

Mistletoe Heights Association Quarterly Meeting
TUES, MAY 16th: 6:30-830
Lily B Clayton Library

Officers in attendance:

President: Mark Philpot

Treasurer: Jeri Jo Blackmon

Secretary: Val Ewing

Officers absent:

Vice President: Graham Brizendine

Newsletter: Elisa Rode

Residents in attendance: 15

Guest Speaker: Mike Brennan, President of Near Southside Inc.

7:05 PM to 8:02PM – Guest Speaker Mike Brennan presented an update on the TEXRail plans for the Trinity Metro Rail Station. Station operational by end of 2026.

Near Southside, Inc work on various street projects, arts goggle, 350 businesses are in the southside district.

Goals for TEXRail Transit-Oriented Development (TOD) PLAN.

- Maximize station success: passenger experience and ridership
- Deliver desirable development outcome for Baylor Hospital and broader community.
- Deliver economic return on public and private investment.
- Be a supportive neighborhood to Mistletoe Heights and broader near southside community
- Enhance circulation and utility networks.

Mike Brennan discussed three main topics during his presentation: Train related facilities, Streets, and Buildings.

Train related facilities: new tracks will be built adjacent and east of the FWWR (Fort Worth & Western Railroad) tracks. Currently, Baylor owns this property, and the plan is to sell this property to accommodate the new tracks.

Streets: Proposed construction of a new street connecting to Park Place, east of the surgical center, to alleviate traffic from Mistletoe Blvd. Also, a new connection to 8th Avenue will require a building and parking garage to be relocated.

Buildings: A plan proposes a parcel of properties that will serve the function of healthcare, daycare, senior care, or even a hotel. All options are being explored.

Brennan then showed a 3D rendering of buildings to be built east of the station, plus a green space, and pedestrian connections permitting access to the Baylor campus. Current zoning permits 10 story buildings. One of the buildings will potentially be a 6-story apartment building, another proposal is a building for senior living, similar to Trinity Terrace and Stayton.

Questions:

1. Noise and lights: TEXRail trains will be quieter than the freight trains; however, they will be more frequent. Lights will be addressed during construction.
2. Quiet Zone: to be completed before TEXRail is operation in 2026, at Mistletoe Blvd, and Park Place crossings. Funding was approved in 2018, and agreements have been supposedly signed w/ Railroad. A clear start date is not known.
3. Cambria Hotel: hotel is being built at the NE corner of Jerome and Rosedale on a property that was considered contaminated. The site was used as an armory and construction dumping which contaminated the ground water. A special designation allows them to take protective measures such as covering the site with concrete and confirming that ground water will never be used. This will permit the site to be built on. For instance, Montgomery Plaza is an example of this type of designation. You may get a notice in the mail of this designation. Hotel size: 150 rooms, 4 story,

8:02PM concluded Mike Brennan's presentation and he left the meeting.

Notice of public meetings to discuss the contaminated ground water build site:

Thursday May 18, 2023 at 6:30PM – Hazel Harvey Peace Center 818 Missouri Ave

Tuesday June 13, 2023 at 6PM Fort Worth City Council Chamber 200 Texas Street.

Officers Report

President:

Approval of minutes from neighborhood meeting held 2/21/23 - approved

Movie Night - maybe in June

Yard of the month - need a volunteer to help. Last time this position was shared. Claudia Camp will gladly take the pictures if someone can help with choosing the yard and doing the write up.

Treasurer:

Treasury Report: income and expenses sheet was distributed to all in attendance and a reminder that dues are still being taken so please send in your MH dues payment if you haven't already. There are many ways to pay: send a check, use a QR code, or go to our MH website and select the dues link.

<http://www.mistletoeheights.org/dues.html>

How to join the email list: www.mistletoeheights.org -> left side select email list -> complete the form and submit. Note: emails are not shared or distributed publicly. The email list is moderated.

8:10 PM adjourned