

Friday, October 9, 2020

7:30 PM

Council Chambers

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

CITIZEN COMMENTS

This is an opportunity for citizens to address the commission on any matter over which they have authority, whether it is or is not posted on the agenda. The commission is not permitted to discuss or take action on any presentations concerning an item not listed on the agenda. Citizens may speak up to three (3) minutes or the time limit determined by the Mayor or presiding officer.

EXECUTIVE SESSION:

Convene in closed executive session to deliberate the following items:

- A. Consultation with Attorney pursuant to Texas Government Code Section 551.071.
Receive legal advice regarding property developments.**

Re-convene in Regular Session and take any action necessary based upon Executive Session discussion.

BRIEFING ITEM:

- A. Mayor Jones**

First reading of Ordinance 471 establishing a 120-day moratorium on the acceptance of applications or the issuance of permits for residential property development in the SF-R districts of the City of Westworth Village.

PUBLIC HEARING #1

Public Hearing to receive citizen comments and input on a proposed moratorium on the acceptance of applications or the issuance of permits for residential property development in the SF-R districts of the City of Westworth Village. *(This first public hearing on this topic took place at the Planning and Zoning Commission on October 2, 2020, following which a temporary moratorium in SF-R districts took effect on October 5, 2020.)*

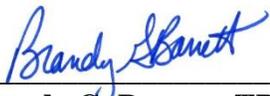
CLOSE PUBLIC HEARING

ADJOURN:

The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meeting Act.

This facility is wheelchair accessible and handicapped parking spaces are available. Requests for accommodations for the hearing impaired must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (817) 710-2526 for assistance.

I certify that the above notice was posted on the bulletin board at the Westworth Village City Hall, 311 Burton Hill Road, Westworth Village, Texas, and City website, on this, the 6th day of October 2020, at 5pm, in accordance with Chapter 551 of the Texas Government Code.



Brandy G. Barrett, TRMC
City Secretary





AN ORDINANCE DECLARING A 120-DAY MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS OR THE ISSUANCE OF PERMITS FOR PROPERTY DEVELOPMENT THAT INCREASES THE IMPERVIOUS SURFACE COVERAGE ON RESIDENTIAL PROPERTIES LOCATED IN THE SF-R ZONING DISTRICT; DIRECTING CITY STAFF TO CONSIDER REGULATION AMENDMENTS AND FACILITY UPGRADES IN THE SF-R DISTRICT TO ACCOMMODATE ANTICIPATED DEVELOPMENT; PROVIDING A PROCEDURE FOR VARIANCES FROM THIS MORATORIUM; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON PASSAGE.

WHEREAS, the City of Westworth Village, Texas (the “City”) is a Type A General Law city located in Tarrant County Texas; and

WHEREAS, properties within the Redevelopment Single Family Residential Zoning District (“SF-R”) of the City have experienced extensive flooding due to inadequate storm drainage facilities; and

WHEREAS, the City Council contracted Kimley-Horn to prepare an engineering analysis to determine conceptual improvements for the existing channel located along the north side of Ansley Drive (“Channel A”) and portions of the Burton Hill Road storm sewer to alleviate recurring flooding; and

WHEREAS, Kimley-Horn provided the City with a summary of its analysis on September 30, 2020, where it found that the storm drainage system underneath Burton Hill Road is undersized per current City drainage criteria and the system cannot contain the 100-year flow within the street right-of-way; and

WHEREAS, upon review of the analysis provided by Kimley-Horn, the City Council has made findings contained herein related to the inadequacy of existing essential public facilities in accordance with Section 212.135 of the Local Government Code; and

WHEREAS, based on the findings contained herein, information provided by City staff, and the evidence submitted at public hearings, the City Council has determined that existing residential development ordinances and regulations and other applicable laws are inadequate to prevent existing essential public facilities from exceeding capacity, thereby being detrimental to the public health, safety and welfare of the residents of Westworth Village; and

WHEREAS, the City Council finds a 120-day moratorium placed on the issuance or renewal of permits for property development of residential property that would increase impervious surface coverage in the SF-R district is a minimally intrusive method of maintaining the status quo until such review can be completed; and

WHEREAS, public hearings have been held before both the Planning and Zoning Commission of the City and the City Council in accordance with Subchapter E, Chapter 212, Local Government Code and all the notice, hearing and other procedural requirements of Section 212.134 have been observed; and

WHEREAS, it is the intent of the City Council that this moratorium shall only apply to residential property, as that term is defined in Section 212.131 of the Local Government Code, located within the SF-R district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTWORTH VILLAGE, TEXAS:

SECTION 1. Effective immediately and for a period of one hundred and twenty (120) days, no application for a new permit or renewal of a permit shall be accepted and no permit shall be issued for property development, of residential property that will increase impervious surface coverage within the SF-R district as that area is defined or depicted in Exhibit “A.” The term “permit” as used in this ordinance shall mean a license, certificate, plat, approval, registration, consent, building permit or other form of authorization required by law, rule, regulation or ordinance that must be obtained by a person in order to perform an action or development or initiate a project for which the permit is sought. The term “property development” is defined in accordance with Section 212.131(3) of the Local Government Code to include construction, reconstruction, or other alteration or improvement of residential buildings or the subdivision or replatting of a subdivision of residential property. This ordinance does not affect any rights acquired under Chapter 245 of the Local Government Code (the Vested Rights Act).

SECTION 2. The purpose of this moratorium is to maintain the status quo regarding property development within the SF-R district until such time as the City has reviewed and, if necessary, addressed the existing storm drainage issues.

SECTION 3. Relying on the analysis provided by Kimley-Horn, attached hereto as Exhibit “B,” the outstanding permits issued by the City prior to this moratorium, attached hereto as Exhibit “C,” and the City’s impact fee analysis, attached hereto as Exhibit “D,” the City Council makes the following findings.

- The storm drainage system underneath Burton Hill Road is at capacity because it is undersized per current City drainage criteria and the storm drainage system as shown in Exhibit B cannot contain the 100-year flow within the street right-of-way. Further, additional development could increase 100-year peak flows and increase the surcharge beyond the right-of-way boundaries; and
- The storm drainage system as shown in Exhibit B is operating at capacity, the City has issued twenty-eight (29) building permits that will increase the impervious surface in the SF-R district by 81,096 square feet, and there is no additional capacity available to commit to development of lots in the SF-R district; and
- The City does not collect a storm drainage impact fee. Therefore, there is no impact fee revenue available to allocate to address the storm drain facility need; and
- This moratorium is reasonably limited to property located in the SF-R district. The storm water runoff from properties in the SF-R district collects in the Burton Hill Road storm sewer and Channel A, which cannot accommodate additional surcharge; and
- This moratorium is reasonably limited to future property development that would increase impervious surface coverage in the SF-R district, thereby increasing the storm water runoff in the Burton Hill Road storm sewer and Channel A, which are already operating at capacity.

SECTION 4. The city staff is hereby directed to continue the study of the storm drainage system in the SF-R district, to consider possible upgrades to the storm drainage system to accommodate future property development, to consider amending regulations for the SF-R district to support continued development, and to make recommendations to the City Council as expeditiously as possible with regard to any such solutions.

SECTION 5. Any property owner that believes that the imposition of this moratorium causes a unique and unreasonable hardship on their property or business shall have the right to request a variance to the provisions of this moratorium. A property owner seeking a variance shall submit a written request to the Planning and Zoning Commission and the City Council through the city secretary's office. The request must provide the following information:

- 1) a description of the property to be covered by the variance; and
- 2) a detailed description of the proposed improvements to the property; and
- 3) an explanation as to why the application of the moratorium is unreasonable as applied to the applicant's property; and
- 4) a description of any negative impacts created by the moratorium provision.

The city secretary's office shall first place the request for a variance on the agenda of the Planning and Zoning Commission for a recommendation as to whether a unique and unreasonable hardship exists. The applicant shall receive written notice of the date of the proposed hearing on the variance request. The city staff shall not be required to provide written notice of the variance request to any other individual or entity. On the date that the item is set for hearing, the Planning and Zoning Commission shall conduct a public hearing on the variance request giving any individual who desires to present information or evidence on the appropriateness or inappropriateness of the variance the opportunity to appear before the Planning and Zoning Commission and present such information. At the conclusion of the hearing, the Planning and Zoning Commission, by majority vote, may recommend that the variance be granted, with or without conditions, or denied based on the applicant's showing or failure to show a unique and unreasonable hardship, respectively.

The city secretary's office shall then place the request for a variance on the agenda of the City Council for the final determination on whether a unique and unreasonable hardship exists. The applicant shall receive written notice of the date of the proposed hearing on the variance request. The city staff shall not be required to provide written notice of the variance request to any other individual or entity. On the date that the item is set for hearing, the City Council shall conduct a public hearing on the variance request giving any individual who desires to present information or evidence to the City Council on the appropriateness or inappropriateness of the variance the opportunity to appear before the City Council and present such information. The recommendation of the Planning and Zoning Commission shall also be considered, but the City Council shall be the City's sole and final arbiter of whether a unique and unreasonable hardship has been shown to exist. At the conclusion of the hearing, the City Council, by majority vote, may approve a variance to the provisions of this moratorium or may deny the request for variance depending on its determination of whether a unique and unreasonable hardship has been shown by the applicant. The approval of a variance shall entitle the applicant to submit an application for the new construction or renovation permit in accordance with the approved variance.

To the extent applicable, a permit applicant on property that is subject to this moratorium may apply for a waiver from the moratorium in accordance with Section 212.137 of the Local Government Code.

SECTION 6. This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Westworth Village, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 7. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent

jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8. This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

SECTION 9. This moratorium shall remain in effect until such time as the City Council has had a reasonable opportunity to consider and act upon recommendations from staff regarding upgrades to the storm drainage system and regulation amendments to support continued development in the SF-R district. This moratorium shall expire upon the passage of an ordinance by City Council determining the purposes of the moratorium are satisfied. This moratorium shall automatically expire one hundred and twenty (120) days from the date of its adoption, unless it is specifically extended by additional City Council action for an additional period of time in accordance with Section 212.136 of the Local Government Code.

PASSED AND APPROVED ON FIRST READING this 9th day of October 2020.

PASSED, APPROVED, AND EFFECTIVE ON SECOND READING this 13th day of October 2020.

AND IT IS SO ORDAINED.

L. Kelly Jones, Mayor

ATTEST:

Brandy G. Barrett, TRMC
City Secretary

APPROVED AS TO FORM:

Alicia Kreh, City Attorney



TECHNICAL MEMORANDUM

To: Brandy Barrett – City of Westworth Village
Cody Cooke-Morse – City of Westworth Village

From: Kate Ploetzner, P.E., CFM – Kimley-Horn and Associates, Inc.

Cc: Josh Kercho, P.E. – Kimley-Horn and Associates, Inc.

Date: September 30, 2020

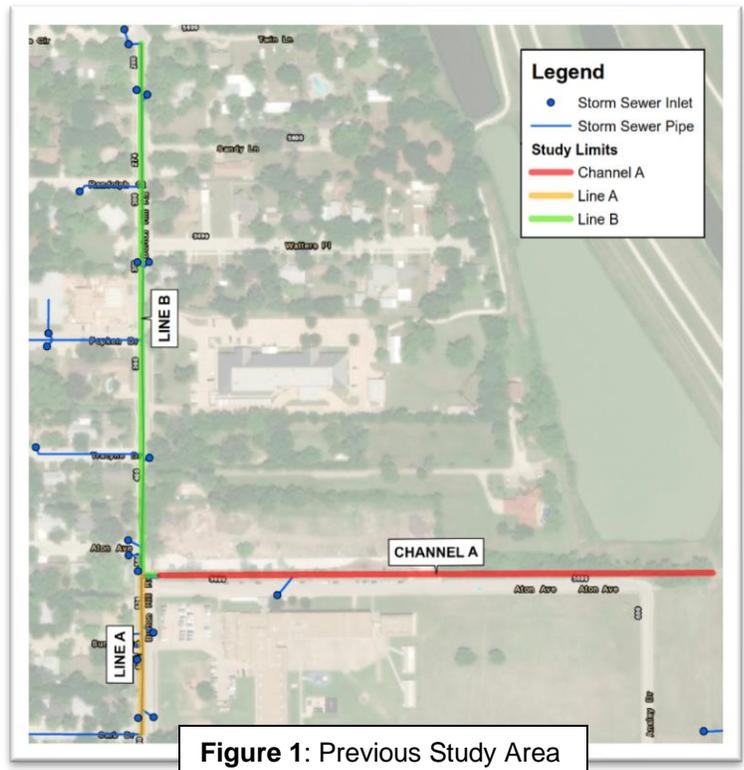
Subject: Burton Hill Road Storm Sewer Conceptual Improvements

Kimley-Horn and Associates, Inc. (Kimley-Horn) understands the City of Westworth Village (City) desires to replace the existing channel located along the north side of Ansley Drive (Channel A) with an underground storm sewer system. Kimley-Horn also understands the storm system underneath Burton Hill Road shown on Figure 1 is undersized per current City drainage criteria. The City contracted Kimley-Horn to prepare an analysis to determine conceptual improvements for Channel A and portions of the Burton Hill Road storm sewer. Kimley-Horn finalized this analysis in March 2019. On September 25, 2020, the City requested Kimley-Horn prepare a summary memo of this analysis.

The analysis included 5-year and 100-year Hydraulic Grade Line (HGL) calculations of two storm sewer lines: Line A and Line B. The study limits of Line A, Line B and Channel A are shown in *Figure 1*. The analysis was limited to these storm sewer trunk mains and did not include laterals or inlets.

As shown in the attached *Drainage Area Map*, Channel A conveys runoff from approximately 200 acres. Hydrologic calculations were prepared using the Rational Method and assumed a fully developed watershed.

The results of the 5-year and 100-year HGL calculations indicated significant surcharging occurs in both events along Line A and Line B. The analysis showed the system in Burton Hill Road cannot contain the 100-year flow within the street right-of-way. Additional development



could increase 100-year peak flows and increase the surcharge beyond the right-of-way boundaries. Additional studies would need to be prepared to ascertain impacts to existing structures.

Kimley-Horn prepared two conceptual improvement options for Line A, Line B and Channel A. Option 1 increases the capacity of Lines A and B so the 5-year HGL surcharges less than 7" above the gutter line. Conceptual improvements proposed in Option 2 increase the capacity of Line A and B so the 100-year HGL surcharge is contained within the right-of-way. Exhibits showing the conceptual improvements for both options are attached to this memo.

The City has informed Kimley-Horn of other locations with observed or perceived flooding issues. On September 25, 2020, the City requested Kimley-Horn prepare a scope to evaluate drainage capacity and prepare conceptual improvements for locations within the areas identified in *Figure 2*.



Figure 2: Future Study Area

Attachments

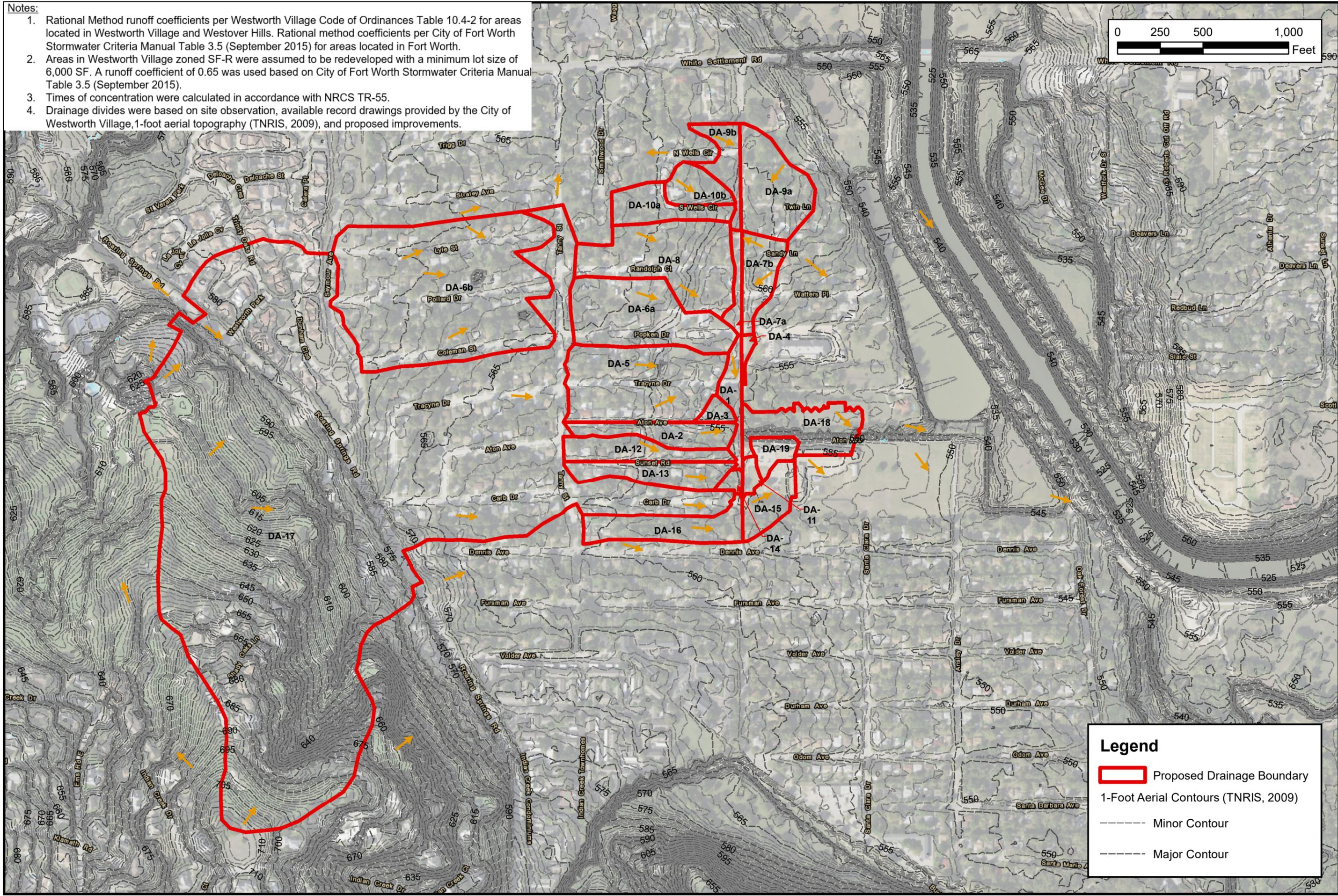
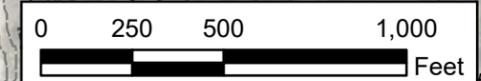
Drainage Area Map

Option 1 – Proposed Burton Hill Storm System Improvements (5-Year)

Option 2 – Proposed Burton Hill Storm System Improvements (100-Year)

Notes:

1. Rational Method runoff coefficients per Westworth Village Code of Ordinances Table 10.4-2 for areas located in Westworth Village and Westover Hills. Rational method coefficients per City of Fort Worth Stormwater Criteria Manual Table 3.5 (September 2015) for areas located in Fort Worth.
2. Areas in Westworth Village zoned SF-R were assumed to be redeveloped with a minimum lot size of 6,000 SF. A runoff coefficient of 0.65 was used based on City of Fort Worth Stormwater Criteria Manual Table 3.5 (September 2015).
3. Times of concentration were calculated in accordance with NRCS TR-55.
4. Drainage divides were based on site observation, available record drawings provided by the City of Westworth Village, 1-foot aerial topography (TNRIS, 2009), and proposed improvements.



Kimley-Horn
 13455 Noel Road, Suite 700
 Dallas, TX 75240
 (972) 710-1900 Phone
 (972) 236-3820 Fax
 Engineering Firm Registration No. E-928



City of Westworth Village, Texas
**Burton Hill Storm Sewer
 Conceptual Improvements**

Proposed Drainage Area Map

Legend

- Proposed Drainage Boundary
- 1-Foot Aerial Contours (TNRIS, 2009)
- Minor Contour
- Major Contour

DATE:	MARCH 2019
DESIGN:	KEP
DRAWN:	CLS
CHECKED:	KEP
KH NO.:	061296007

SHEET
EXH-3



- Notes:**
1. Conceptual improvements proposed in Option 1 increase the capacity of the main trunk lines of Burton Hill storm sewer system such that the 5-year rainfall event is less than 7" at the gutter line.
 2. Design is conceptual in nature and not intended to be used for construction purposes.
 3. Elevations, locations, and sizes of existing underground infrastructure were estimated based on available record drawings, GIS data provided by the City of Westworth Village, and site observations.
 4. Capacity analysis was performed based on fully-developed watershed conditions. It was assumed that areas that are zoned SF-R per the City of Westworth Village Zoning Map dated November 2018 will be redeveloped with a runoff coefficient of 0.65.
 5. Existing underground utility sizes and locations were estimated on limited record data and GIS data provided by the City of Westworth Village. Actual existing underground utility sizes and locations may alter final storm sewer design.
 6. Phasing is assumed to occur in three phases:
 - i. **Phase 1** – Replacing the entire existing channel north of Ansley Dr. and the existing junction box near the intersection of Ansley Dr. and Burton Hill Dr.
 - ii. **Phase 2** – Replacing the entire storm sewer trunk line along Burton Hill Dr. from Carb Dr. to Popken Dr.
 - iii. **Phase 3** – Replacing the entire storm sewer trunk line along Burton Hill Dr. from Popken Dr. to S. Wells Cir.
 7. See other notes provided on the attached OPCCs.

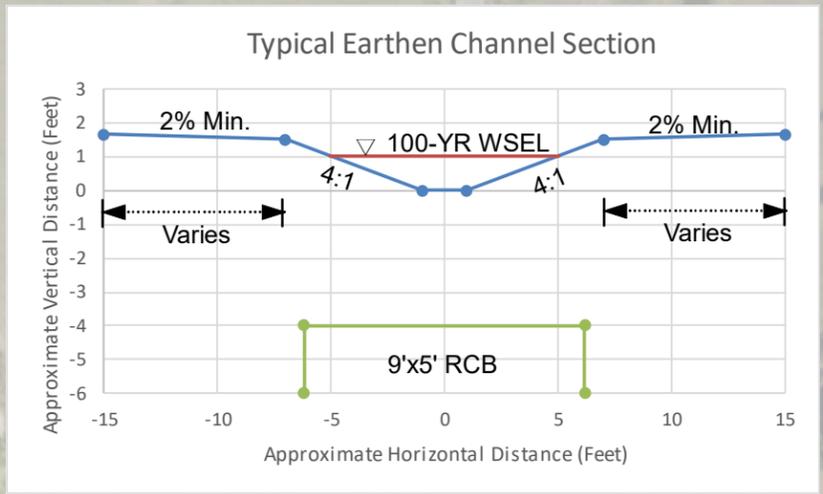
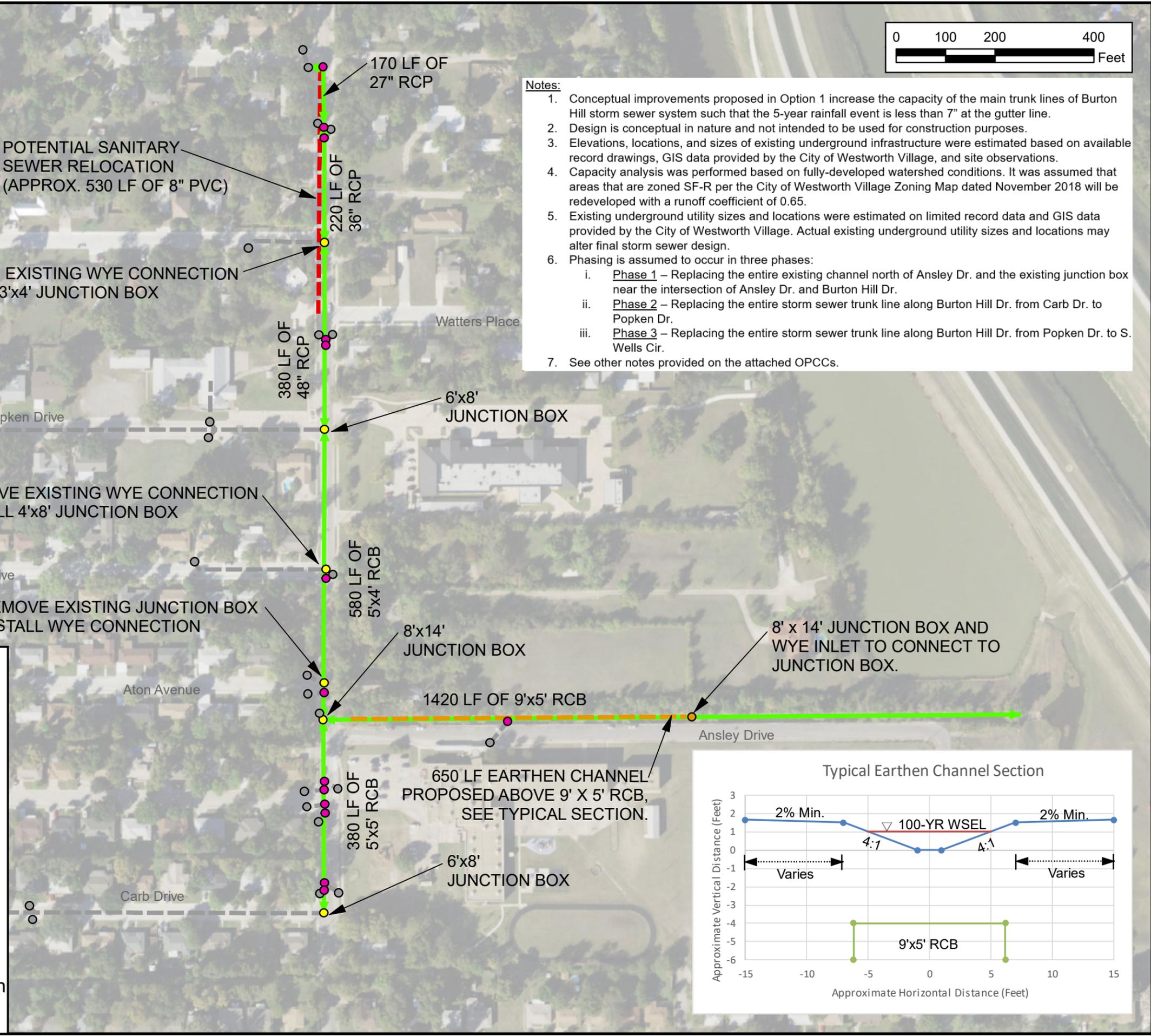
Legend

Structure

- Demo and Replace Wye Connection
- Existing Inlet
- Proposed Wye Inlet with Junction Box
- Demo and Replace with Junction Box

Pipe

- ← Demo and Replace
- Existing
- - - Potential Existing Utility Line Relocation
- - - Construct Earthen Channel



Client: City of Westworth Village, Texas	Date: 3/13/2019
Project: Burton Hill Storm Sewer Conceptual Improvements	Prepared By: CLS
KHA No.: 61296007	Checked By: KEP

Title: OPC - CONCEPTUAL DRAINAGE IMPROVEMENTS: OPTION 1 - PHASE 1 (REPLACING EX. CHANNEL + JUNCTION BOX NEAR ANSLEY DR. & BURTON HILL DR.)

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements					
1	MOBILIZATION	1	LS	\$98,480.00	\$98,480
2	STORM WATER POLLUTION PREVENTION PLAN IMPLEMENTATION AND SUPERVISION	1	LS	\$10,000.00	\$10,000
3	TRAFFIC CONTROL	1	LS	\$10,000.00	\$10,000
4	BARRIER FREE CURB RAMP	1	EA	\$2,000.00	\$2,000
5	DEMO EXISTING REINFORCED CONCRETE PAVEMENT	100	SY	\$10.00	\$1,000
6	DEMO EXISTING CURB AND GUTTER	100	LF	\$17.00	\$1,700
7	8" REINFORCED CONCRETE PAVING	100	SY	\$7.00	\$7,000
8	6" TREATED SUBGRADE	100	SY	\$7.00	\$700
9	MOISTURE CONDITIONED SOIL	100	SY	\$8.00	\$800
10	CONC BOX CULV (9' X 5')	1,420	LF	\$550.00	\$781,000
11	JUNCTION BOX (8FT X 14FT)	2	EA	\$25,000.00	\$50,000
12	WYE INLET	1	EA	\$6,000.00	\$6,000
13	CONNECT EXISTING LATERAL TO PROPOSED STORM SEWER PIPE	1	EA	\$1,500.00	\$1,500
14	CONNECT PIPE TO JUNCTION BOX	2	EA	\$1,500.00	\$3,000
15	DEMO EX JUNCTION BOX	1	EA	\$2,000.00	\$2,000
16	DEMO EX RC PIPE	90	LF	\$15.00	\$1,350
17	DEMO EX CONCRETE LINED CHANNEL	3,100	SY	\$20.00	\$62,000
18	EARTHEN CHANNEL	510	CY	\$15.00	\$7,650
19	TRENCH EXCAVATION PROTECTION	1,420	LF	\$5.00	\$7,100
20	EARTHWORK IMPORT	1,500	CY	\$20.00	\$30,000
Base Bid A - Storm System Improvements Total					\$1,083,280

Basis for Cost Projection:		Subtotal (Base Bid A):	\$1,083,280
<input checked="" type="checkbox"/>	Conceptual Design	Landscaping Allowance (5%, +/-)	\$54,164
<input type="checkbox"/>	Preliminary Design	Construction Contingency (25%, +/-)	\$270,820
<input type="checkbox"/>	Final Design	Total Estimated Construction Cost	\$1,408,264
		Utility Adjustments Contingency (10% ±)	\$140,826
		Total Estimated Construction Cost with Utility Adjustments	\$1,549,090
		Engineering Services (10% Estimated)	\$154,909
		TOTAL:	\$1,703,999

Client: City of Westworth Village, Texas	Date: 3/13/2019
Project: Burton Hill Storm Sewer Conceptual Improvements	Prepared By: CLS
KHA No.: 61296007	Checked By: KEP

Title: OPC - CONCEPTUAL DRAINAGE IMPROVEMENTS: OPTION 1 - PHASE 2 (REPLACING BURTON HILL TRUNK LINE FROM CARB DRIVE TO POPKEN DRIVE)

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements					
1	MOBILIZATION	1	LS	\$78,150.00	\$78,150
2	STORM WATER POLLUTION PREVENTION PLAN IMPLEMENTATION AND SUPERVISION	1	LS	\$10,000.00	\$10,000
3	TRAFFIC CONTROL	1	LS	\$10,000.00	\$10,000
4	DEMO EXISTING REINFORCED CONCRETE PAVEMENT	3,200	SY	\$10.00	\$32,000
5	DEMO EXISTING CURB AND GUTTER	2,000	LF	\$17.00	\$34,000
6	8" REINFORCED CONCRETE PAVING	3,200	SY	\$70.00	\$224,000
7	6" TREATED SUBGRADE	3,200	SY	\$7.00	\$22,400
8	MOISTURE CONDITIONED SOIL	3,200	SY	\$8.00	\$25,600
9	CONC BOX CULV (5' X 4')	580	LF	\$280.00	\$162,400
10	CONC BOX CULV (5' X 5')	380	LF	\$330.00	\$125,400
11	JUNCTION BOX (6FT X 8FT)	2	EA	\$15,000.00	\$30,000
12	CONNECT EXISTING LATERALS TO PROPOSED STORM SEWER PIPE	10	EA	\$1,500.00	\$15,000
13	CONNECT PIPE TO JUNCTION BOX	5	EA	\$1,500.00	\$7,500
14	DEMO EX JUNCTION BOX	2	EA	\$2,000.00	\$4,000
15	DEMO EX RC PIPE	960	LF	\$15.00	\$14,400
16	TRENCH EXCAVATION PROTECTION	960	LF	\$5.00	\$4,800
17	EARTHWORK HAUL OFF	3,000	CY	\$20.00	\$60,000
Base Bid A - Storm System Improvements Total					\$859,650

Basis for Cost Projection:		Subtotal (Base Bid A):	\$859,650
<input checked="" type="checkbox"/>	Conceptual Design	Landscaping Allowance (3%, +/-)	\$25,790
<input type="checkbox"/>	Preliminary Design	Construction Contingency (25%, +/-)	\$214,913
<input type="checkbox"/>	Final Design	Total Estimated Construction Cost	\$1,100,352
		Utility Adjustments Contingency (10% ±)	\$110,035
		Total Estimated Construction Cost with Utility Adjustments	\$1,210,387
		Engineering Services (10% Estimated)	\$121,039
		TOTAL:	\$1,331,426

Client: City of Westworth Village, Texas	Date: 3/13/2019
Project: Burton Hill Storm Sewer Conceptual Improvements	Prepared By: CLS
KHA No.: 61296007	Checked By: KEP

Title: OPMC - CONCEPTUAL DRAINAGE IMPROVEMENTS: OPTION 1 - PHASE 3 (REPLACING BURTON HILL TRUNK LINE FROM POPKEN DRIVE TO S WELLS CIR)

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements					
1	MOBILIZATION	1	LS	\$57,080.00	\$57,080
2	STORM WATER POLLUTION PREVENTION PLAN IMPLEMENTATION AND SUPERVISION	1	LS	\$10,000.00	\$10,000
3	TRAFFIC CONTROL	1	LS	\$10,000.00	\$10,000
4	DEMO EXISTING REINFORCED CONCRETE PAVEMENT	2,700	SY	\$10.00	\$27,000
5	DEMO EXISTING CURB AND GUTTER	1,600	LF	\$17.00	\$27,200
6	8" REINFORCED CONCRETE PAVING	2,700	SY	\$70.00	\$189,000
7	6" TREATED SUBGRADE	2,700	SY	\$7.00	\$18,900
8	MOISTURE CONDITIONED SOIL	2,700	SY	\$8.00	\$21,600
9	RC PIPE (CL III)(27 IN)	200	LF	\$60.00	\$12,000
10	RC PIPE (CL III)(36 IN)	220	LF	\$95.00	\$20,900
11	RC PIPE (CL III)(48 IN)	380	LF	\$180.00	\$68,400
12	CONNECT EXISTING LATERALS TO PROPOSED STORM SEWER PIPE	6	EA	\$1,500.00	\$9,000
13	CONNECT PIPE TO JUNCTION BOX	1	EA	\$1,500.00	\$1,500
14	DEMO EX RC PIPE	800	LF	\$15.00	\$12,000
15	8" PVC (SANITARY SEWER)	530	LF	\$75.00	\$39,750
16	4' DIAMETER SANITARY SEWER MANHOLE	2	EA	\$5,000.00	\$10,000
17	REPLACE 4" SANITARY SEWER SERVICES	9	EA	\$1,500.00	\$13,500
18	REPLACE WATER SERVICES	8	EA	\$2,000.00	\$16,000
19	TRENCH EXCAVATION PROTECTION	800	LF	\$5.00	\$4,000
20	EARTHWORK HAUL OFF	3,000	CY	\$20.00	\$60,000
Base Bid A - Storm System Improvements Total					\$627,830

Basis for Cost Projection:		Subtotal (Base Bid A):	\$627,830
<input checked="" type="checkbox"/> Conceptual Design		Landscaping Allowance (3%, +/-)	\$18,835
<input type="checkbox"/> Preliminary Design		Construction Contingency (25%, +/-)	\$156,958
<input type="checkbox"/> Final Design		Total Estimated Construction Cost	\$803,622
		Utility Adjustments Contingency (10% ±)	\$80,362
		Total Estimated Construction Cost with Utility Adjustments	\$883,985
		Engineering Services (10% Estimated)	\$88,398
		TOTAL:	\$972,383

Client: City of Westworth Village, Texas	Date: 3/13/2019
Project: Burton Hill Storm Sewer Conceptual Improvements	Prepared By: CLS
KHA No.: 61296007	Checked By: KEP

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: OPTION 1 - PHASE 1, PHASE 2, AND PHASE 3

OPCC NOTES (APPLIES TO ALL PHASES):

- 1 Kimley-Horn and Associates, Inc. ("KH" or "Engineer") has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction cost (OPCC) provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. Proposals, bids, and actual construction costs will vary from this OPCC.
- 2 This OPCC is based on limited information, the level of design completeness, and not on final and approved plans. It was also prepared in a limited timeframe to meet the client's schedule. As a result, the Engineer is using certain allowances and approximations to determine the scope, quantities, and costs represented in this OPCC. The Engineer does not consider this information to be accurate and complete, but rather as a general approximation with an unknown amount of error.
- 3 This OPCC is based on a conceptual design dated March 13, 2019, which is attached to this OPCC for reference.
- 4 This OPCC should only be considered complete if the attachments are included.
- 5 This OPCC was prepared without City or jurisdictional agency review and approval of final plans and permits. Therefore, it is subject to change during jurisdictional agency review and approval process.
- 6 Existing facilities may exist in the project area that are unknown and may need to be removed or relocated. Since these are unknown, they are not included in this OPCC.
- 7 This OPCC does not account for inflation.
- 8 Consultant fees, if included, are based on a percentage of construction cost. Actual fees will vary based on the scope of work and effort required. The consultant fees shown hereon do not constitute a proposal.
- 9 The user of this OPCC shall review and approve all quantities, unit costs, and these notes prior to use.
- 10 This OPCC is not a comprehensive and complete list of all development and construction costs. Items not included in this OPCC shall be added by the client.
- 11 This OPCC was prepared for our client and is only to be used by our client.
- 12 Questions regarding this OPCC should be directed the contact person noted above.
- 13 This OPCC does not include costs for these common items:
 - a Jurisdictional fees, application and review fees, zoning fees, permit fees, impact fees, pro-rata fees, assessments, taxes.
 - b Tree impact or mitigation.
 - c Franchise utility locating, extension, relocation, and service fees.
 - d Off-Site improvements unless otherwise noted.
 - e Off-Site easement and right-of-way acquisition.
 - f Environmental site assessments and geotechnical investigations and/or testing.
 - g Construction phasing, surveying and staking.
 - h Construction administration and management.
 - i Payment, performance, and maintenance bonds.
 - j Construction inspection, City inspection fees, KH Construction Phase Services.
 - k Construction phase services
 - l Construction materials testing.
 - m Rock excavation for grading and utility installation.
 - n Unusual or adverse soil conditions.
 - o Groundwater mitigation.
 - p US Army Corps of Engineers coordination or permitting.
 - q Floodplain impact or reclamation.
 - r Irrigation and landscape costs other than noted. Landscape costs only include permanent stabilization of soils with grass.
 - s Landscape and pedestrian amenities.
 - t Surveying fees
 - u Subsurface utility exploration fees
 - v Final pavement or subgrade design.
- 14 Utility adjustment contingency assumes only minor water, gas and telecom facilities. This does not include major infrastructure modifications.
- 15 We haven't evaluated existing curb inlets but we assume they can be reused for this project.
- 16 We assume the property is zoned for the intended use, and changes to zoning, or special use permits will not be required.
- 17 We assume the adjacent water, wastewater, and storm sewer lines are adequate to serve the development, and no off-site main extensions will be required.
- 18 No design or study of off-site improvements to water, wastewater, roadways, traffic signals, or any other utility or improvement is known at this time, and therefore this OPCC does not include costs associated with them.
- 19 Electrical (such as site lighting), structural (such as retaining walls), and site signage is beyond the scope of this OPCC and their costs are not included.
- 20 A detailed earthwork analysis has not been completed at this time. Therefore, this OPCC makes no representation of final earthwork cost to balance, import, export dirt and topsoil.
- 21 We assume the project will not impact United States Army Corps of Engineers jurisdictional areas or other environmentally sensitive areas.

Client: City of Westworth Village, Texas	Date: 3/13/2019
Project: Burton Hill Storm Sewer Conceptual Improvements	Prepared By: CLS
KHA No.: 61296007	Checked By: KEP

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: OPTION 1 - PHASE 1, PHASE 2, AND PHASE 3

- 22 We assume access improvements are limited to driveway connections only, and reconstruction of adjacent roadways will not be required. Deceleration/Acceleration or modifications to existing medians for left-turn lanes will not be required.
- 23 Driveway access locations have not been confirmed by City or TxDOT.
- 24 KH has been provided limited record information and instructed to use it for our work. KH will not be liable for errors or omissions in our work that were contributed to by errors or omissions in the survey.
- 25 A Site Investigation Report has not been prepared or used for this OPCC.
- 26 Surface Water Rights issues have not been reviewed.
- 27 Title Report or Commitment and its supporting documents have not been provided or reviewed.



- Notes:**
1. Conceptual improvements proposed in Option 2 increase the capacity of the main trunk lines of Burton Hill storm sewer system such that the 100-year rainfall event is contained within the right-of-way.
 2. Design is conceptual in nature and not intended to be used for construction purposes.
 3. Elevations, locations, and sizes of existing underground infrastructure were estimated based on available record drawings, GIS data provided by the City of Westworth Village, and site observations.
 4. Capacity analysis was performed based on fully-developed watershed conditions. It was assumed that areas that are zoned SF-R per the City of Westworth Village Zoning Map dated November 2018 will be redeveloped with a runoff coefficient of 0.65.
 5. Existing underground utility sizes and locations were estimated on limited record data and GIS data provided by the City of Westworth Village. Actual existing underground utility sizes and locations may alter final storm sewer design.
 6. Phasing is assumed to occur in three phases:
 - i. Phase 1 – Replacing the entire existing channel north of Ansley Dr. and the existing junction box near the intersection of Ansley Dr. and Burton Hill Dr.
 - ii. Phase 2 – Replacing the entire storm sewer trunk line along Burton Hill Dr. from Carb Dr. to Popken Dr.
 - iii. Phase 3 – Replacing the entire storm sewer trunk line along Burton Hill Dr. from Popken Dr. to S. Wells Cir.
 7. See other notes provided on the attached OPCCs.

Kimley-Horn
 13455 Noel Road, Suite 700
 Dallas, TX 75240
 (972) 710-1300 Phone
 (972) 236-3820 Fax
 Engineering Firm Registration No. E-928

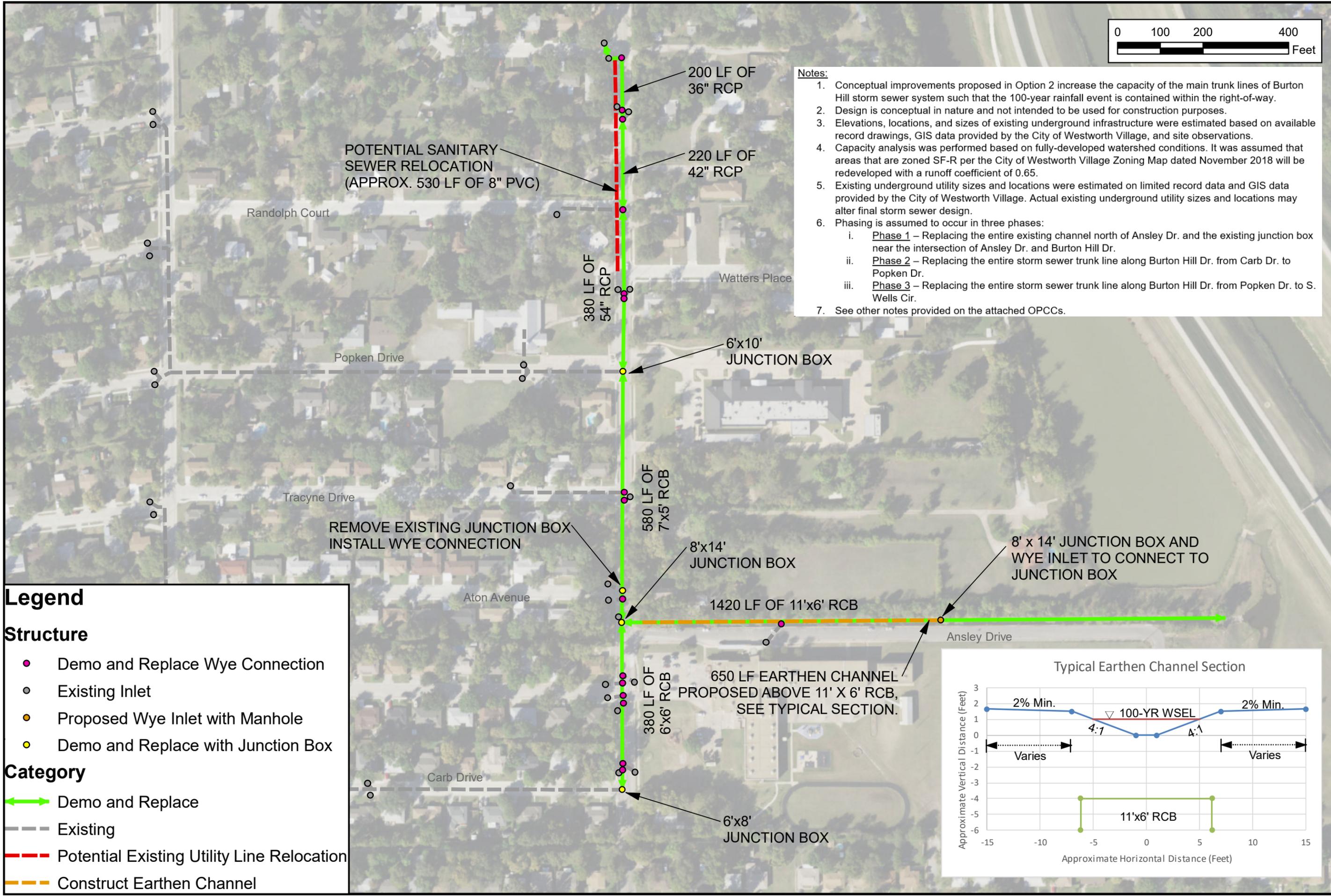


City of Westworth Village, Texas
Burton Hill Storm Sewer
Conceptual Improvements

Option 2
Proposed Burton Hill Storm
System Improvements (100-Year)

DATE:	MARCH 2019
DESIGN:	KEP
DRAWN:	CLS
CHECKED:	KEP
KH NO.:	061296007

SHEET
EXH-2



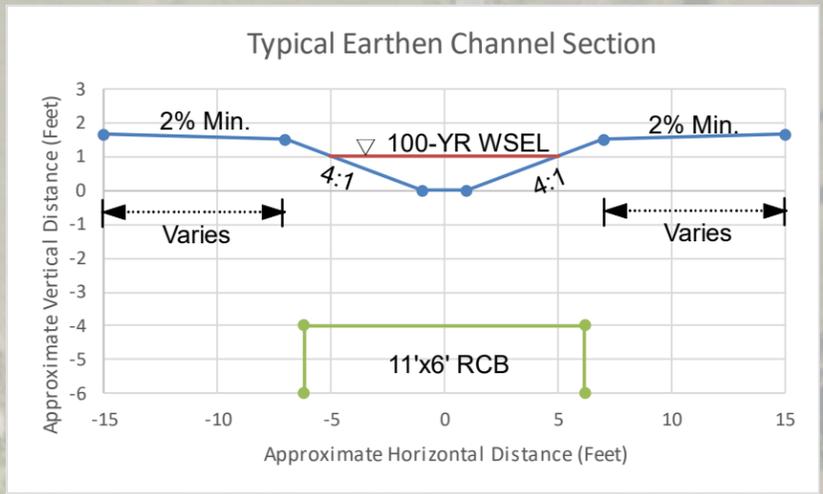
Legend

Structure

- Demo and Replace Wye Connection
- Existing Inlet
- Proposed Wye Inlet with Manhole
- Demo and Replace with Junction Box

Category

- ← Demo and Replace
- Existing
- - - Potential Existing Utility Line Relocation
- Construct Earthen Channel



K:\DAL_Hydro\061296007_WWV_Burton Hill\GIS\10.5.1_Exhibits_Detailed Option 2 Proposed Improvements.mxd

Client: City of Westworth Village, Texas	Date: 3/13/2019
Project: Burton Hill Storm Sewer Conceptual Improvements	Prepared By: CLS
KHA No.: 61296007	Checked By: KEP

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: OPTION 2 - PHASE 1 (REPLACING EX. CHANNEL + JUNCTION BOX NEAR ANSLEY DR. & BURTON HILL DR.)

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements					
1	MOBILIZATION	1	LS	\$133,980.00	\$133,980
2	STORM WATER POLLUTION PREVENTION PLAN IMPLEMENTATION AND SUPERVISION	1	LS	\$10,000.00	\$10,000
3	TRAFFIC CONTROL	1	LS	\$10,000.00	\$10,000
4	BARRIER FREE CURB RAMP	1	EA	\$2,000.00	\$2,000
5	DEMO EXISTING REINFORCED CONCRETE PAVEMENT	100	SY	\$10.00	\$1,000
6	DEMO EXISTING CURB AND GUTTER	100	LF	\$17.00	\$1,700
7	8" REINFORCED CONCRETE PAVING	100	SY	\$70.00	\$7,000
8	6" TREATED SUBGRADE	100	SY	\$7.00	\$700
9	MOISTURE CONDITIONED SOIL	100	SY	\$8.00	\$800
10	CONC BOX CULV (11' X 6')	1,420	LF	\$800.00	\$1,136,000
11	JUNCTION BOX (8FT X 14FT)	2	EA	\$25,000.00	\$50,000
12	WYE INLET	1	EA	\$6,000.00	\$6,000
13	CONNNECT EXISTING LATERAL TO PROPOSED STORM SEWER PIPE	1	EA	\$1,500.00	\$1,500
14	CONNECT PIPE TO JUNCTION BOX	2	EA	\$1,500.00	\$3,000
15	DEMO EX JUNCTION BOX	1	EA	\$2,000.00	\$2,000
16	DEMO EX RC PIPE	90	LF	\$15.00	\$1,350
17	DEMO EX CONCRETE LINED CHANNEL	3,100	SY	\$20.00	\$62,000
18	EARTHEN CHANNEL	510	CY	\$15.00	\$7,650
19	TRENCH EXCAVATION PROTECTION	1,420	LF	\$5.00	\$7,100
20	EARTHWORK IMPORT	1,500	CY	\$20.00	\$30,000
Base Bid A - Storm System Improvements Total					\$1,473,780

Basis for Cost Projection:		Subtotal (Base Bid A):	\$1,473,780
<input checked="" type="checkbox"/>	Conceptual Design	Landscaping Allowance (5%, +/-)	\$73,689
<input type="checkbox"/>	Preliminary Design	Construction Contingency (25%, +/-)	\$368,445
<input type="checkbox"/>	Final Design	Total Estimated Construction Cost	\$1,915,914
		Utility Adjustments Contingency (10% ±)	\$191,591
		Total Estimated Construction Cost with Utility Adjustments	\$2,107,505
		Engineering Services (10% Estimated)	\$210,751
TOTAL:			\$2,318,256

Client:	City of Westworth Village, Texas	Date:	3/13/2019
Project:	Burton Hill Storm Sewer Conceptual Improvements	Prepared By:	CLS
KHA No.:	61296007	Checked By:	KEP

Title: OPGC - CONCEPTUAL DRAINAGE IMPROVEMENTS: **OPTION 2 - PHASE 2 (REPLACING BURTON HILL TRUNK LINE FROM CARB DRIVE TO POPKEN DRIVE)**

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements					
1	MOBILIZATION	1	LS	\$88,270.00	\$88,270
2	STORM WATER POLLUTION PREVENTION PLAN IMPLEMENTATION AND SUPERVISION	1	LS	\$10,000.00	\$10,000
3	TRAFFIC CONTROL	1	LS	\$10,000.00	\$10,000
4	DEMO EXISTING REINFORCED CONCRETE PAVEMENT	3,200	SY	\$10.00	\$32,000
5	DEMO EXISTING CURB AND GUTTER	2,000	LF	\$17.00	\$34,000
6	8" REINFORCED CONCRETE PAVING	3,200	SY	\$70.00	\$224,000
7	6" TREATED SUBGRADE	3,200	SY	\$7.00	\$22,400
8	MOISTURE CONDITIONED SOIL	3,200	SY	\$8.00	\$25,600
9	CONC BOX CULV (7' X 5')	580	LF	\$400.00	\$232,000
10	CONC BOX CULV (6' X 6')	380	LF	\$400.00	\$152,000
11	JUNCTION BOX (6FT X 8FT)	1	EA	\$15,000.00	\$15,000
12	JUNCTION BOX (6FT X 10FT)	1	EA	\$20,000.00	\$20,000
13	CONNNECT EXISTING LATERALS TO PROPOSED STORM SEWER PIPE	10	EA	\$1,500.00	\$15,000
14	CONNECT PIPE TO JUNCTION BOX	5	EA	\$1,500.00	\$7,500
15	DEMO EX JUNCTION BOX	2	EA	\$2,000.00	\$4,000
16	DEMO EX RC PIPE	960	LF	\$15.00	\$14,400
17	TRENCH EXCAVATION PROTECTION	960	LF	\$5.00	\$4,800
18	EARTHWORK HAUL OFF	3,000	CY	\$20.00	\$60,000
Base Bid A - Storm System Improvements Total					\$970,970

Basis for Cost Projection:		Subtotal (Base Bid A):	\$970,970
<input checked="" type="checkbox"/>	Conceptual Design	Landscaping Allowance (3%, +/-)	\$29,129
<input type="checkbox"/>	Preliminary Design	Construction Contingency (25%, +/-)	\$242,743
<input type="checkbox"/>	Final Design	Total Estimated Construction Cost	\$1,242,842
		Utility Adjustments Contingency (10% ±)	\$124,284
		Total Estimated Construction Cost with Utility Adjustments	\$1,367,126
		Engineering Services (10% Estimated)	\$136,713
		TOTAL:	\$1,503,838

Client: City of Westworth Village, Texas	Date: 3/13/2019
Project: Burton Hill Storm Sewer Conceptual Improvements	Prepared By: CLS
KHA No.: 61296007	Checked By: KEP

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: OPTION 2 - PHASE 3 (REPLACING BURTON HILL TRUNK LINE FROM POPKEN DRIVE TO S WELLS CIR)

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Base Bid A - Storm System Improvements					
1	MOBILIZATION	1	LS	\$60,450.00	\$60,450
2	STORM WATER POLLUTION PREVENTION PLAN IMPLEMENTATION AND SUPERVISION	1	LS	\$10,000.00	\$10,000
3	TRAFFIC CONTROL	1	LS	\$10,000.00	\$10,000
4	DEMO EXISTING REINFORCED CONCRETE PAVEMENT	2,700	SY	\$10.00	\$27,000
5	DEMO EXISTING CURB AND GUTTER	1,600	LF	\$17.00	\$27,200
6	8" REINFORCED CONCRETE PAVING	2,700	SY	\$70.00	\$189,000
7	6" TREATED SUBGRADE	2,700	SY	\$7.00	\$18,900
8	MOISTURE CONDITIONED SOIL	2,700	SY	\$8.00	\$21,600
9	RC PIPE (CL III)(36 IN)	200	LF	\$95.00	\$19,000
10	RC PIPE (CL III)(42 IN)	220	LF	\$130.00	\$28,600
11	RC PIPE (CL III)(54 IN)	380	LF	\$230.00	\$87,400
12	CONNECT EXISTING LATERALS TO PROPOSED STORM SEWER PIPE	6	EA	\$1,500.00	\$9,000
13	CONNECT PIPE TO JUNCTION BOX	1	EA	\$1,500.00	\$1,500
14	DEMO EX RC PIPE	800	LF	\$15.00	\$12,000
15	8" PVC (SANITARY SEWER)	530	LF	\$75.00	\$39,750
16	4' DIAMETER SANITARY SEWER MANHOLE	2	EA	\$5,000.00	\$10,000
17	REPLACE 4" SANITARY SEWER SERVICES	9	EA	\$1,500.00	\$13,500
18	REPLACE WATER SERVICES	8	EA	\$2,000.00	\$16,000
19	TRENCH EXCAVATION PROTECTION	800	LF	\$5.00	\$4,000
20	EARTHWORK HAUL OFF	3,000	CY	\$20.00	\$60,000
Base Bid A - Storm System Improvements Total					\$664,900

Basis for Cost Projection:		Subtotal (Base Bid A):	\$664,900
<input checked="" type="checkbox"/>	Conceptual Design	Landscaping Allowance (3%, +/-)	\$19,947
<input type="checkbox"/>	Preliminary Design	Construction Contingency (25%, +/-)	\$166,225
<input type="checkbox"/>	Final Design	Total Estimated Construction Cost	\$851,072
		Utility Adjustments Contingency (10% ±)	\$85,107
		Total Estimated Construction Cost with Utility Adjustments	\$936,179
		Engineering Services (10% Estimated)	\$93,618
		TOTAL:	\$1,029,797

Client: City of Westworth Village, Texas	Date: 3/13/2019
Project: Burton Hill Storm Sewer Conceptual Improvements	Prepared By: CLS
KHA No.: 61296007	Checked By: KEP

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: OPTION 2- PHASE 1, PHASE 2, AND PHASE 3

OPCC NOTES (APPLIES TO ALL PHASES):

- 1 Kimley-Horn and Associates, Inc. ("KH" or "Engineer") has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction cost (OPCC) provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. Proposals, bids, and actual construction costs will vary from this OPCC.
- 2 This OPCC is based on limited information, the level of design completeness, and not on final and approved plans. It was also prepared in a limited timeframe to meet the client's schedule. As a result, the Engineer is using certain allowances and approximations to determine the scope, quantities, and costs represented in this OPCC. The Engineer does not consider this information to be accurate and complete, but rather as a general approximation with an unknown amount of error.
- 3 This OPCC is based on a conceptual design dated March 13, 2019, which is attached to this OPCC for reference.
- 4 This OPCC should only be considered complete if the attachments are included.
- 5 This OPCC was prepared without City or jurisdictional agency review and approval of final plans and permits. Therefore, it is subject to change during jurisdictional agency review and approval process.
- 6 Existing facilities may exist in the project area that are unknown and may need to be removed or relocated. Since these are unknown, they are not included in this OPCC.
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Client: City of Westworth Village, Texas	Date: 3/13/2019
Project: Burton Hill Storm Sewer Conceptual Improvements	Prepared By: CLS
KHA No.: 61296007	Checked By: KEP

Title: OPCC - CONCEPTUAL DRAINAGE IMPROVEMENTS: OPTION 2- PHASE 1, PHASE 2, AND PHASE 3
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- 24 KH has been provided limited record information and instructed to use it for our work. KH will not be liable for errors or omissions in our work that were contributed to by errors or omissions in the survey.
- 25 A Site Investigation Report has not been prepared or used for this OPCC.
- 26 Surface Water Rights issues have not been reviewed.
- 27 Title Report or Commitment and its supporting documents have not been provided or reviewed.

EXHIBIT C - Outstanding Permit Report



Impervious Surface

Address	Permit Date	Old Sq ft	New Sq ft
5801 Carb Dr	03/13/19	1977	3543
5841 Straley Ave	03/13/19	0	3699
5880 Tracyne Dr	04/16/19	1584	3432
5845 Coleman St	04/09/19	1524	3002
5801 Aton Ave	05/13/19	1632	3218
5836 Carb Dr	06/17/19	1621	3853
5868 Pollard Dr	07/02/19	1824	3706
5864 Pollard Dr	07/03/19	1852	3532
5725 Randolph Ct	07/29/19	1761	3962
5868 Lyle St	07/23/19	1484	3706
5813 Pollard Dr	08/12/19	1452	3793
5626 Oaks Ln	09/03/19	0	4068
5820 Trigg Dr	10/24/19	1764	3850
5860 Pollard Dr	10/07/19	1738	3903
5813 Carb Dr	10/24/19	1853	3845
5602 Oaks Ln	01/16/20	0	3758
149 Magnolia Ln	11/19/19	0	4092
241 Magnolia Ln	01/09/20	0	3617
121 Magnolia Ln	01/29/20	0	4059
125 Magnolia Ln	01/29/20	0	3938
129 Magnolia Ln	01/29/20	0	4093
133 Magnolia Ln	01/29/20	0	4078
5624 Oaks Ln	03/04/20	0	3824
5604 Oaks Ln	03/19/20	0	3962
5610 Oaks Ln	07/27/20	0	3829
5821 Trigg Dr	08/05/20	1526	3313
5865 Straley Ave	09/14/20	1536	3413
5606 Oaks Ln	09/15/20	0	3936
301 Magnolia Ln	10/01/20	0	1200
Total Impervious Surface		25128	106224



PUBLIC HEARING #2 of 2 on: Public Hearing to receive citizen comments and input on a proposed moratorium on the acceptance of applications or the issuance of permits for residential property development in the SF-R districts of the City of Westworth Village. *(The first public hearing was held on October 2 at 6:00pm by the Planning and Zoning Commission. The temporary moratorium took effect on October 5th.)*

History:

At the beginning of 2019 the city requested Kimley Horn review the Burton Hill storm drainage system, as part of a capital improvement and emergency management planning and review process. In March, Kimley Horn finalized their report, which concluded the existing system was insufficient for the 5 and 100-year floods. The scope of this study was restricted to the 5 and 100-year calculations on only two storm sewer main trunk lines and excluded laterals and inlets.

A citywide survey was conducted in October of 2019 and the results, attached hereto as Exhibit "A," were reviewed in December 2019. "Water drainage, including run off and stormwater" was the issue most identified by citizens in their neighborhood. The three streets with the most complaints were Pecan, Pollard and Tracyne; however, 15 other streets in the SF-R zoning district had multiple residents report drainage problems in their neighborhood.

City staff continued to review options to mitigate drainage issues, including:

1. Suggesting modifications to the City Ordinances regarding construction activities by implementing a stop work order process for sites that do not properly install silt fencing. In addition, the Ordinance Committee and City Council passed additional changes to the building codes requiring drainage plans on any building permits that modified the impervious surface area or volume of water runoff.
2. Implemented a multi-department internal review of construction permits, further ensuring that all possible drainage issues would be mitigated.
3. The City does not collect a storm drainage impact fee. Therefore, there is no impact fee revenue available to allocate to address the facility need. Kimley Horn has been asked for a proposal to complete a full review of all the storm sewer main trunks, laterals, and inlets in the SF-R zoning district.

Recommendation:

It is the staff's recommendation that the City Council implement a 120-day moratorium on the acceptance of applications or the issuance of permits for residential property development in the SF-R district that would result in an increase to the impervious surface of a lot. The law outlines a very strict implementation process for such a moratorium. This process must be completed in 12 days as detailed below:

Date – Action

- 10/01 – Publication of notice posted on the 4th day before the date of the first public hearing held by Planning and Zoning Commission
- 10/02 – P&Z Meeting - First public hearing**
- 10/05 – Temporary moratorium takes effect

10/05 – Publication of notice posted on the 4th day before the date of the second public hearing and first ordinance reading to be held by City Council

10/09 – Special Council Meeting - Second public hearing; first council reading of the ordinance (at least four days prior to the regular council meeting)

10/10 – Publication of notice of City Council meeting in compliance with Open Meetings Act

10/13 – Regular Council Meeting; second ordinance reading, followed by council action. If ordinance is not adopted, the temporary moratorium will end. If it is adopted, the moratorium will continue up to 120 days, unless additional council action is taken to end or extend it.

This process will allow time to conduct the study and continue to take mitigating actions without exacerbating the identified and worsening storm drainage issue.

As always, I will be happy to answer any questions or concerns regarding this process. I can be contacted at 817-710-2526 or via email at bbarrett@cityofwestworth.com.

Brandy Barrett, TRMC
City Secretary

Exhibit "A - Survey Results"

City-wide Survey Results

December 2019

Survey general information:

Four sections:

1. City Ordinances, Zoning and Public Safety
2. Budget and Taxes
3. Parks, Golf and Recreation
4. Community/Information

871 surveys were sent out each with a self addressed stamped envelope

- 721 Westworth Residents
- 75 to Hawks Creek Apartments Lobby
- 75 to Westmore Senior Center

163 surveys were returned

- 145 returned and data logged
- 18 returned as “vacant” by the post office
- 0 returned by Hawks Creeks Apartments and Westmore Senior Center

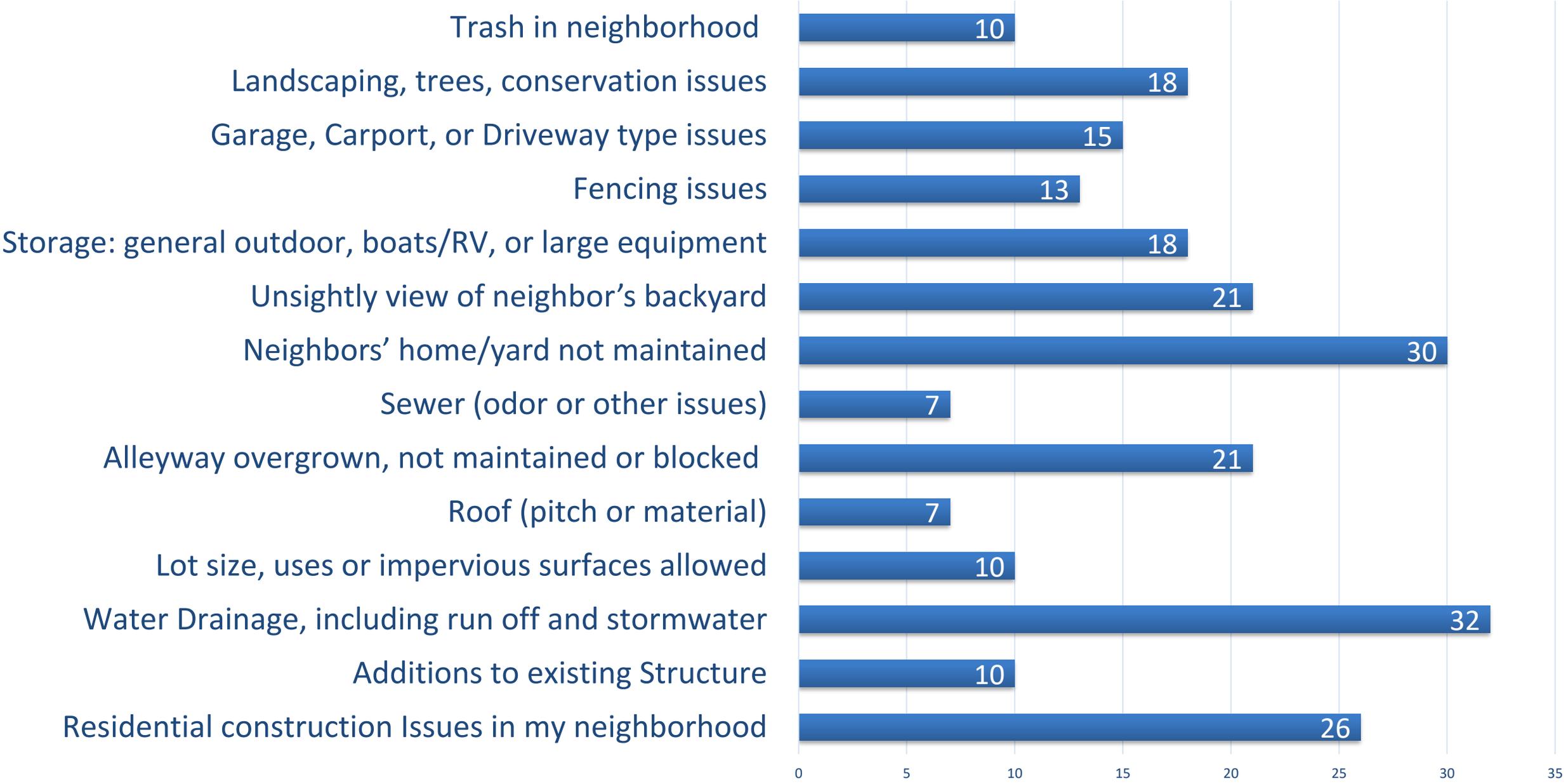
Ordinance, Zoning and Public Safety Section

City Ordinances, Zoning and Public Safety:

Westworth Village ordinances and comprehensive zoning plans are available online or at city hall. They promote the overall health, safety, and development of the city and must be compliant with state laws.

Regarding your private property (home, storage and yard) please check “✓” the top 5 issues you face from the list below. If you have an issue not listed, please add it at the bottom in the “Other” box.					
26	Residential construction issues in my neighborhood	30	Neighbors’ home/yard not maintained	7	Crime in my neighborhood
10	Additions to existing structure	21	Unsightly view of neighbor’s backyard	48	Light in neighborhood (insufficient or excessive)
32	Water drainage, including run off and stormwater	18	Storage: general outdoor, boats/RV, or large equipment	14	Noise in neighborhood
10	Lot size, uses or impervious surfaces allowed	13	Fencing issues	36	Parking on my street
7	Roof (pitch or material)	15	Garage, Carport, or Driveway type issues	47	Speeding on my street
21	Alleyway overgrown, not maintained or blocked	18	Landscaping, trees, conservation issues	13	Pedestrian safety
7	Sewer (odor or other issues)	10	Trash in neighborhood	21	Dangerous intersections or roadway
Other:					
				YES	NO
1. Would you attend a town hall meeting regarding the ordinances that govern all construction projects in the city?				99	36
2. Are you pleased with the changes taking place in your neighborhood?				89	38
3. Are you pleased with Westworth Village’s overall direction?				92	33

Ordinance and Zoning Issues



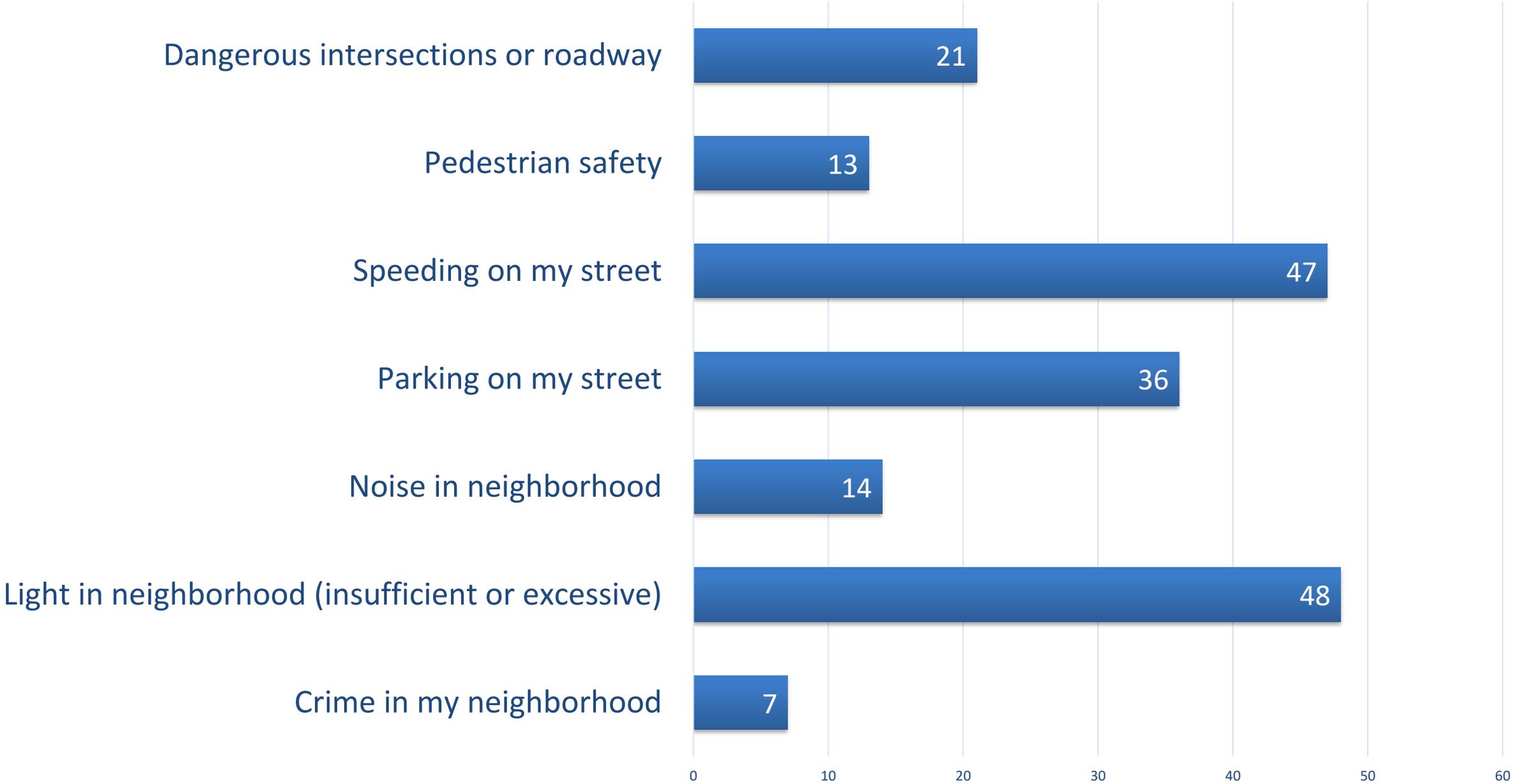
Streets reporting issues (streets with highest numbers in red)

Residential Construction Issues	Additions to existing Structure	Water Drainage, including run off and stormwater	Lot size, uses or impervious surfaces allowed	Roof (pitch or material)	Alleyway overgrown, not maintained or blocked	Sewer (odor or other issues)
Aton	Carb	Calera	Carb	Carb	Carb	Carb
Carb	Kay	Carb	Kay	Kay	Coleman	Pecan
Fairway	Pecan	Fairway	Popken	N Wells	N Wells	Watters
Kay	S Wells	Kay	S Wells	Sky	Pollard	Westworth Falls
Koldin	Smallwood	Leonard	Tracyne	Tracyne	Popken	WWBLVD
Lyle	Tracyne	Lyle	Trigg	Trigg	Straley	Wyndham
Pecan	Trigg	Magnolia			Tracyne	
Pollard		Monterra			Trigg	
Popken		Pecan				
St Veran		Pollard				
Straley		Popken				
Sunset		Sky				
Tracyne		St Veran				
Trigg		Straley				
Watters		Tracyne				
		Trigg				
		Westworth Falls				
		Wyndham				

Streets reporting issues (streets with highest numbers in red)

Neighbors' home/yard not maintained	Unightly view of neighbor's backyard	Storage: general outdoor, boats/RV, or large equipment	Fencing issues	Garage, Carport, or Driveway type issues	Landscaping, trees, conservation issues	Trash in neighborhood
Aton	Aton	Calera	Carb	Aton	Carb	Dunham
Coleman	Coleman	Dunham	Coleman	Carb	Koldin	Koldin
Dunham	Koldin	La Jolla	Fairway	Leonard	Monterra	Lyle
Koldin	Lyle	Lyle	Pecan	Pecan	N Wells	Pollard
Lyle	Pecan	Magnolia	Pollard	Popken	Pecan	Popken
Magnolia	Popken	Pecan	Randolph	S Wells	Straley	Randolph
N Wells	S Wells	Pollard	Straley	Straley	Tracyne	Straley
Pecan	Straley	Popken	Tracyne	Tracyne	Trigg	Tracyne
Popken	Tracyne	Straley	Trigg	Trigg	Trinity Oaks	Trigg
S Wells	Trigg	Tracyne	Waggoner		Wyndham	
Sky	Twin	Trigg				
Straley						
Tracyne						
Trigg						
Twin						
Watters						

Public Safety Issues



Streets reporting issues
(streets with highest
numbers in red)

Crime in my neighborhood	Light in neighborhood (insufficient or excessive)	Noise in neighborhood	Parking on my street	Speeding on my street	Pedestrian safety	Dangerous intersections or roadway
Carb	Aton	Aton	Aton	Aton	Deloache	Carb
Lyle	Burton Hill	Calera	Carb	Burton Hill	Fairway	Coleman
N Wells	Calera	Fairway	Deloache	Carb	Koldin	Deloache
Pecan	Carb	Koldin	La Jolla	Coleman	La Jolla	Fairway
River Trail	Coleman	Lyle	Leonard	Deloache	Magnolia	Koldin
WWBLVD	Deloache	River Trail	Lyle	Koldin	N Wells	Leonard
Wyndham	Fairway	Straley	N Wells	Leonard	Randolph	Lyle
	Kay	Tracyne	Pecan	Lyle	Trigg	Magnolia
	Koldin	Trigg	Pollard	N Wells	Waggoner	Pecan
	La Jolla		River Trail	Pecan	Wyndham	Pollard
	Leonard		Straley	Pollard		Popken
	Lyle		Sunset	Popken		Tracyne
	N Wells		Tracyne	Randolph		Trigg
	Pecan		Trigg	Straley		WWBLVD
	Pollard		Waggoner	Sunset		
	Popken		Watters	Tracyne		
	Pumphrey		Wyndham	Trigg		
	Randolph			Trinity Oaks		
	Sky			Waggoner		
	Smallwood			Wyndham		
	Straley					
	Sunset					
	Tracyne					
	Trigg					
	Twin					
	Waggoner					
	Watters					
	Wyndham					

Other comments made in this section:

1. Supervise how cars speed on Burton Hill Rd, esp. in front of city hall/Police. Maybe we need speed bumps down this way? Or speed display.
2. Deactivate red light in front of Burton Hill School when school is not in session.
1. Tasteful carports to protect your car from weather help all of us and helps get everybody insurance cost down. Carports help in 100 degree weather and 0 degree weather for old and young citizens.
2. The crash history on Carb-Tracyne, Roaring Springs intersection requires a turn lane or something. There are a lot of homes on both sides of Roaring Springs that weren't built there years ago therefore, a turn lane could go to the left or right for driver's to turn.
3. This is the other end of the "so called" trail system that goes NO WHERE for people on bicycles and wheelchairs. It's actually a sidewalk and there are steps and no ramp for them to use and they have to use the roads to go down or across. Meanwhile cars are rushing down Roaring Springs and sometimes bikers are in the middle of the road while cars are trying to turn. There are residents trying to back out of their homes and also an alley exit there at this intersection at the foot of the hill. Safety is important to all of us and this area is dangerous.

All of the forgoing are issues somewhere in the city and I'm very pleased to see the new ordinances to address these issues and make our city a beautiful, safe and inviting city.

Alleyway issue may be resolved by now. There was a mimosa branch hanging from one side of the alleyway to the other. Water drainage from new homes (the roof) needs to be resolved. It has caused some folks "smaller homes" to have flooding issues. (Happy with neighborhood and direction of city - as long as homeowners originally here are able to stay and not have to come up to code for various issues)

alleyways are too narrow, there has been a fast increase of gated communities over the last few years - are these gated communities really necessary for our city?

As a resident and homeowner on Pecan Dr we would like interaction with city govt. (zoning), development of the Kite farm and Core of Engineers (esp. with flooding control issues)

Commercial buildings - uses, bordering residential, walls, fences, lighting, noise

Commercial construction on HWY 183 - many have received code variance (such as Dairy Queen) impacting residential neighborhoods

Concerned that city is trying to implement too stern of a HOA style ordinance for older home in older sections of town.

Other comments made in this section:

Dennis needs to clear alley badly, trim power line trees

Excess, increasing traffic on Roaring Springs Rd, top issue is the congestion/traffic on R.S. Magnolia - too dense; prices too high for the value, this was bad zoning. Please do not repeat this.

Excessive light from lamp post in Westworth Falls, light should go downward, not out.

Excessive lighting

Feral cats

Houses that do not look in habitable

I can't drive at night.

I have called code enforcement multiple time for obvious violations that your employees this easily if they look at all property. Slow for enforcement - not happy

I have to add lighting to this, it would be nice for lights between main streets; Roof rules to keep strict pitch (side streets); Neighbors that keep a running junk yard and garage sales often junk visible to Burton Hill Side, Back yards junk not visible to street; Building rules too strict; Too many fees for remodeling your house to improve; Too many rules for remodeling; low hanging branches into the roads

I live on Sunset. Busses speed by daily (school busses)

Intersection of Burton Hill and White Settlement is really dark

I've called about a car full of junk and get no results, REDACTED ADDRESS been in driveway for a long time.

Leonard Trail and Roaring Springs intersection very dangerous, needs lighting and stop light. Other plantings in center of Fairway Drive (between Panera and Canes) looked awful for many many months spring-summer 2019. Lovely plantings but overgrown with weeds, very embarrassing for our city.

My biggest concern is with Ordinances which seem to favor a "wealthy" home owner, meaning the affordable housing in the neighborhood is being systematically replaced by homes costing \$450k+. And as a current homeowner who maintains their home, the restrictions on adjusting my current home have become unfavorable and unrealistic for middle class families to better their homes w/o drastically changing their current home.

Other comments made in this section:

Need flashing sign at Tanny and Popken

Need our streets cleaned more often and slow down traffic when school is in a must - safety for all

Neighbors treating with chemicals / do not use any

Neighbors who park vehicles on their grass all the time and have high volume morning traffic because they run a business out of their home.

New Ordinances will not allow use to upgrade our current residence. Our backyard neighbors on Sky Acres and has allowed overgrowth to their backyard. This has been addressed with city officials with negative response. Our carport structure has been damaged by falling limbs and upgrades not allowed to facilitate additional storage.

New owners need to mow the weeds on REDACTED NAME property. They're as high as the fence in some places. If nothing else then the perimeter as close to the fence would suffice. Dogs at large (defecating in yards, big problem) I've got flood pictures from heavy rains if city manager needs reference points. Too many people.

No issues

No issues

No Issues

Noise from 183 late night traffic and speeding; too many cars parked in street and in driveways

Noise in neighborhood referring to multiple dogs that bark constantly and at early morning hours.

None

None in our immediate area

Nuisance barking and aggressive dogs

Our neighbors livestock, though after calling the Police, this may be dealt with.

Overall, I am quite happy.

Overpriced and invasive cost imposed by code enforcement. Want to upgrade your windows? Nope, not without the city charging you \$125 for a 5 minute inspection of the new windows - why? Who knows. People parking old cars in front of houses or in their driveways for years. These cars have no up to date inspections. City telling citizens how large their house has to be if they simply want to add a bedroom or a bathroom.

Other comments made in this section:

Parking in grass and construction time and dog barking

Paving on Roaring Springs

Pet Care: too many pets in backyards

Really not any issues, however, King's Creek from Roaring Creek to Trinity River should be cleared of debris to insure that a massive rain would not cause back up to flood Westworth Park.

Recycling. We need smaller trash cans and bigger recycling bins with lids. One day a week trash pick up is plenty. A yard waste compost service would be nice. Also our street is a river when it rains. The neighborhoods above us don't appear to have storm drainage.

Redevelopment driving loss of affordable housing and excessive stormwater runoff

Safety on trinity trail, parking near street corners on both sides of the road creating danger path for 2-way traveling vehicles - parking on curves of roads by vehicles especially large ones that obstruct view, specific example van that parks on Tracyne curve

Sewer isn't available at my house, yet I pay a sewer fee, the traffic lights on 183 aren't synced for traffic flow. The lights cause backup with are dangerous. Trespassers

Should do more to promote conservation and beautification

Small lake area behind PD smells like sewer

Someone needs to enforce the current city codes!

Speeding in alley

Speeding on the interior of the city on residential streets

Speeding on Westworth Blvd, clearing visuals entering Westworth Blvd

The speeding on Popken has been pretty bad lately. People are constantly running the 4-way stop sign on Tanny. The panhandling on Westworth Blvd is out of control as well as at Walmart and Lowes

The stop sign at Carb Dr was removed and cars do use this street as a thoroughfare and move fast. The entrance onto Roaring Springs has become increasingly hard to enter. Could a stop light be considered?

Other comments made in this section:

There are no issues that trouble me.

These concerns are not in my specific neighborhood (Westworth Park) but they are present in Westworth Village

To many cars, parked in the street, difficult to drive down the street when you can't see anything, often times, there are cars parked on both sides making room for only one car to pass, forcing one car to back up for the other to pass. Construction crews take up too much room!

Too much commercial development encroachment

Trees in alleyways not originating on homeowners side of fence line/property line should be maintained by the city. Trees on Ft Worth limits responsibility of their forestry dept. Trees in power lines should be dealt with by ONCOR or their contractors. Telecom companies failing to maintain their lines. Fencing was damaged by contractors for city of Ft Worth years ago and not repaired/replaced. Steps should be in place to deal with such issues in light of increased construction. Hazardous trees threatening utilities and fencing or obstructing emergency access via alleys should be removed. "Passing the buck" to property owners not qualified to do this work is not best practice for the city.

View blocked by trees/plants at intersection

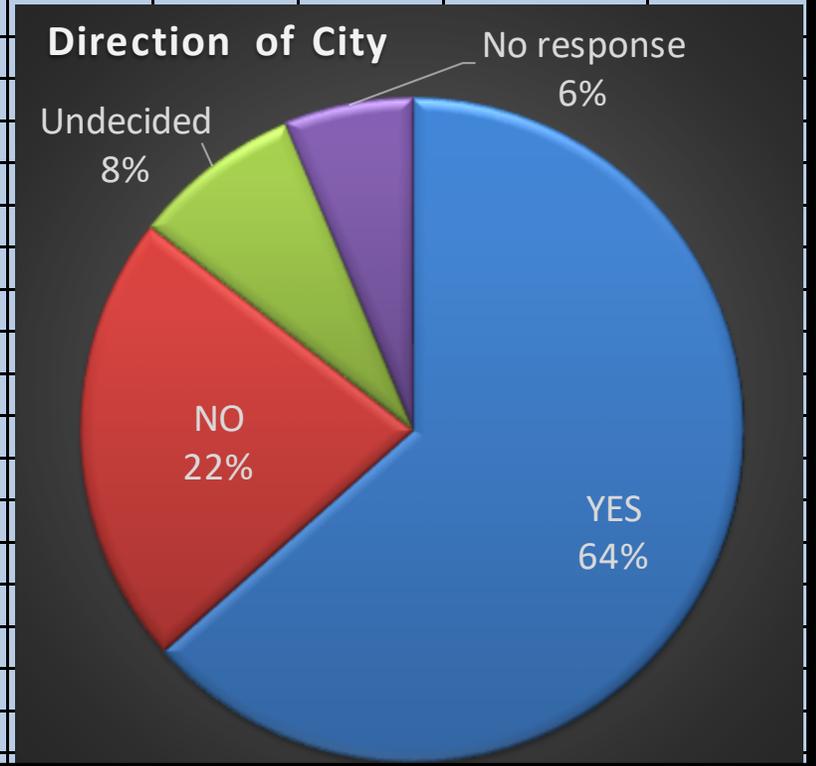
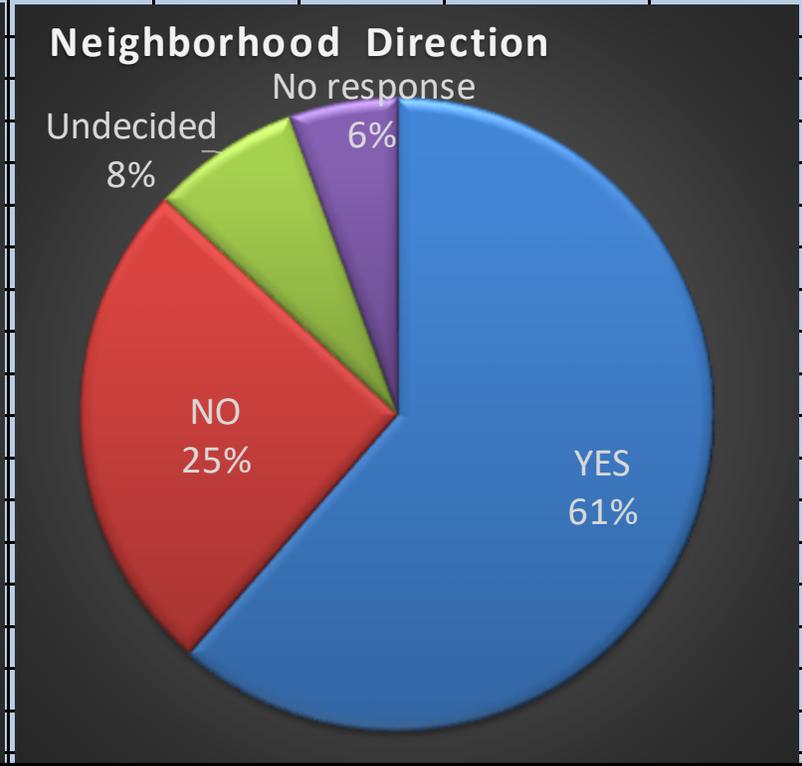
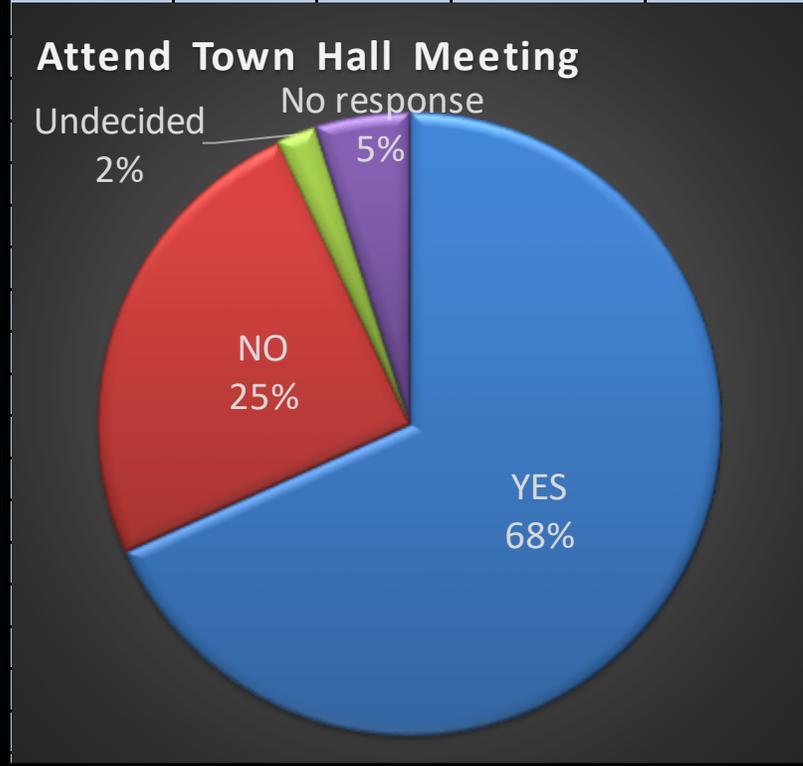
We would like the ability to build an approved carport that does match the aesthetics of our home. Some yards and properties are not being maintained and are accumulating either too many vehicles or too much junk in yard.

Wild vine and bushes on alley fence. Stormwater always comes up in my front and back yard. Worse since the building on both sides of the old name 183. The land and trees are gone. Now the water washes trash and limbs on my side fence, in my driveway and under my storage door. Put some brings on front porch, but water has washed concrete out. I hope there will be sand bags.

Would like to see better and more streetlights

Yea! For sidewalks along white settlement! Yea! For one-way signs on/in alley - trash in neighborhoods/dog poop and people parking on/in yards.

1. Would you attend a town hall meeting regarding the ordinances that govern all construction projects in the city?					2. Are you pleased with the changes taking place in your neighborhood?					3. Are you pleased with Westworth Village's overall direction?				
ZONE	YES	NO	Undecided	No response	ZONE	YES	NO	Undecided	No response	ZONE	YES	NO	Undecided	No response
SF-R	72	22	3	5	SF-R	60	29	10	3	SF-R	60	25	10	7
SF-C	15	11	0	2	SF-C	24	0	0	4	SF-C	25	0	1	2
SF-B	5	3	0	0	SF-B	2	6	0	0	SF-B	4	4	0	0
SF-A	5	0	0	0	SF-A	3	1	0	1	SF-A	3	2	0	0
MF	2	0	0	0	MF	0	1	1	0	MF	0	1	1	0
SUM	99	36	3	7	SUM	89	37	11	8	SUM	92	32	12	9



Budget and Taxes Section

Budget and Taxes:

The city publishes the fiscal year budgets and tax rates online and in the city hall lobby.

	YES	NO	N/A
1. Did you know the city maintains one of the lowest property tax rates in Tarrant County?	95	45	
2. Have you reviewed the current budget and tax information?	52	84	
3. Did you participate or provide input into the budget process this year?	12	125	
4. If you own your home, have you filed a city homestead exemption of 20%?	93	23	21
5. If you are over age 65, have you filed an over 65 age exemption of \$50,000?	42	16	75
6. If you are disabled, have you filed a disability exemption of \$30,000?	9	15	109
7. Are you aware you can file a property value protest with the county appraisal district?	120	8	10
8. Do you agree with the city using economic development sales tax dollars to supplement/cover budget shortages at Hawks Creek Golf Club?	58	71	
9. What area(s) of municipal service merits increased spending?			

Comments on question 9. What area(s) of municipal service merits increased spending?

Animal control

As an aside, I am becoming concerned that the growth of a highly priced new home construction will drive up property tax at a higher rate than previous years. Again, the gentrification and systematic removal of hard working families is of concern.

Code enforcement

Code Enforcement

Concerned spending associated w/new city trail and the lack of focus by the mayor and city council on issues voiced at public hearings associated with the trail.

Continue gradual growth but do not overdevelop Westworth Village

Continued maint. of roads, I said no, but maybe to a small amount

Curb sidewalk along RT 183

Did not know Westworth Village had a homestead exemption

Fire Department

Fitness Center

Golf course funding as long as it is warranted

Hawks Creek golf course should address a large group of citizens of Westworth Village i.e. golf clinics for children who live in Westworth Village, playground for children with handicaps

Hawks Creek is a great asset and should be protected and maintained with excellence.

Homes being built are indicating that this city is not friendly to average home owners and renters

How do you do #5 above?

I'm not sure since I haven't read the budget. As a general personal cause, I tend to support police charities. So while I haven't read the budget, I'm always for giving our police officers the best possible funding, salaries, equipment, etc.

Keep up the good work

Landscaping and beautification of city property, stormwater drainage, parks and trails

Landscaping Fairway and 183 intersection between Panera and Canes

Comments on question 9. What area(s) of municipal service merits increased spending?

Minor to moderate shortfalls can be covered by sales tax for HCGC

My wife and I miss the library. We are seniors don't use the trails but do enjoy reading.

Neighborhood lighting, Alley cleanup and fencing homes that are an eyesore

New homes are too expensive and too big, forcing lower-middle income people out, Library

None known

None that I can think of, this isn't a municipal but I would like to see WWV spend money for school supplies for Burton Hill Elem.

Parks, recreation and police may require increases in interests of maintaining and patrolling extensions of city's trail system. Contractual agreements for maintenance may need amendments to include additional maintenance.

Parks, we need a park for kids to play

Police and Fire

Police and Fire

Police Department

Police patrols and care for the homeless

Possible street lighting, buying dilapidated properties

Pot hole maintenance, code enforcement, police...regarding #8 - maybe if the residence of the village received a discount of some sort and not just for a membership but for regular play and use. Otherwise why would you use my tax dollars if I'm not receiving any benefit from the course.

Property taxes are increasing rapidly and spend money on city property maintenance

Public Safety

Recreation services for all citizens BEYOND golf. Programming, parks, playgrounds, etc.

Recycle program - this has been a big disappointment in moving to Westworth

Redo the sewer that is unlevel (backs up in a bad way) on Pecan Dr. Drainage in anticipation of new construction on Kite property (outlets of water into the fields likely to change)?

Comments on question 9. What area(s) of municipal service merits increased spending?

Road maintenance

Road Repair and Clearly marked lanes

Salaries for workers not the administrators

Sidewalk on Roaring Springs all the way to Lowe's Walmart on both sides; city light, vintage looking down Roaring Springs

Sidewalk/pedestrian/bike friendly actions, community exercise room

Storm Water control, street lighting, safety issues

Street lights

Street lights - streets are dark

Street lights and down side streets

Street Lights, recycling center

Street maintenance/repair, specifically Roaring Springs Rd and Streets north of Hwy 183. In a timely manner

The process to protest the value of a home is time consuming. In many cases residents do not win their protest claims. This process can be somewhat complex for residents. Exactly what is the overall direction for Westworth Village? There have been too many changes in the past 2-3 years; too much growth throughout our village. I am concern about the long-term impact of the growth.

There used to be no property taxes, that's why we moved here.

Unsure

Use \$ to put speed bumps on residential streets, too many speeders on our streets

We could use new garbage/recycle bins

We need more time (which means money) spent on code enforcement

Would need more information on the golf course question what is for and how much - repaint the crosswalks

Parks, Golf and Recreation Section

Parks, Golf, and Recreation:

The city owns the following:

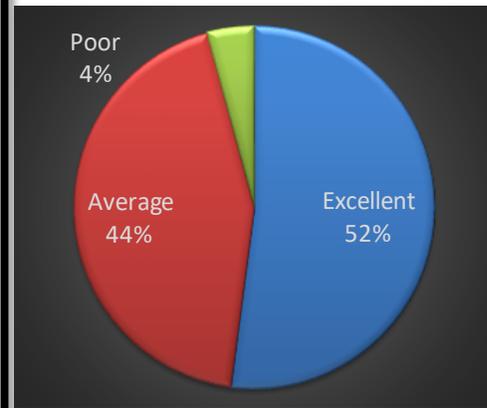
<i>Circle your answer and check "✓" the rating:</i>	Have you visited/used these amenities in the past 12 months		Rate your overall impression of each:		
	YES	NO	Excellent	Average	Poor
Hawks Creek Golf Club	39	101	25	21	2
Hawks Creek driving range	24	116	16	20	1
Hawks Creek clubhouse bar and grill	36	104	17	23	2
Hawks Creek clubhouse pro shop	27	114	15	18	3
Airfield Falls Trailhead	82	56	64	7	0
Kaster Korner	50	91	9	24	16
City hall trailhead and green space	65	73	33	22	3
City-wide trail system (still under construction)	70	65	34	21	2
Please share if there is something that is needed to make them more appealing to your family and you:					

Golf Club

Excellent	Average	Poor
25	21	2

Visited/used in prior 12 months

YES	39
NO	101

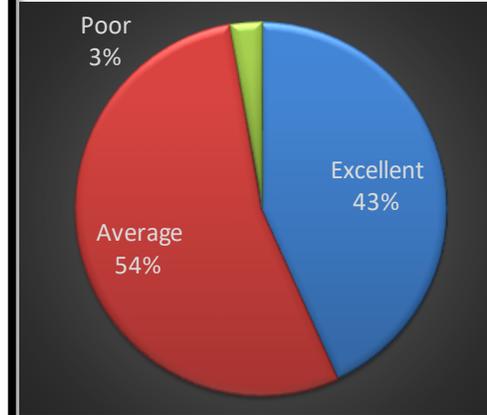


Driving Range

Excellent	Average	Poor
16	20	1

Visited/used in prior 12 months

YES	24
NO	116

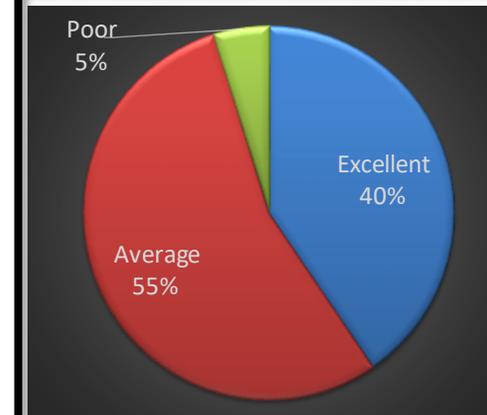


Bar and Grill

Excellent	Average	Poor
17	23	2

Visited/used in prior 12 months

YES	36
NO	104

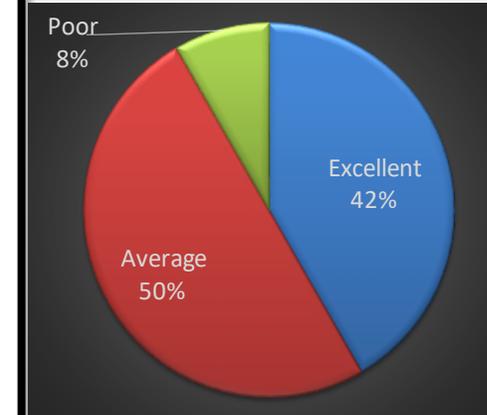


Pro Shop

Excellent	Average	Poor
15	18	3

Visited/used in prior 12 months

YES	27
NO	114

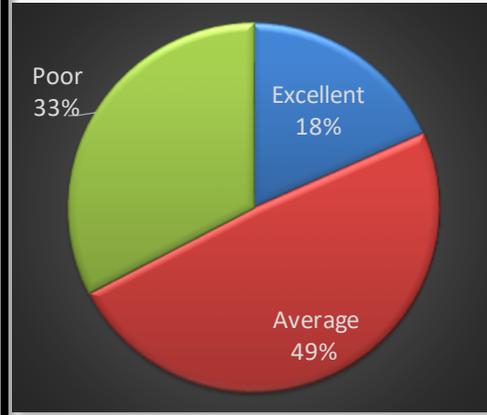


Kaster Korner

Excellent	Average	Poor
9	24	16

Visited/used in prior 12 months

YES	50
NO	91

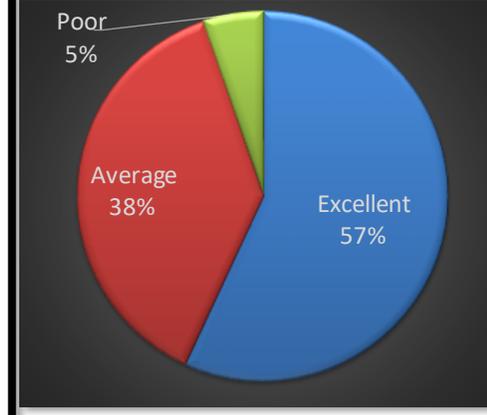


City Hall Trailhead

Excellent	Average	Poor
33	22	3

Visited/used in prior 12 months

YES	65
NO	73



Airfield Falls Trailhead

Excellent	Average	Poor
64	7	0

Visited/used in prior 12 months

YES	82
NO	56

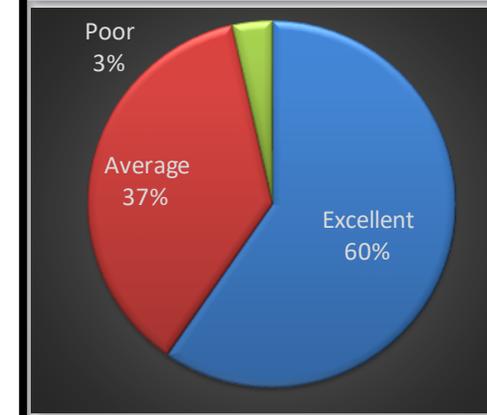


City-wide Trail System

Excellent	Average	Poor
34	21	2

Visited/used in prior 12 months

YES	70
NO	65



Comments to: Please share if there is something that is needed to make them more appealing to your family and you.

A dog park would be a wonderful addition

Add lights where applicable

Better sign, no one knows what it is, or how to obtain it. Tell the history of at village lunch please.

Can we vote again on rec center? Need a city park for kids to play, basketball etc.

City council and mayor not addressing citizen concerns (safety, noise, vandalism, hours of use) around trail.

Clean and restore clubhouse, water fountain on trails, clean Kaster Korner

Continue maintenance of greens and fairways on HC

Finish the trail

Get rid of Kaster Korner

Hawks Creek dinning should be expanded beyond 19 hole experience, fine dining added at night. Golf clinics for all ages, playground, poss. a night community lunch for young adults and their families

Hawks Creek hasn't been an option with workload

I have never seen anyone on the trails or Kaster Korner, total waste of money.

I ride my bicycle around. Access on white settlement is pretty scary

I use another golf course in the area but might visit Hawks Creek soon.

I was pleased to see something in the newsletter to encourage me to visit the HC Grill. Unfortunately I wasn't able to go at that time. What is Kaster Korner?

I would like more landscaping at Kaster Korner. In addition, I would like to see the some type of shade over the bench.

let everyone no it is not just used for golfers - show other interest at the golf club

Looking forward to completion and continued plans to connect airbase to walkable retail safely.

Comments to: Please share if there is something that is needed to make them more appealing to your family and you.

More information about HCGC, like the coupons, just haven't made it over.
More sidewalks and trails!
Need a trash depository in Kaster Korner would like a senior center
Not physically able to right now, but have been to Airfield Falls in the past.
Nothing at Kaster Korner, wish it could be developed
Playground at trail head would be nice
Please complete the trail which connects the city and connect to airfield falls. Need to fix the gravel along trail on Roaring Springs in front of Westworth Park - washes and has weeds.
Possibly extend existing walkway at Kaster Korner could sell additional bricks in light of new residents that may want to participate in further development
Put bathrooms at Airfield Falls trailhead
Safety concerns being addressed on trail, whether it be by bicycle police or carts/maybe neighborhood watch - loose dogs on trail.
Sidewalk access
The city should not support the golf club
The new pro will be a positive for Hawks Creek
The trails are one of my favorite parts of living here.
Too many unleashed dogs on the trail. Someone is helping dog owners train their dogs with shock collars so they don't have to be leashed. It doesn't always work and can be dangerous
Upgrade Kaster Korner, Upgrade trailhead with playground/splash park add playground to Airfield Falls

Comments to: Please share if there is something that is needed to make them more appealing to your family and you.

We are new to the neighborhood but plan on visiting all the Hawks Creek amenities.

We need a park for kids by city hall. We would love to be able to walk safely to Airfield Falls

Who is Kaster Korner name after? Wasn't aware (after 7 years of living here) that Hawks Creek was available to visit/use...

Wish there was something that could be done to make the city hall trailhead better

Years ago I had brought 3 bricks, REDACTED 3 NAMES

Hawks Creek Golf Club (6520 White Settlement Road)

				YES	NO
1. Do you play golf? (if no, skip to question 6)				44	92
2. How many rounds per month do you average?				5.8 rounds	
3. How many of those rounds do you play at Hawks Creek Golf Club?				1.87 rounds	
				YES	NO
4. Do you plan on increasing the average number of rounds you play in the coming 12 months?				29	45
If you have not played a round at Hawks Creek in the past 6 months, what we can do to earn your business? (please check "✓" or list other ways)					
10	Evening 9-hole tournaments	7	Happy Hour Specials (food & drinks)		Other, please list below:
				YES	NO
5. Have you been to the Hawks Creek clubhouse for shopping or food? (if No skip to #9)				40	99
6. Did you make a purchase in the golf pro shop?				15	62
7. Did you eat or have a drink at Hawks Creek bar and grill?				41	40
8. Would you consider hosting an event at the pavilion or in the clubhouse?				51	72

Golf Club

Excellent

Average

Poor

25

21

2

Visited/used in prior 12 months

YES 39

NO 101

Poor
4%

Average
44%

Excellent
52%

Visited/used in the last 12 months:

	Golf Club		Driving Range	
ZONE	YES	NO	YES	NO
SF-R	17	81	9	89
SF-B	1	7	1	7
SF-C	19	8	13	14
SF-A	2	3	1	4
MF	0	2	0	2
SUM	39	101	24	116

	Bar and Grill		Pro Shop	
ZONE	YES	NO	YES	NO
SF-R	18	81	12	87
SF-B	1	7	0	8
SF-C	14	12	13	14
SF-A	1	4	1	4
MF	2	0	1	1
SUM	36	104	27	114

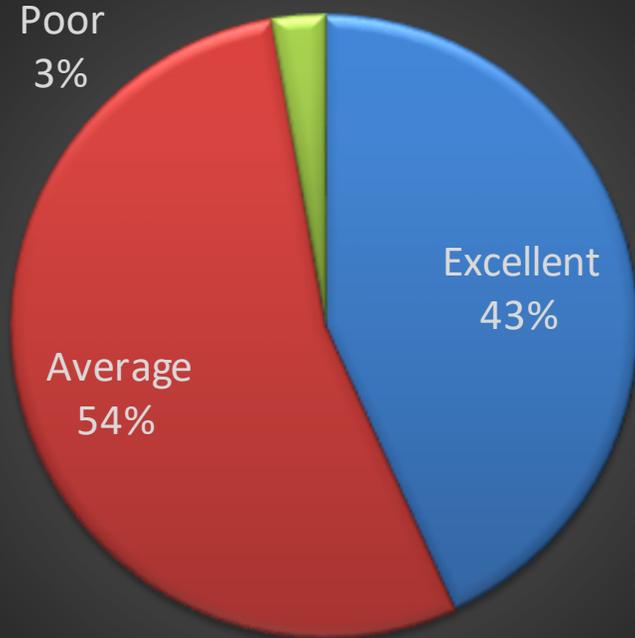
Overall impression

Driving Range

Excellent	Average	Poor
16	20	1

Visited/used in prior 12 months

YES	24
NO	116

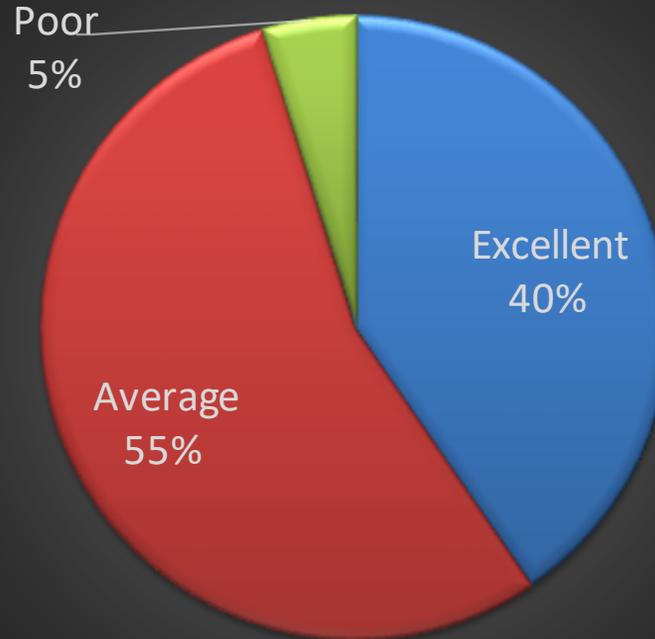


Bar and Grill

Excellent	Average	Poor
17	23	2

Visited/used in prior 12 months

YES	36
NO	104

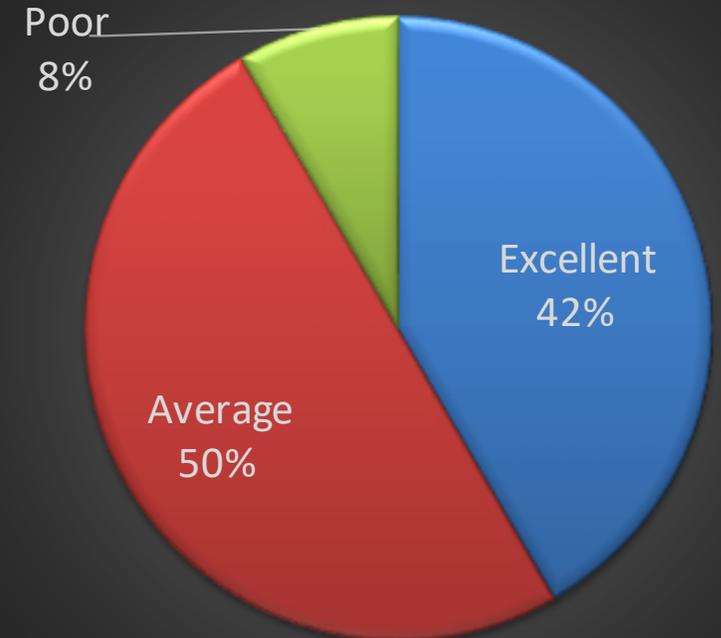


Pro Shop

Excellent	Average	Poor
15	18	3

Visited/used in prior 12 months

YES	27
NO	114



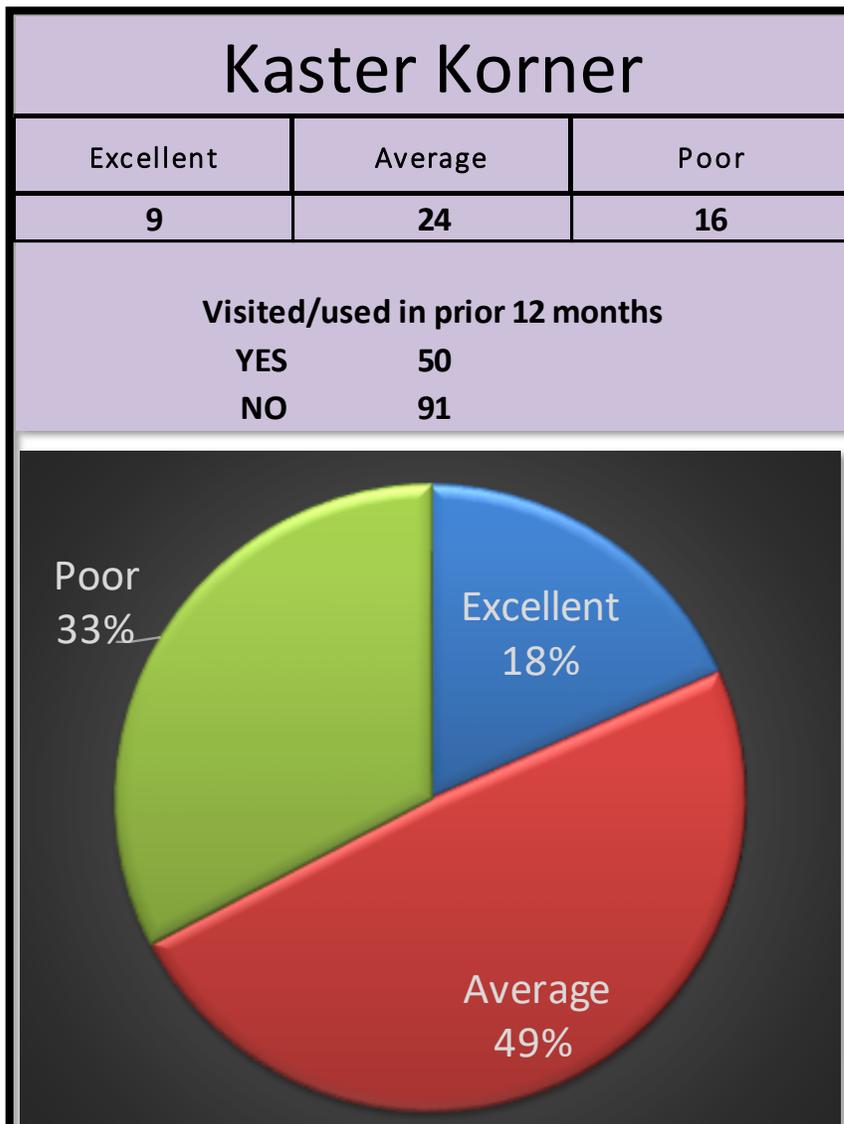
Comments to: If you have not played a rounds at HCGC in the last 6 months, what can we do to earn your business?

Advertise in the community and obtain more business
Attractive SR rates, keep greens and fairways watered/grass good condition
Community Events being held more frequently at pavilion area
Develop bar, grill, pavilion into a more widely used eating, gathering place
Discounts, special rates for residence, community events
Evening 9 hole, Happy Hour specials, Citizen Discount that can applied to 4-somes (no more)
Evening 9-hole tournaments, poor staff attitude during past visits
Evening 9-hole, Happy hour specials, love golf just don't have time with 2 little kids, I used to play with my granddad.
Evening 9-hole, Happy Hour, promotional rates, and open house events
Evening 9-hole; I would join an evening 9-hole ladies scramble
Given my disabled status, I'm not likely to be taking up golf, barring divine intervention.
Happy hour and clean up water ponds and hazard areas
Happy Hour Specials, maybe a free member for a day round of golf
How about miniature golf? This Scotsman ignores the Scottish origin of golf, but plays miniature golf with family, etc.
I have sometimes wondered if Hawks Creek could be like the neighborhood "Cheers" bar was - you could walk to it enjoy friends and talk of the day?
Kid programs, 9-hole rates
Lower prices on green/cart fees, I thought residence would get a discount.
My son plays golf here when he visits from out of town.
Prices are two high
Reasonable comparable prices to Fort Worth muni courses, better advertisement of rates & specials, more enthusiastic & engaging staff
Redesign course
Reduce my age to allow playing - Love golf, just too old to participate

Kaster Korner (corner of Tanny and Carb)

	YES	NO
1. Have you visited Kaster Korner in the past 6 months?	48	91
2. What improvements would you like to see to this pocket park area? Please be specific.		

Overall impression



Comments to 2. What improvements would you like to see to this pocket park area?

A small swing for kids would be nice more flowers/blankets/etc.

Add a small playground with toddler sized equipment that can fit the small plot of land.

Clean it up

Exercise equipment

Flowerbed and a tree over the bench

I drive by it

I have driven by often and would like to see money on maintenance spent more wisely

I like it the way it is but if there is a way to add greenery I would like to see interest generated for another garden club.

I wondered what this was and now I remember probably more useful to those that live close to it.

I would like a shade over the bench

I would like more landscaping at Kaster Korner. In addition, I would like to see the some type of shade over the bench.

I wouldn't waste a nickel on it

Isn't' this just a corner lot with a rock on it?

It is not useful for anything the way it is. Don't know what it would be useful for.

It is pretty nice as it is

It is visually unappealing. Landscape it?

It needs some playground equipment and more seating. A picnic table or two would be good and make it seem like a real usable park instead of a dead space.

it's just small

Kaster Korner needs a large shade tree near the bench. Silly to sit on a bench in full sun, shrubbery and small trees and flower beds would be nice.

Landscaping

Landscaping

Linear playground

Comments to 2. What improvements would you like to see to this pocket park area?

Love the idea of the pocket parks, but mostly visit trails
Maybe a small play area
More info as to its history, purpose, I had to research and find out about the dairy online.
More seating with shade and water area, clean landscaping
More shrubs, flowers and tables
Need a trash depository in Kaster Korner would like a senior center
Never been
None
Nothing there, house too close, ruined Kaster Korner
Pass by often, no reason to stop there. Suggest a shade tree behind the bench
People don't know what this landmark is in the city. We need nicer landscaping
Perennial plants - flowering
Plaque as to history have no idea about history
Playground, dog park
Playground, picnic table
Remove the "rock columns" they aren't real attractive
Shade, a canopy for shade and picnic table, better landscaping
Sign of its history only a few of use old people know the Kaster family.
Small path garden, trash receptacle, pet bags
small playground or maybe a community garden
Some more benches
Stronger light on the flag, add some adequate shelter for the bench and lighting
Swing sets or something for the kids

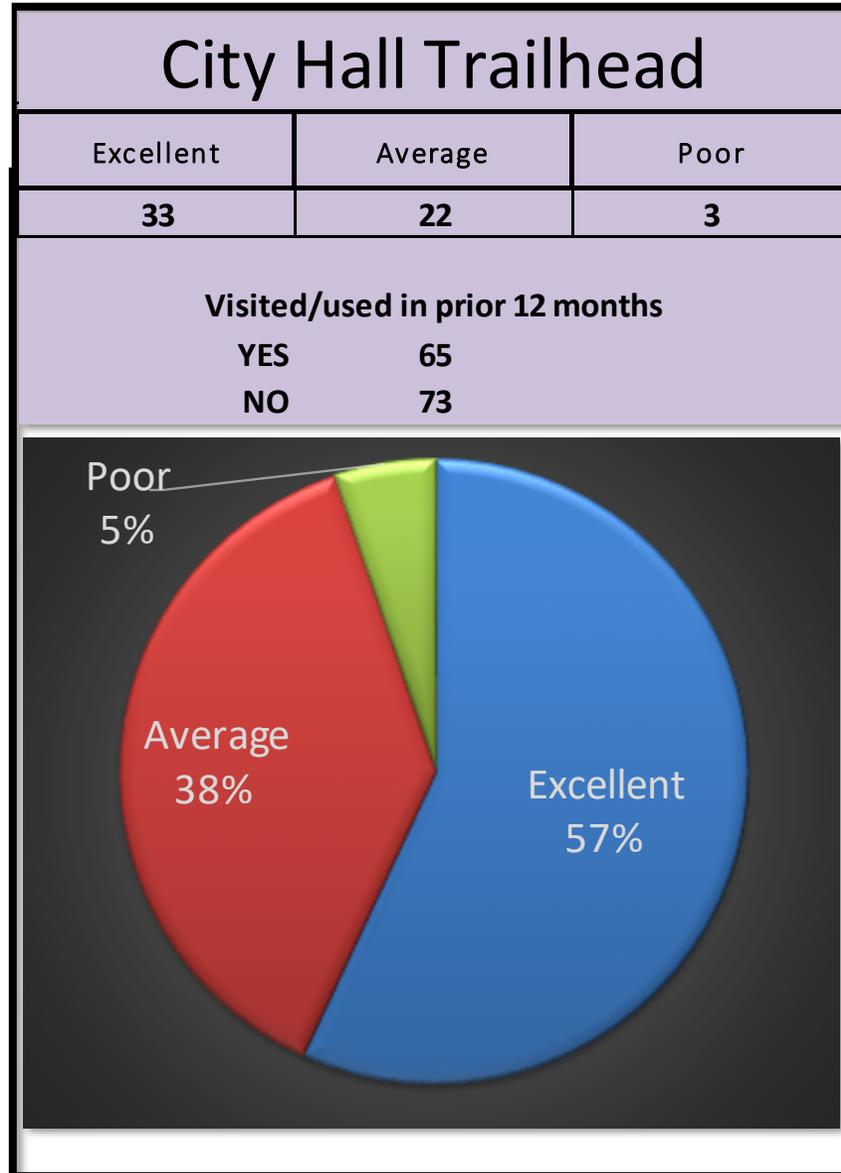
Comments to 2. What improvements would you like to see to this pocket park area?

Tables and basketball hoop
The area makes no sense just an overall odd space
The city needs more "real" parks
The park is nice, but I only ever drive by it
Trees, more benches, flowers, make it look like a park (fountain for drinking water for dogs, etc.)
Under construction and not useable
View from street when driving everyday, don't waste money on it. Useless ugly space.
Water fountain for humans and dogs shade trees
Water fountain? Small covered shelter, may be a good location for an arbor or trellis.
We have walked by. It's so small, I'm not sure what you could do there.
What is this? Looks like private property
Where can I find out what this Kaster Korner is? Is the history on the website or FB?

Trail head and green space behind city hall

1. The trail head and green space between city hall and the river has a single picnic table. How do you think this space should be used in the future?

Overall impression



Comments to 1. The trail head and green space between city hall and the river has a single picnic table. How do you think this space should be used in the future?

A park for children is a big need.

A park for kids, playground, swings, tennis court, basketball court, pool for summer, we miss our library.

A playground. There are many families with young children in WWV and a playground would get a lot of use. I would be thrilled to help get this accomplished.

add additional seating (tables/benches) it is a great space to host city/family events but the trouble of bringing your own seating creates expense and hassle

After school programs, city special events, family or group functions

as it is now

At least more than on table to accommodate or a shelter

Basketball, tennis courts, playground equipment

Build a park

City picnic, City sponsored live music

citywide picnic/celebration space

Community events, maybe a fitness class (yoga) weather permitting, picnic, festival

Community garden, entertainment area (music, town hall meetings, drinking fountain)

Community picnic/bar b que need more seating

Continued picnicking

Dog park?

Doggy park, more community events, rec. center. Thank you for the monthly lunches and meetings. Thank you for the agreement with the FW Public Library.

Don't have an opinion

Don't know

I didn't know it was there

Comments to 1. The trail head and green space between city hall and the river has a single picnic table. How do you think this space should be used in the future?

I like the way it is now. However, there's some drainage issues and lots of feral cats
I'm not sure as I haven't used it. I walk on the trails frequently.
Introduce low cost amenities, splash pad, basketball court
It could be used for a community gathering place either a park with playground equipment or community center or other community use.
It would be nice to have more benches or picnic tables, especially around the falls.
It's large enough for a new library, workout room and coffee bar! (Just joking Kelly)
Keep the green space!! Maybe add more picnic tables.
Leave as is
Leave it alone
Love it!! Put a soccer field there and a playscape with chairs. We walk the that trail often.
Maybe a camp style grill could be installed or small playground for kids
Maybe move Kaster Korner/Pocket park to make area more of "a place to go", access to river, maybe an observation deck, swings, workout, or stretch circuit (easy build with 2x4's)
More of a family friendly area
Never seen
No Comment
No comment
No opinion
No thoughts
Not for me to say
Park
Park, picnic, landscape, playground equipment
Park/playground

Comments to 1. The trail head and green space between city hall and the river has a single picnic table. How do you think this space should be used in the future?

Pavilion
Pavilion or playscape or basketball court
Perhaps a pavilion could be built for events
Perhaps, this space can be used to develop a family park or recreation area of some sort. Community Adding landscaping in some areas would make this space appealing.
Picnic area, park
Picnic tables, play ground equipment and lights
playground
playground
Playground equipment
Playground equipment and/or more picnic tables for family use
PLAYSPACE! (Actually, I want to bring back the damn rec center to vote on) But state of the art play space and splash pad. I am already researching grants.
Possible park, sitting areas
Possibly a handicapped accessible playground, try again for a library
Possibly a park?
Rec Center! Community Pool?
Renovating the existing area would be nice, better gate/entry for the trailhead, create a public pavilion for residential use possible playground
Small pavilion, place for small picnicking or even a dog park
Sometimes it has drainage problems, but I love the green space. Perhaps a few more picnic tables or park benches. It is lovely as it is.
The green space in area behind library building that leads into trail system should have playground, basketball, tennis courts, BBQ grills, tables for events, family gatherings, and sporty recreation.

Comments to 1. The trail head and green space between city hall and the river has a single picnic table. How do you think this space should be used in the future?

This should be turned to into a recycling center or pickup. Westworth Village should be the frontrunner for sustainability
Tough one, adding pergola and more tables is not revenue generating
Turn it into a park and add a water fountain
Use it for nature conservation, don't develop
Volleyball, basketball courts, rest area
Where is this?
Would expansion of area satisfy reunions, church and social meetings, is lighting adequate for after dark visits for car shows, youth groups, scouting etc.
Yes
Yes
Yes, add more tables and perhaps a pavilion
Yes, more picnic tables

Airfield Falls & Trail System (200 Pumphrey Drive)

	YES	NO
1. Have you visited Airfield Falls since it opened?	97	46
2. How many times a month do you walk or bike on the trail system?		
3. Do you anticipate your usage will increase when the trail system construction is complete?	85	47
4. How often have you used the picnic facilities at Airfield Falls trailhead in the last 12 months?		
5. How often have you walked or biked to the waterfall?		
6. What do you find most appealing about the trail system and waterfall?		

Rate your experience/assessment in each category	Excellent	Average	Poor	No Knowledge
Overall impression of Airfield Falls and trail system	45	14	2	28
• Cleanliness (litter and trash)	61	27	4	28
• Landscaping maintenance	49	37	4	29
• Accessibility & Parking	56	25	8	31
• Lighting	32	25	9	49
• Safety	33	37	6	41

Airfield Falls Trailhead

Excellent	Average	Poor
64	7	0

Visited/used in prior 12 months

YES	82
NO	56



What people like most about the trail system and waterfall:

- Safe and beautiful recreational path for exercise and walkability
- Good place to walk dogs
- Paved walkway
- Butterfly garden
- Bridges overlooking water
- Access to other entry/exit point
- It's beauty and nature
- Fresh air
- Convenience, clean, length, condition
- Ease of access
- Easy hike, walk, beautiful scenery
- Great green space
- Great bicycle ride
- Access to walk to local businesses

Suggested improvements:

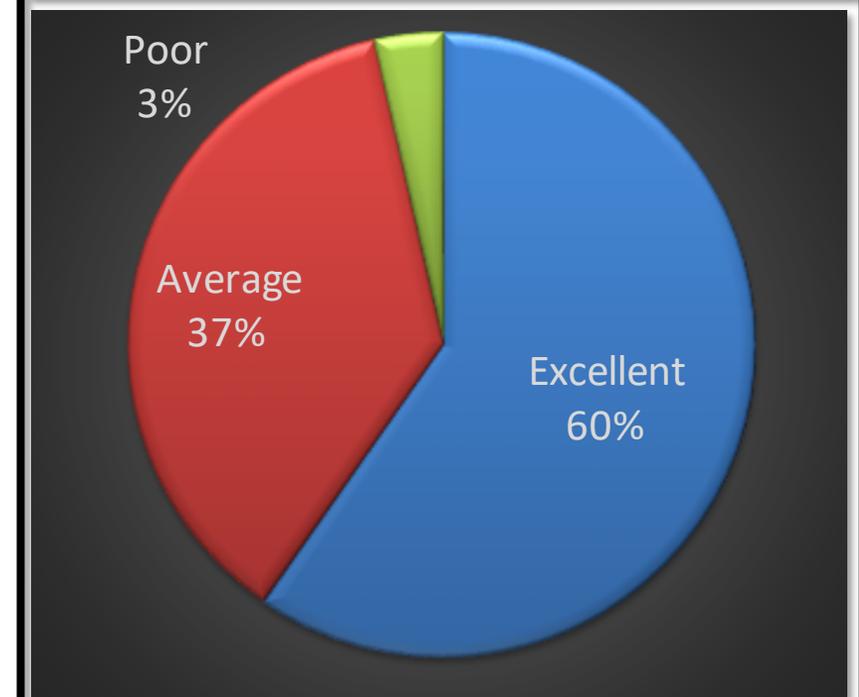
- Needs a playground area
- Add more benches

City-wide Trail System

Excellent	Average	Poor
34	21	2

Visited/used in prior 12 months

YES	70
NO	65



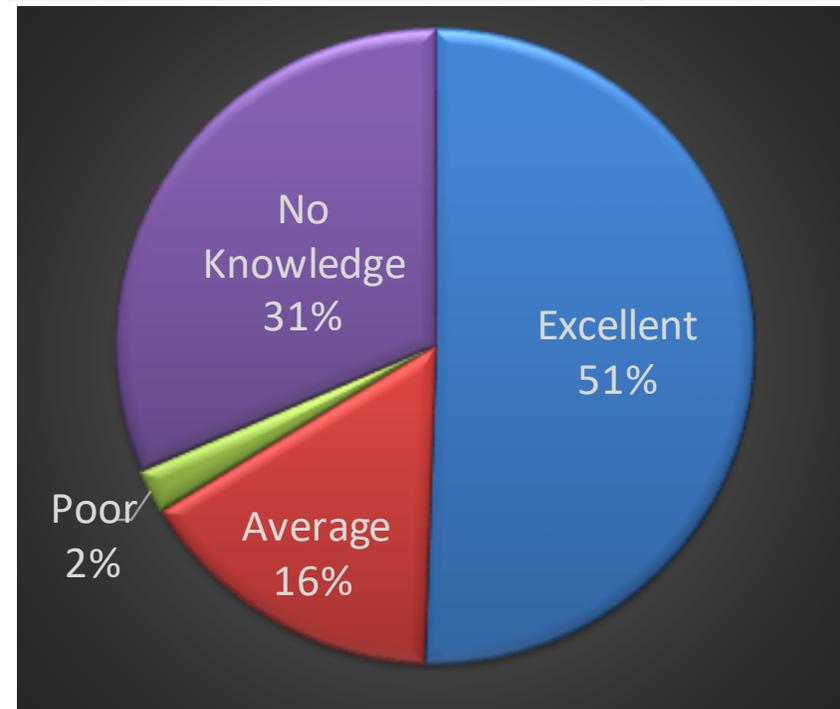
Air Field Falls and trail system

Overall Impression

Cleanliness

Landscaping maintenance

Excellent	Average	Poor	No Knowledge	Excellent	Average	Poor	No Knowledge	Excellent	Average	Poor	No Knowledge
45	14	2	28	61	27	4	28	49	37	4	29



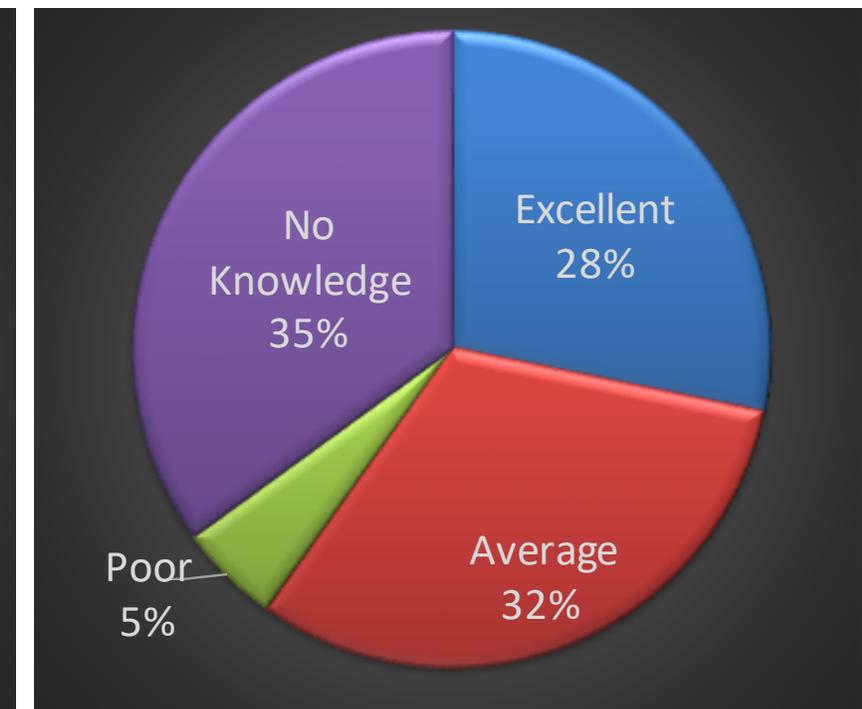
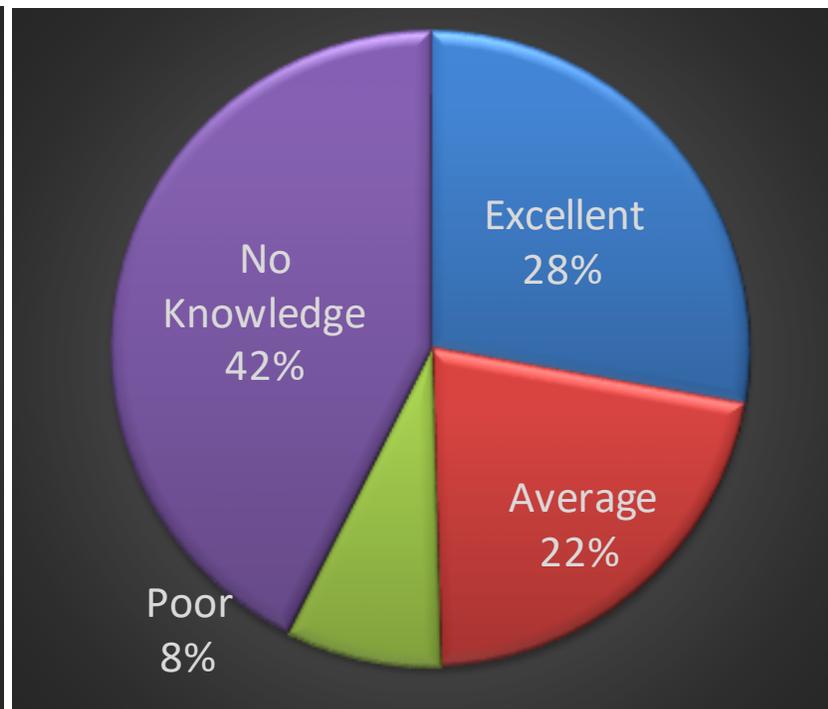
Air Field Falls and trail system

Accessibility & parking

Lighting

Safety

Excellent	Average	Poor	No Knowledge	Excellent	Average	Poor	No Knowledge	Excellent	Average	Poor	No Knowledge
56	25	8	31	32	25	9	49	33	37	6	41



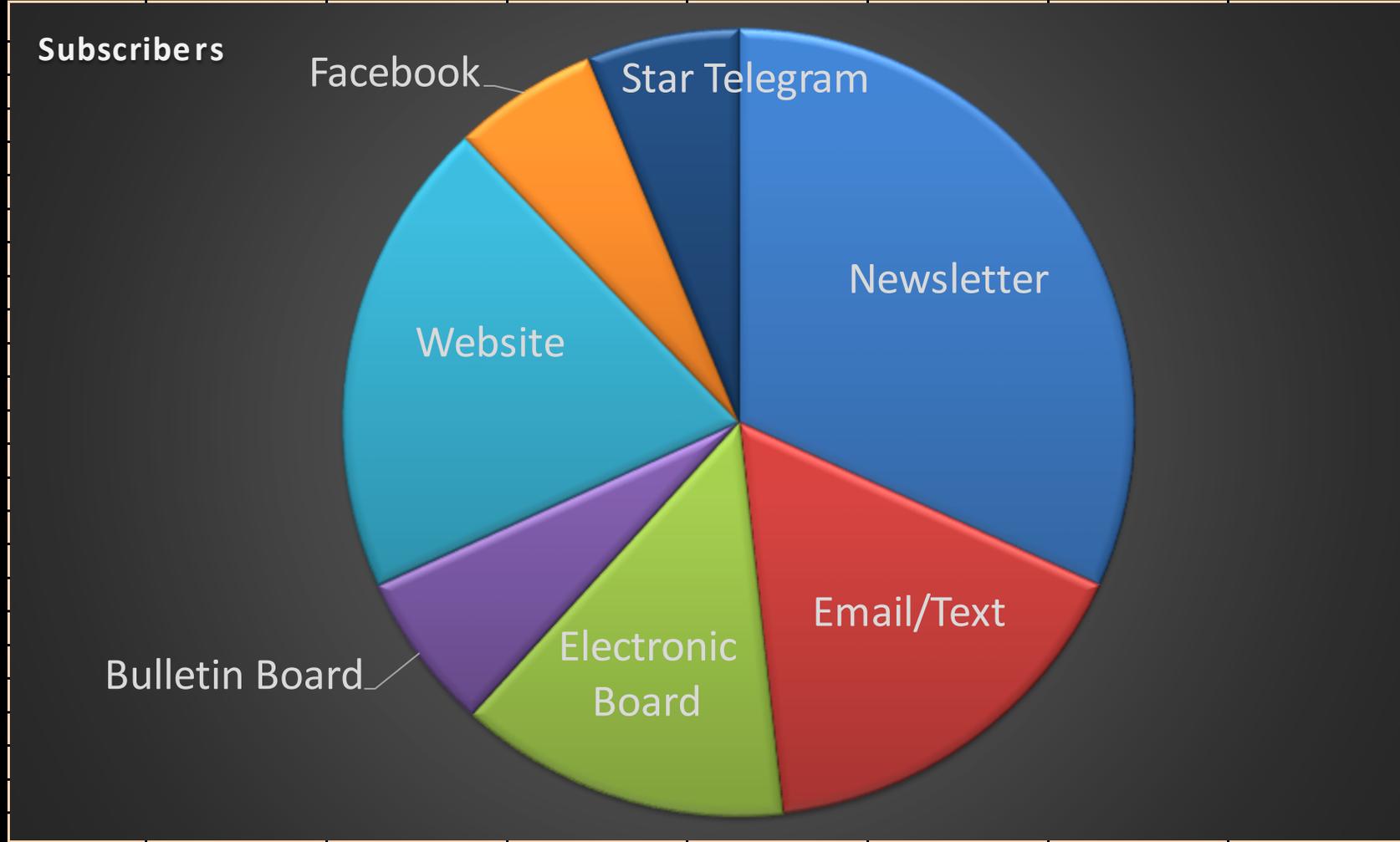
Communication / Information Section

Communication / Information

The city currently communicates meetings, events, and activities through the following:

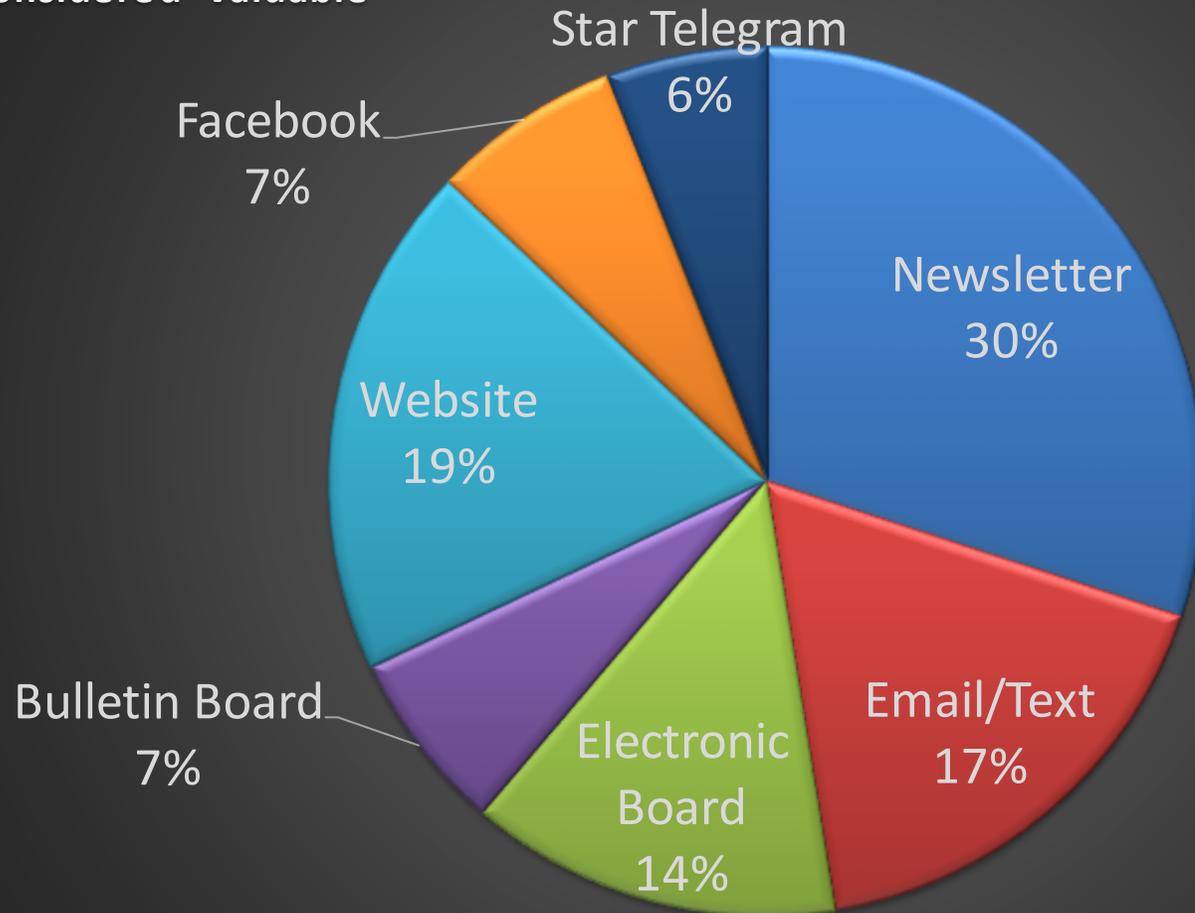
<i>Circle your answer:</i>	Do you use these services?		Do you find this format valuable?		
	YES	NO	YES	NO	N/A
Monthly newsletter	118	14	107	3	5
Email/Text subscription service	61	68	62	7	27
Electronic board at City Hall	50	81	49	15	30
Bulletin board inside City Hall	24	107	24	22	41
City website	73	57	68	5	21
Facebook	22	106	25	19	44
Fort Worth Star-Telegram for legal notices	23	110	21	22	43
1.			YES	NO	
2.	Are you interested in one or more of these now that you know they are available?		74	34	
3.	Do you have internet access in your home?		132	6	
4.	Do you have a personal email address?		127	10	
5.	Do you feel the communications are relevant and informative?		120	4	
6.	Do you feel the communications delivered are timely?		108	5	
7.	Please provide any other suggestions on how communications can be improved:				

ZONE	Newsletter	Email/Text	Electronic Board	Bulletin Board	Website	Facebook	Star Telegram
SF-R	83	43	43	19	52	17	19
SF-B	5	2	0	1	4	1	0
SF-C	23	10	3	1	12	3	3
SF-A	5	4	3	2	3	1	1
MF	2	2	1	1	2	0	0
SUM	118	61	50	24	73	22	23

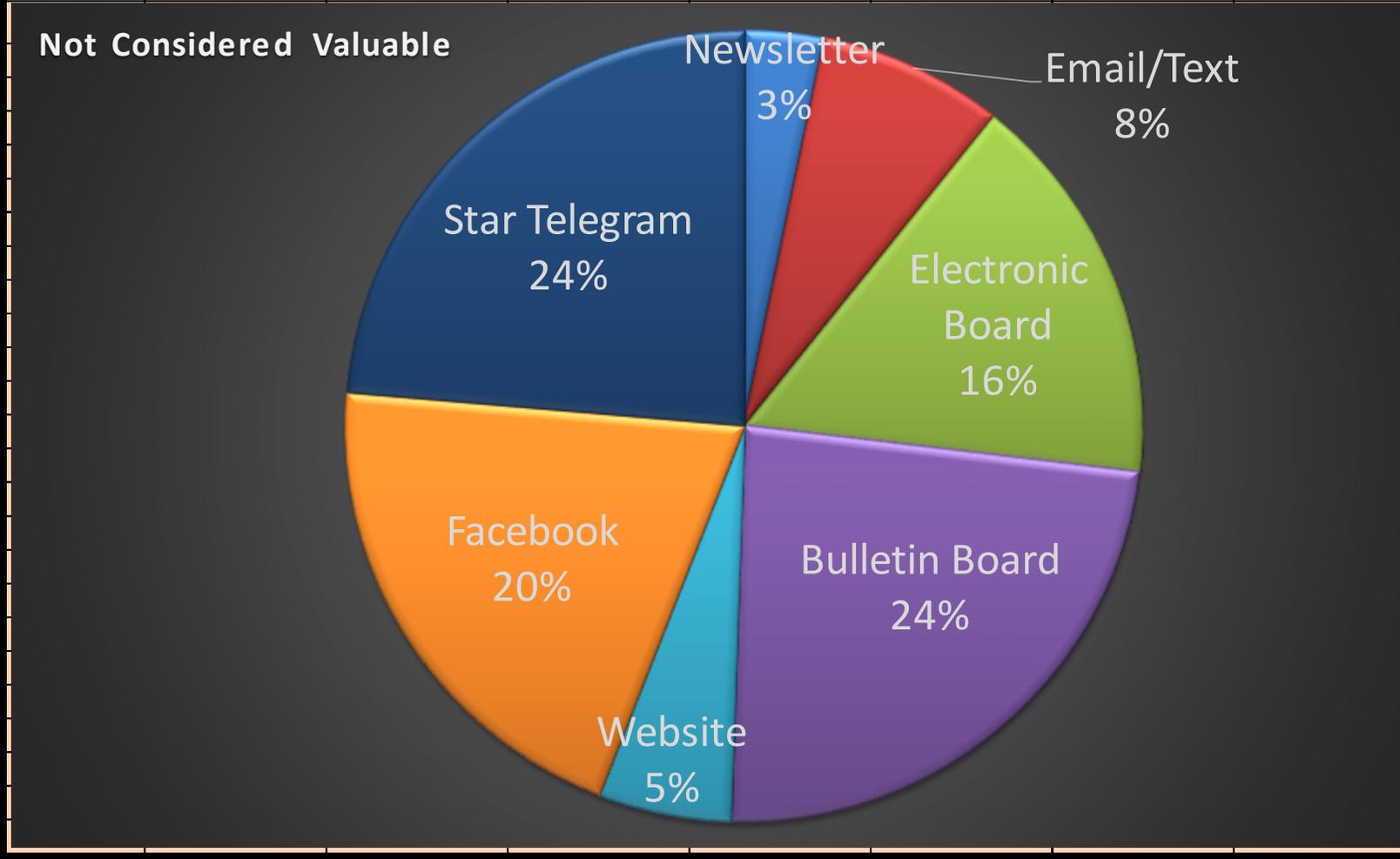


ZONE	Newsletter	Email/Text	Electronic Board	Bulletin Board	Website	Facebook	Star Telegram
SF-R	77	43	42	18	47	19	16
SF-B	4	4	0	0	2	2	0
SF-C	20	9	4	3	13	2	4
SF-A	5	4	3	3	4	2	1
MF	1	2	0	0	2	0	0
SUM	107	62	49	24	68	25	21

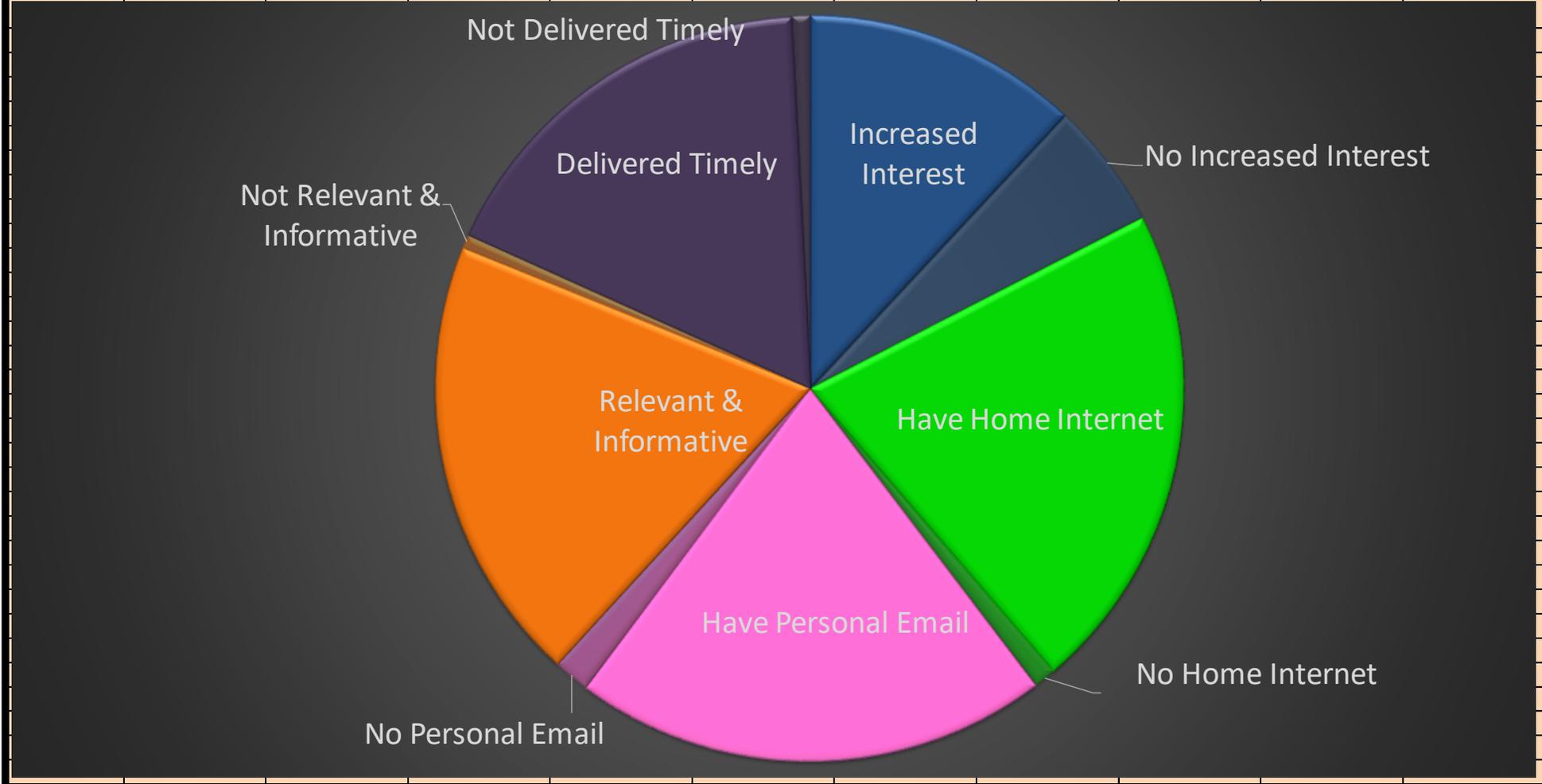
Considered Valuable



ZONE	Newsletter	Email/Text	Electronic Board	Bulletin Board	Website	Facebook	Star Telegram
SF-R	1	3	5	12	2	11	13
SF-B	1	0	1	1	1	0	0
SF-C	0	4	7	7	2	6	7
SF-A	0	0	0	0	0	1	1
MF	1	0	2	2	0	1	1
SUM	3	7	15	22	5	19	22



ZONE	Increased Interest	No Increased Interest	Have Home Internet	No Home Internet	Have Personal Email	No Personal Email	Relevant & Informative	Not Relevant & Informative	Delivered Timely	Not Delivered Timely
SF-R	52	22	90	5	86	8	83	3	74	4
SF-B	6	1	8	0	8	0	7	0	7	0
SF-C	14	7	28	0	27	1	23	1	20	1
SF-A	1	3	4	1	4	1	5	0	5	0
MF	1	1	2	0	2	0	2	0	2	0
SUM	74	34	132	6	127	10	120	4	108	5



Comments to question 6. Please provide any other suggestions on how communication can be improved:

Attend the meetings!

Can we get water bills/ newsletters earlier?

Can't think of anything, I feel informed.

City app

Didn't know there was a FB Page, would like to receive newsletter.

Don't see Facebook updates. Is it updated?

Electronic board screen moves to fast for lengthy comments can't read when driving by

Enable registration of cellphone numbers for text service to be enabled when emails go out those registered will also receive a text.

Finish the trail

I do not have any other suggestions, than what you've already come up with.

I do not use a computer

I don't have Facebook or email so send the newsletter

I like the newsletter with the water bill

I love the text/email notifications - it is perfect as it.

I never see anything about WWV or Facebook. I would use it more than the paper/newsletter which goes into recycle after I pay my bill.

I think you are doing things right. I am a senior so I like information mailed to me and I usually don't go online for my information, plus my email doesn't work.

Comments to question 6. Please provide any other suggestions on how communication can be improved:

Interactive services. I know Open Records Act make it a PITA but our citizens would love this. We see this already on Next Door. (More timely updates on Electronic Board, Website and Facebook.)

Make time to be heard on weekend, night

More info via email

Please start paper service again, I enjoyed the weekly neighborhood (River Oaks/Westworth) Newspaper we used to get. That's where I got my information on city items (like voting) I enjoyed the stories in it and death notices.

Remember not all residents use the internet a copy of council and committee agendas sent to all who do not use the internet. Neighborhoods that will be impacted by the sell of a large tract of land should be kept in touch with for how the land will be developed by mail i.e. Pecan Drive

Text messages to remind of upcoming meetings

We are happy campers.

We need what comes in water bill.

When there is an important matter (like trail decision) there should be an advance mailing to homes. Keep it simple go to Quarterly newsletters and website

Additional comments,
concerns or questions

Comments to question 6. Please provide any other suggestions on how communication can be improved:

Although not checked in section on ordinances, zoning, and safety, have observed speeding, unsafe passing, and aggressive driving between construction sites and offices or other sites/residences. Have reported to WV PD about these issues which have been observed, primarily in the morning hours in Burton Hill School Zone.

Am concerned with the rundown conditions of homes and lawns in WV.

Budget and tax #5

Concerned about loss of attractive wooded and open areas

Don't have confidence that Mayor Jones is focused on citizen concerns/issues - only his own agenda.

During spring and fall clean up would Westworth Village please have a shred truck available for the citizens.

For years I was active in monthly meetings. We had a monthly get together for games and treats. Yearly meal for families for or five+. I don't need to be called. The corner of Carb/Tracyne the traffic is bad when school is out, to get up on Roaring Springs road. They don't stop for the two stop signs and speeding.

I am 80 years old and won't participate in any of these activities. Thank you ENJOY

I am concerned the growth and the new homes are way to expensive and are taking over existing homes (owned and maintained by previous owners) is changing the wonderful feel of my neighborhood. I do not feel the overall direction is in any way keeping the feel and the current owners in mind. WWV has been a sweet bedroom community for average family to have the honor to raise their kids who play outside and feel safe. Rear entry homes with no front porch to speak of will make the neighborhood feel go away. If feel the direction our neighborhood is driving old families (respected families) out. I feel this is very sad.

I love it here. I've moved my whole life all over the US. This is my favorite place of residence so far. I appreciate all the work y'all do to make this such a great neighborhood.

I think there are too many fast food operations, and not any fine food neighborhood restaurants

I understand the need to bring tax revenue to the city, but the removal of trees and general lack of conservation in favor of fast food restaurants is concerning.

I would like a smaller trash cart and a rolling recycle cart. The bin is heavy and difficult to carry.

I would like for our recycle bins to be switched to the closed wheeled garbage bins. Things fly out, they're too small and when it's raining everything gets wet.

Comments to question 6. Please provide any other suggestions on how communication can be improved:

I would like to know more about the city inspector and how things are worked, legal issues, etc. Daily I see over a year infractions by residents that don't change. Is it possible he is not qualified?

I would like to see more attention to the cleanliness of our streets. Especially after construction.

I would like to see WV think logically and act globally - we seem to be a little stuck in the past here.

I would pay extra to have trash service the same as the City of Fort Worth. Also, we love having access to the FW Library - thanks for that.

I'd like to see more police presence in the residential areas. Police need to get out and talk to citizens to make them feel safe.

If there is any way to impact the "hardness" of the water. It is extremely hard on plumbing and fixtures.

I'm disappointed the city failed to support the Fairways residents objections to the trail design that put the trail along the North edge of our neighborhood. This is a silly place for a trail, it will be dark, dangerous and full of fast food trash. Who would even choose to walk there???

It's shameful that you all are trying to force out the baby boomers and Gen X generations out and bring in the rich people!!!

Just my opinion and I'm in the minority - I've lived here since 1971. Traffic is bad on 183 - too much retail, not enough green space - change is inevitable but its sad too as our city is no longer a peaceful place to live. No need to contact me - Thank you for the opportunity to share feelings.

Kelly Jones does an outstanding job! Most on City Council are not smart enough to serve.

Make residents clean yards, repair dilapidated homes and abide by the city codes. No landscape on fencing on the city's easement property between street and walkways.

New to the village but it's a great idea to send these questionnaires. We found folks at city hall to be friendly and helpful! Good job.

Not everyone will always like what the city does, but we have a good Mayor and council now. I am hopeful of the future of our Village.

Nuisance barking and continued aggressive dog behavior are rampant.

Please continue to monitor speeding on Koldin, still a lot of speeding

Please do not turn Westworth into Suburban Sprawl. Keep taxes low - do not over invest in services.

Please have the mayor contact me - 2 pages of notes.

Please make trash pick up for bulk items come by truck with claw 2 times a year

Thank you for all you do for this community.

Thank you for continuing stewardship of the legacy put in place for financial strength and wise measured growth.

Comments to question 6. Please provide any other suggestions on how communication can be improved:

Thanks for your hard work in the city.

The city is doing well. I'm pleased with the direction.

The maintenance of the alleyways (vegetation) has never been consistently enforced. Strictly enforce the noise ordinance.

The residents of Pecan Dr were not notified of the sale of the Kite Farm and Pecan Dr. and Waggoner will be impacted by the Kite Farm. Please keep all of Pecan Dr on the all the development and density of the housing and core of engineering on flood control.

The trail system will be a wonderful addition to WV. The fact NCTCOG is paying for a large portion of the trail is fantastic!

There is blatant disregard for protecting homeowners privacy and property values by building an unmonitored trail right behind homes in Fairways Development. It is unsightly, unsafe, invites crime, homeless, trash, etc. Poor insight! Poor planning!

This survey does not address most citizen of Westworth Village concerns.

We are new to WWV and love it. Life would be very improved with addition of a playground in the neighborhood - would be great way to meet neighbors for all the new and established families. Many alleys are overgrown and fences lean into the alley, fences are in terrible shape.

We moved from Riverside area of Fort Worth three years ago. I was and have been disappointed with the recycling system here. No one ever picked up my recyclables. Also, there is poor lighting on Roaring Springs and White Settlement Road.

We need a change where city leadership genuinely listens to citizen concerns.

We support the building of the trail system that would connect the trail to retail. We are pleased with our new mayor!

We would like to see better eating establishments in our city, example Rosa's Cafe, Jersey Mikes, La Madeline, etc. I would like to see the median on 183 in our city beautified.

We've been here since June 2019 and we're very happy!

Would love to see new residents of city become involved with city government. We need to manage growth and keep the high standards we have. We need City Council members that don't have personal agenda but want to serve the residents of the city as a whole.

Wrote a 2 page letter

Y'all are continuing to do great things. Why are some streets not concrete?

Yea for stepped up police presence - still speeder on White Settlement/Tanny/Burton Hill. City vehicles need to obey traffic laws, running stop signs - speeding on Koldin Lane going to maintenance garage.

This information will be reviewed at the following meetings:

January 7th

5:30pm - Golf and Parks Advisory Board

6:30pm – Long Range Planning Advisory Board

January 9th

5:30pm – Ordinance Committee

6:30pm – Public Safety Committee

January 14th at 7:00pm – City Council

Please join the committees, boards and council as they use this information to continue to improve Westworth Village. Thank you!