

Park Glen Neighborhood Association

Board of Directors Meeting Minutes

Tuesday, January 20, 2026

Approved on March 17, 2026

Board Meeting - 7:00 pm

Executive Session - 8:00 pm

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

Call to Order, Welcome and Introduction of Board Members

Alvin Donohue called the meeting to order at 7:02 p.m.

Board members in attendance: Alvin Donohue, Melissa Medici, Brian Moore, Joseph Hooten, Ralph Robb, Tom Kaul (arrived shortly after meeting start), Suzy Lebet

Also in attendance: Victoria Rosario (Neighborhood Management)

Approval of Previous Board Meeting Minutes

Motion: Alvin Donohue motioned to approve the December 16, 2025 Board meeting minutes. Tom Kaul seconded. **Passed unanimously.**

Guest Speaker

Matt McCoy, Zoning Commissioner, District 4

Matt McCoy, Park Glen homeowner and Zone Commissioner for District 4, presented on zoning and how it affects our community. Matt reviewed zone meanings, comprehensive plans, the importance of resident involvement and new legislation.

How to Get Involved and Stay Informed:

- Join Fort Worth zoning notification email list
- Attend developer meetings to discuss concerns
- Write letters of support/opposition to Zoning Commission and City Council
- Access Development Services website at www.fortworthtexas.gov
- Engage neighbors through group communications

New State Legislation:

- Texas legislature passed bill allowing developers to build multifamily apartments in certain retail zones without traditional zoning approval

Announcement of Board Actions

Hearing Decision:

- On December 16, 2025, the Board hosted a hearing for PKGN14729 and approved the architectural denial appeal

Motion: Alvin Donohue motioned to approve the above board action. Brian Moore seconded. **Passed unanimously.**

Park Glen Neighborhood Association

Volunteer Recognition

Alvin Donohue presented a Certificate of Appreciation to Matt McCoy for his service to the community, including leading the mailbox project and serving as the contact for the neighborhood tree planting program.

Old Business

Exhibit A - Bylaws Re-recording

Motion: Alvin Donohue motioned that the Board of Directors approve the re-recording of the Park Glen Neighborhood Association, Inc. bylaws for the limited and specific purpose of correcting a clerical omission in the original recording by inserting Exhibit A, which defines the property subject to the Association, as referenced in the bylaws.

Note: This re-recording does not amend, modify, or replace the existing bylaws and does not change assessments, voting requirements, board authority, or homeowner rights.

Tom Kaul seconded. **Passed unanimously.**

New Business

Eggstravaganza (March 28, 2026)

- Contact Alvin Donohue, Melissa Medici, or neighborhood captains to volunteer
- Taylor Doyle (NMI) will coordinate the event (as in previous years)
- Board seeking neighborhood volunteer to lead event in future years

Officer & Manager Reports

President's Report

Thank You Letters:

- Sent letters to Alliance Methodist Church and Generations Church thanking them for supporting Park Glen meetings and events

Fort Worth Neighborhood Awards (Ceremony in March):

Park Glen submitted five award applications:

- **Fort Worth Pride Award** - Sidewalk & Mailbox Initiative (Gerry Sauls and Matt McCoy provided input)
- **Spirit of Fort Worth Award** - National Night Out (Melissa Medici provided input)
- **Healthy Neighborhood Award** - Park Glen Turkey Trot (Susan Kenney and Te'Najia Bolton provided input)
- **Partners in Learning Award** - Park Glen Scholarship Program (Paul and Julie Grove provided input)
- **Neighborhood Patrol Officer of the Year** - Officer Derek Simpson nomination (Beverly Feirtag led the submission)

Park Glen Neighborhood Association

Solicitation Ordinance:

- City Council is reviewing door-to-door solicitation ordinance
- Solicitation requires a permit in Park Glen and Fort Worth
- If someone is soliciting without proper authorization, contact Officer Simpson

YMCA Bond Election Discussion:

Information session held at Northpark YMCA (Park Glen's designated Community Center) regarding upcoming bond proposition.

Bond Proposal (anticipated May election):

- \$5 million for Northpark YMCA improvements (part of larger citywide bond package). YMCA will match with \$5 million of their own funds

Community Survey:

- Surveys mailed approximately one week ago; expected to arrive within two weeks. Mail format selected based on resident feedback. QR code and link will not be shared publicly to maintain resident-only participation

Unauthorized Advertising Circulars:

- Advertising circulars being delivered to homes are not authorized by Park Glen
- Contact Officer Simpson if unauthorized distribution is observed

Treasurer's Report - Brian Moore

Turkey Trot 2025 Expense Report:

- Total Income: \$21,800
- Total Expenses: \$10,909
- Net Profit: \$10,934

Directors' Report

- PID tree removal and planting activity discussed.
- Code Blue volunteers needed.

Community Manager's Report

- 9 property ownership changes this period
- Currently inspecting home exteriors for maintenance issues

Committee & Coordinator Reports

Welcome Wagon - Stephanie Lincoln

- 2 additional volunteers have joined the program
- Park Glen resident businesses may request inclusion via Facebook or by contacting program coordinator.

Neighborhood Tree Planting Program - Matt McCoy

- Free Tree Program resumes in March
- Special discount for Park Glen residents through City Arborist:
 - Stump removal: \$125 flat fee

Park Glen Neighborhood Association

- Tree trimming: 10% off
- Front yard work only
- Contact Matt McCoy pgnaMatt@gmail.com to arrange services

Holiday Decorating Contest - Lindsey Carlegis

(Lindsey Carlegis was not present at the meeting)

Events & Activities Report

Upcoming Events:

- Eggstravaganza 3/28/2026
- Shred Event (TBD)
- Spring Garage Sale (TBD)
- Volunteer opportunities available for all events
- Visit ParkGlen.org for more events and activities information

Adjournment

Motion: Alvin Donohue motioned to adjourn the meeting. Joe Hooten seconded.
Passed unanimously.

Homeowner Comments

Next Board Meeting - Tuesday, February 17, 2026

Exhibit “A”

The Property

All property subject to the following restrictions, as amended and supplemented from time to time:

1. the Declaration of Covenants, Conditions and Restrictions [*for Phase I*] on or about August 19, 1988, as Instrument No. D188029781 at Volume 9359, Page 534 *et seq.* of the Real Property Records of Tarrant County, Texas, which was re-recorded on or about August 26, 1988, as Instrument No. D188377305 at Volume 9363, Page 2234 *et seq.*, on or about February 21, 1989, as Instrument No. D189028021 at Volume 9517, Page 2082 *et seq.*, on or about February 27, 1989, as Instrument No. D189031118 at Volume 9522, Page 899 *et seq.*, on or about March 3, 1989, as Instrument No. D189034545 at Volume 9527, Page 1852 *et seq.*, on or about March 7, 1989, as Instrument No. D189035662 at Volume 9529, Page 1058 *et seq.*, on or about March 14, 1989, as Instrument No. D189040126 at Volume 9535, Page 2297 *et seq.*, on or about June 2, 1989, as Instrument No. D189088296 at Volume 9608, Page 1450 *et seq.* of the Real Property Records of Tarrant County, Texas (the “Phase I Declaration”);
2. the Declaration of Covenants, Conditions and Restrictions [*for Phase II*] on or about August 22, 1990, as Instrument No. D190140549 at Volume 10021, Page 785 *et seq.* of the Real Property Records of Tarrant County, Texas (the “Phase II Declaration”);
3. the Declaration of Covenants, Conditions and Restrictions for Phase IV on or about August 22, 1990, as Instrument No. D190140550 at Volume 10021, Page 799 *et seq.* of the Real Property Records of Tarrant County, Texas (the “Phase IV Declaration”);
4. the Declaration of Covenants, Conditions and Restrictions [*for Phase VI*] recorded on or about June 15, 1993, as Instrument No. D193118626 at Volume 11101, Page 1081 *et seq.* of the Real Property Records of Tarrant County, Texas (the “Phase VI Declaration”);
5. the Declaration of Covenants, Conditions and Restrictions [*for Phase IX*] on or about January 26, 1995, as Instrument No. D195018112 at Volume 11864, Page 814 *et seq.* of the Real Property Records of Tarrant County, Texas (the “Phase IX Declaration”); and
6. the Declaration of Covenants, Conditions and Restrictions Correction Instrument [*for Phase XII*] on or about October 20, 1995, as Instrument No. D195192373 at Volume 12076, Page 514 *et seq.* of the Real Property Records of Tarrant County, Texas (the “Phase XII Declaration”).

FORT WORTH ZONING 101

A Homeowner's Guide

Matt McCoy, Zoning Commissioner
District 4



CONTENT

- **What is Zoning?**
- **What Zoning Protects**
- **How to Check Zoning**
- **Zoning Map**
- **Comprehensive Plan**
- **Recent Zoning Cases**
- **Why Get Involved?**
- **How to Get Involved**



WHAT IS ZONING?

“The city promotes orderly growth and land use while protecting existing property owners by grouping together compatible development — a practice known as zoning.”

The Zoning regulations and districts are adopted to help implement the Comprehensive Plan and its policies. The policies address land use, transportation and infrastructure, economic development, urban design, housing, historic preservation, environmental quality, parks and recreation, and other topics.



WHAT IS ZONING?

Fort Worth Zoning is similar to Park Glen Neighborhood Association's stated Goal:

"The goal of Park Glen Neighborhood Association (PGNA) is to improve property values and foster the welfare and enjoyment of Park Glen homeowners and residents..."



WHAT ZONING PROTECTS



Home Owners

Zoning protects property values and quality of life by separating incompatible land uses, reducing nuisances, traffic impacts, and health concerns.



Commercial Property

By grouping compatible development, zoning promotes orderly growth, responsible development, and convenient access to everyday resources like shops, medical services, and parks.

HOW TO CHECK ZONING

<https://oneaddress.fortworthtexas.gov/>

ZONING MAP

<https://gisapps.fortworthtexas.gov/Html5Viewer/?viewer=Zoning>

COMPREHENSIVE PLAN (2023)

<https://www.fortworthtexas.gov/departments/city-manager/departments-divisions/planning/comprehensiveplan/adopted>

Description

“The Comprehensive Plan is the City’s official guide for making decisions about growth and development. It sets forth the City’s vision for the future and describes the policies, programs, and projects by which we seek to realize that vision. The Comprehensive Plan thus helps the City in fulfilling its mission of focusing on the future and working together to build strong neighborhoods, develop a sound economy, and provide a clean, safe community.”

NOTABLE ZONING CASES – DISTRICT 4

Extended Stay Motel near Basswood School

3056 Clay Mountain Trail

Proposed Rezoning of Basswood CF Property to “E” Neighborhood Commercial

5350 Basswood Blvd

Rezoning of KISD Properties to “CF” Community Facilities

District 4, 7, and 10

WHY GET INVOLVED?

Your Voice Matters

Zoning decisions directly affect your home and property.

Developer interests do not always align with homeowners.

Early involvement can prevent long-term problems.

Residents must be proactive in staying informed about upcoming zoning cases that might affect their property and neighborhood.

HOW TO GET INVOLVED

- Join the City of Fort Worth zoning notification email list:

<https://public.govdelivery.com/accounts/TXFTWORTH/subscriber/new>

- Email letters of support or opposition to the Zoning Commission and/or City Councilmember:

<https://www.fortworthtexas.gov/departments/development-services/zoning>

- Work with your HOA and North Fort Worth Alliance

<https://www.northfortworthalliance.com/>

- Engage neighbors:
- Group texts
- Social media
- Flyers or letters at mailbox clusters

CONCLUSION

Zoning works best when residents participate

Developers make the buildings — but people make the neighborhood.

