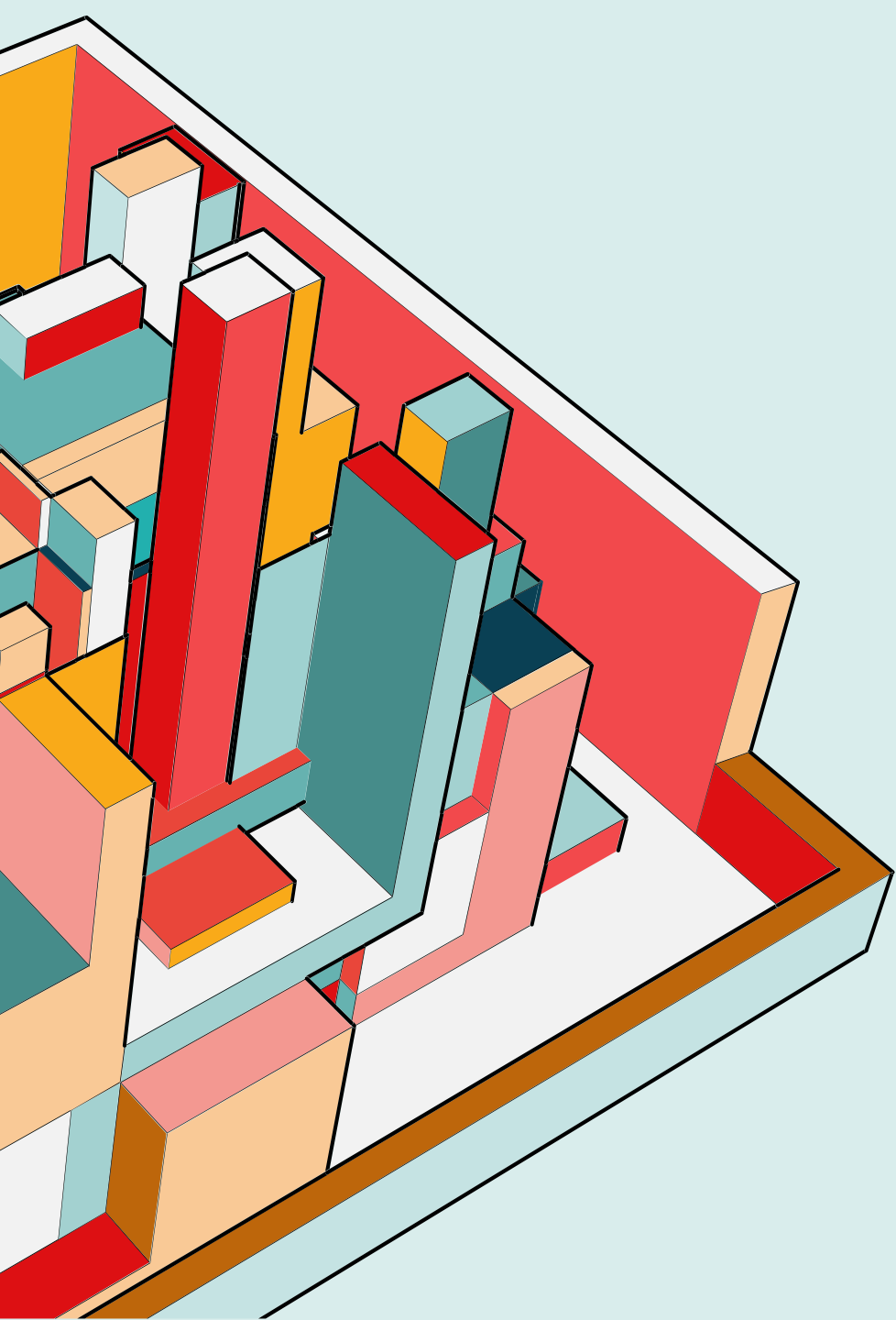
Buildings used for office, retail or warehouse can be converted to mixed use residential or multifamily if the building was constructed at least five years before the conversion.

Prohibits: Traffic Impact Analysis, Traffic improvements, Additional parking, Additional utilities except to meet minimum capacity, Certain density limits, Nonresidential use requirements, Design requirements, Zoning changes and variances, Certain floor to area ratios, impervious cover or site coverage limits, Additional drainage if impervious cover unchanged, Impact fees unless land was subject to impact fees before building permit applied for.



PARK GLEN ZONING





WHAT'S NEXT?

Where we share concerns

STANDING TOGETHER – ONE VOICE

- Comprehensive Plan – Still in progress
- Silencing Citizens– Board of Adjustment changes, fewer public comment opportunities, shrinking volunteer options
- Need for affordable housing- Community driven
- Elected representatives – Support those who support you. Ask Questions. Study impact. Call your Councilperson.

THANK YOU

Join UNFW mailing list!

