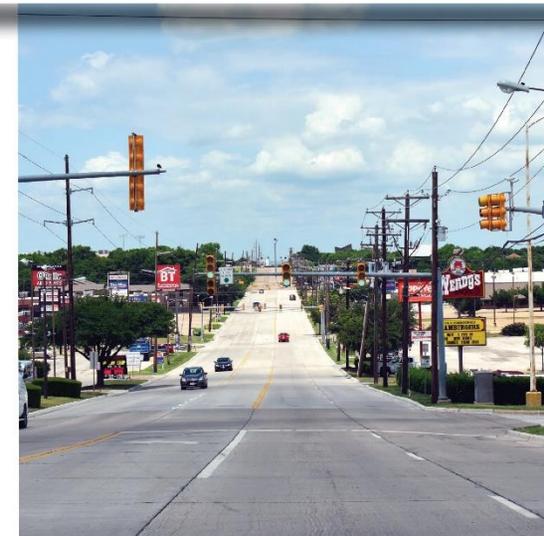
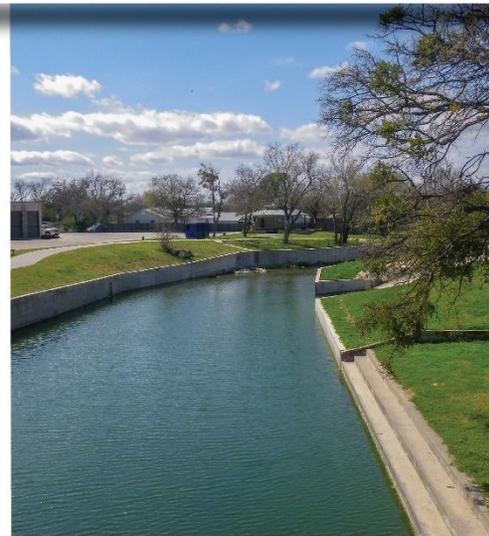
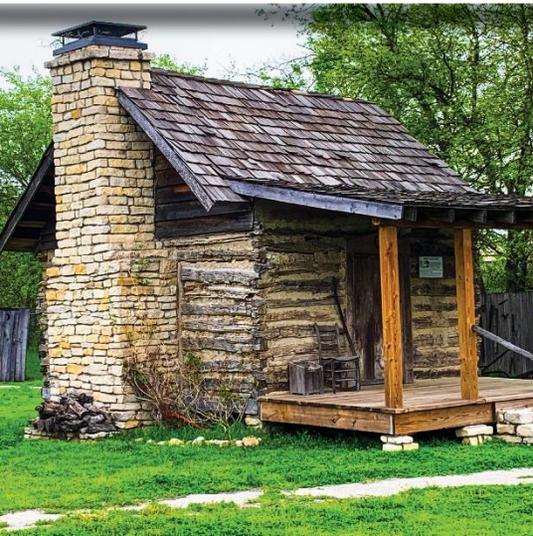


City of White Settlement 2040 Comprehensive Plan





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RONALD A. WHITE
MAYOR

OF WHITE SETTLE

Letter from the Mayor

To the citizens of White Settlement,

It is my pleasure, on behalf of your City Council, the Planning and Zoning Board and City staff to present to you the Comprehensive Plan for the City of White Settlement.

This document is the City's first comprehensive planning effort in more than twenty years. Over the past several months members of the City Council and the Planning and Zoning Board, City staff, and the public provided valuable input on a wide variety of planning and land use topics. Information and input regarding White Settlement's character and livability, housing, transportation, utilities, parks, trails and open space, economic and re-development opportunities was collected, studied and discussed. The result is this Comprehensive Plan which establishes the future vision and goals for our City government, and serves as a guide for this, and future City Councils, and City staffs. It will be an essential document as White Settlement continues to grow and develop.

On behalf of the White Settlement, Texas, City Council, I wish to express our appreciation to City staff, White Settlement citizens and Freese and Nichols, Inc. for their time, effort and hard work in order to prepare this plan. This Comprehensive Plan ensures that we can continue to provide for this and future generations of White Settlement residents.

Respectfully yours,

A handwritten signature in black ink that reads "Ronald A. White". The signature is written in a cursive style with a large, prominent 'R' and 'W'.

Ronald A. White

Mayor

Executive Summary

This 2040 Comprehensive Plan has two primary purposes: first, it creates a shared vision for the community, and two, it establishes ways in which the community can effectively realize that vision. The Plan tells the story of who the City is today and what it wishes to become as it grows and redevelops. White Settlement is at an opportune crossroad for a new and exciting period in its history. A fresh sense of direction and collective excitement creates the need to build consensus and establish a vision for the City going forward. The Plan is a long-range planning tool that is intended to be used by City staff, councils and boards, along with residents. The strategy will guide the community's physical development for 10 years, 20 years, or an even longer time period. The Plan's intention is to serve as a flexible guide and living document for both current and future decision-makers.

The City of White Settlement is the community of choice for anyone wishing to live in a unique, small town in the heart of the DFW metroplex. Easy access to regional amenities and nearby large cities makes living in White Settlement particularly advantageous. With the growing trend of young families and young professionals residing in the City, the Plan identifies the City's strengths and opportunities to re-strategize where the City's planning efforts and investments best serve the City's next life cycle and future generations. The City of White Settlement has many opportunities to encourage reinvestment, but also many assets to build upon that contribute to the City's identity and unique charm.

The Plan aims to:

- Improve and enhance the visual identity of commercial corridors,
- Establish Special Areas to promote vibrant, walkable destinations,
- Address incompatible land uses by re-examining land use patterns,
- Ensure adequate access to undeveloped parcels and opportunity sites,
- Promote and preserve access to nearby interstate systems,
- Enhance roadway design to increase connectivity and encourage alternative modes of transportation,
- Provide on-going maintenance for public infrastructure and facilities,
- Protect and strengthen neighborhoods to improve quality of life, and
- Protect the City's natural assets and unique qualities that contribute to the City's hometown feel.

City of White Settlement | 2040 Comprehensive Plan

This Plan is not a zoning ordinance, but rather it is a policy utilized by the City to support development decisions. The strategy helps to ensure coordinated growth development, zoning requests and other land use decisions are made. To protect the integrity of the City's neighborhoods and corridors, the strategy helps determine what land uses are appropriate and where they should be located. Ultimately, synchronized land use patterns help to protect private property by maintaining and enhancing value and by protecting neighborhoods

from incompatible uses. The 2040 Comprehensive Plan examines the realities of existing conditions, demographic implications, areas of growth potential and strategies for improving quality of life. The plan not only focuses on the physical development of the City, but also the overall goals to become a more livable and economically vibrant community. While the strategy is visionary and outlines residents' desires, it is also measurable by employing implementation-focused recommendations.

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Introduction

Chapter 1: Introduction



The City of White Settlement 2040 Comprehensive Plan

The City of White Settlement is a community of nearly 17,380 residents, located approximately 10 miles west of the City of Fort Worth. Situated in the western region of the DFW metroplex, which is one of the State’s and Nation’s fastest growing areas, White Settlement can anticipate future growth although it is bound by incorporated cities on all sides. Given the City’s current development pattern, it is critical for the City to prioritize redevelopment opportunities and identify aspects of the community that need to be preserved. The City has an opportunity to enhance its fiscal position and capitalize on the nonresidential development opportunities that exist within vacant areas and opportunities for redevelopment. Funding for public amenities that will enhance the quality of life for White Settlement residents is also a priority that is highlighted and recommended at this time.

The 2040 Comprehensive Plan is the result of a six-month planning process that included extensive research and analysis, public engagement, and strategizing with a variety of individuals and entities—including residents, property owners, and City staff. The Plan presents a 20-year planning strategy for protecting White Settlement’s quality-of-life, while anticipating new demands on the City’s infrastructure and resources. This document is written for everyday residents that make decisions regarding their private property, as well as community leaders and civic institutions that make community-wide decisions reflecting the interests and preferences of the people. In a rapidly-growing region, it is difficult to plan a year into the future—much less 20 years. The Plan is intended to be a strategic guide with overarching policies and recommendations that inform policy and decision-makers. After adoption of the Plan, it should be a living document, and should be updated and amended to reflect the changes of the community and surrounding areas (such as demographic makeup or economic trends).

Both the planning process and adopted Plan resulted in:

- Gathering input and support of White Settlement’s residents, stakeholders, and leadership;
- Building consensus for a community-supported vision and establishing goals and objectives that guide future growth and redevelopment of the community;
- Outlining short (1 to 3 years), long-term (3 to 5 years) and on-going growth strategies that influence development patterns; and
- Defining realistic, measurable goals and implementation strategies that are achievable and easy to understand.

What is a Comprehensive Plan?

The Comprehensive Plan is a tool intended to be used by City staff, elected officials, and residents to guide future growth, and redevelopment of the City for the next 10 to 20 years. The primary way the Plan accomplishes this is by establishing a vision for the City and then providing guidance on how to grow in accordance with the vision. The vision was formulated from resident and stakeholder input regarding the City's unique assets, characteristics and their 20-year outlook of the City. The vision is a critical component of the Plan because it connects all the puzzle pieces together. These pieces consist of the community's desire, the City's existing physical and economic state, and the community's aspirations for the future, and together they help compose the overall big picture. The big picture is representative of where the City wants to be in the future. The vision is then supported by goals and objectives that the City should follow once the Plan is adopted so the vision can come to fruition.

Plan Objective

Planning is a continuous process. It begins before an actual Plan document is adopted and, when done well, guides growth and development until and even through future planning activities meant to mark progress and build on previous efforts. Each Plan should be responsive to long-range goals established by the community. The process of creating a Comprehensive Plan, while always tailored to each unique community, includes a few basic steps. Planning is focused on the future, and it begins with a set of goals or a vision statement that summarizes the guiding principles that the community agrees upon. Once this long-range vision is established, existing data provides a snapshot of the City's demographics, physical characteristics and current socio-economic conditions. This information, along with an evaluation of existing plans and policies, becomes the foundation of the new plan.

THE COMPREHENSIVE PLAN SHOULD:

- Understand present conditions,
- Plan for changes that will occur during the coming years,
- Prepare balanced strategies for community and economic development,
- Provide the type of growth that is desirable,
- Implement the strategies for achieving the goals set forth in the plan, and
- Share a common vision for the future of the community.

Legal Foundation for Planning

The State of Texas has established laws with regard to the way incorporated communities can ensure the health, safety and welfare of their residents. State law gives municipalities the power to regulate the use of land, but only if such regulations are based on a strategy. The authority to create a comprehensive strategy is rooted in Chapters 211, 212 and 213 of the Texas Local Government Code.

Chapter 211

Chapter 211 of the Texas Local Government Code allows the governing body of a community to regulate zoning.

Chapter 212

Chapter 212 of the Texas Local Government Code allows the governing body of a community to regulate subdivision development within the City limits and also within the extraterritorial jurisdiction (ETJ), which varies depending upon the population of the community.

Chapter 213

Chapter 213 of the Texas Local Government Code allows the governing body of a community to create a comprehensive strategy for the “long-range development of the municipality.” Basic recommendations for comprehensive planning are to address land use, transportation and public facilities, but may include a wide variety of other issues determined by the community.

How Should the Comprehensive Plan be Used?

The Comprehensive Plan is not a zoning ordinance, but rather a high-level tool for the City to guide future policy and development decisions. The Comprehensive Plan should ultimately be used as a guide for daily and long-term decision making. The City should refer to the recommendations outlined in the Plan for daily decisions such as considering zoning and development requests, purchasing land, or constructing new infrastructure or public facilities. For developers or investors, the Plan should provide broad concepts and policies that encourage and promote growth in accordance with the community's vision.

How Will the Plan Stay Updated?

The Comprehensive Plan is meant to be a living document that allows flexibility for political, economic, physical, technological, and social conditions, as well as any other unforeseen circumstances that may ultimately influence and/or change the priorities and perspective of the community. To ensure that the Plan continues to reflect the goals of the community and remain relevant, the Plan must be reviewed on a regular basis to ensure that the goals, objectives and recommendations are still applicable.

Annual Progress Reporting

Once the Plan is adopted, City Staff should prepare a yearly progress report for presentation to the Planning and Zoning Board and City Council. This practice will ensure that the Plan is consistently reviewed, and any necessary changes or clarifications are identified. It is also important to provide ongoing monitoring between the Plan and the City's implemented regulations to maintain consistency among all documents.

Five-Year Update

Every five years, City staff should prepare an evaluation report to assess how successful it has been in achieving the recommendations outlined in the City's Comprehensive Plan. The purpose of the report will be to identify the Plan's successes and shortcomings, look at what has changed over the last five years, and make suggestions on how the Plan should be modified to best accommodate those changes.

Types of Plan Amendments

There are typically two types of updates that can be made to the Comprehensive Plan, which are minor amendments and major amendments.

Minor Amendments

Minor amendments are changes to the Future Land Use Plan, the Master Thoroughfare Plan or any other component of the plan related to specific development applications or public improvement projects, that may alter what is proposed on the Plan. It is recommended that minor amendments be initiated by the City for review and approval by the City Council when requested by petition from a property owner or their authorized representative (applicant). Minor amendments may also be necessary to incorporate changes resulting from other City plans, studies or policies.

Major Amendments

More significant plan revisions and updates should occur no more than every five to ten years. Major updates involve reviewing the current conditions and projected growth trends; re-evaluating the policies and recommendations of the Plan (and formulating new ones as necessary); and adding to, modifying, or removing recommendations in the Plan based on their implementation progress. Major amendments should be initiated by the City Manager and approved by the Planning and Zoning Board and the City Council.

Roles and Responsibilities

City Staff

City Staff manages the everyday implementation of the Plan. In particular, City Staff should be responsible for preparing an Annual Progress Report to ensure that decisions related to the Plan have been made and the Plan is still relevant to the community's vision and goals. City Staff is also responsible for supporting the Planning and Zoning Board and City Council in implementing the goals and strategies outlined in the Plan.

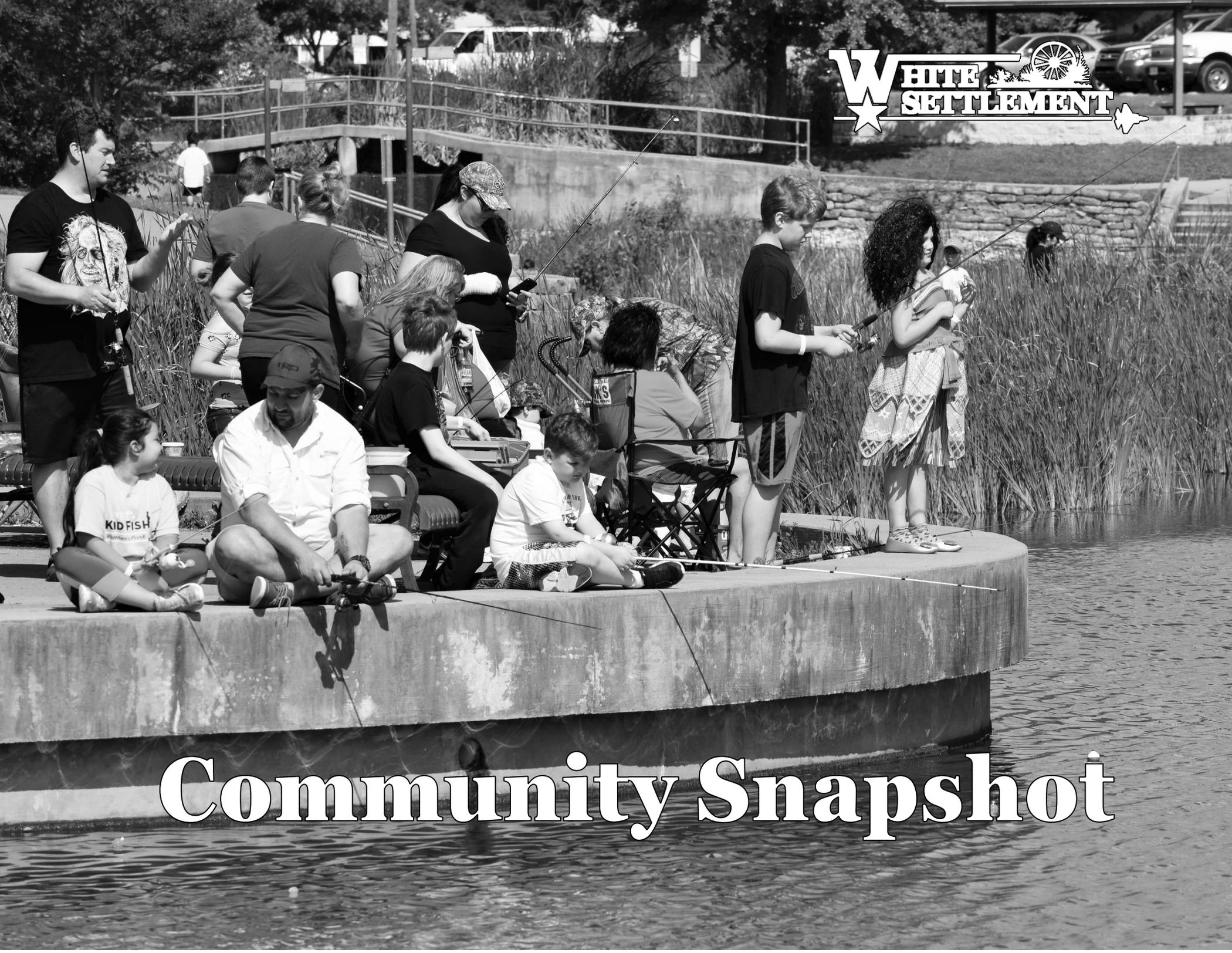
City Council

The City Council plays a key role in the implementation of the Comprehensive Plan. The City Council is responsible for supporting City Staff in implementing the goals and strategies outlined in the Plan. The key responsibilities of the City Council are to decide and establish priorities, set time frames by which each action will be initiated and completed, and determine the financial resources to be made available for implementation efforts. In conjunction with the City Manager, the City Council members must also ensure effective coordination among the various groups and departments that are responsible for carrying out the Plan's recommendations.

Planning and Zoning Board

The Planning and Zoning Board makes recommendations to the City Council based on the principles outlined in this Plan. The Planning and Zoning Board is responsible for supporting the goals and objectives of the Comprehensive Plan.

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Community Snapshot



Chapter 2: Community Snapshot



The purpose of the Community Snapshot is to present the City’s physical, social and economic context. Understanding the City’s background and context helps identify the community’s needs and desires, all of which are impacted by the City’s future growth and development pattern. Furthermore, information within this chapter will lay a foundation for all subsequent recommendations within this Plan:

- Planning Context
- Community Profile
- Demographic and Socioeconomic Trends
- Existing Land Use Analysis



Planning Context

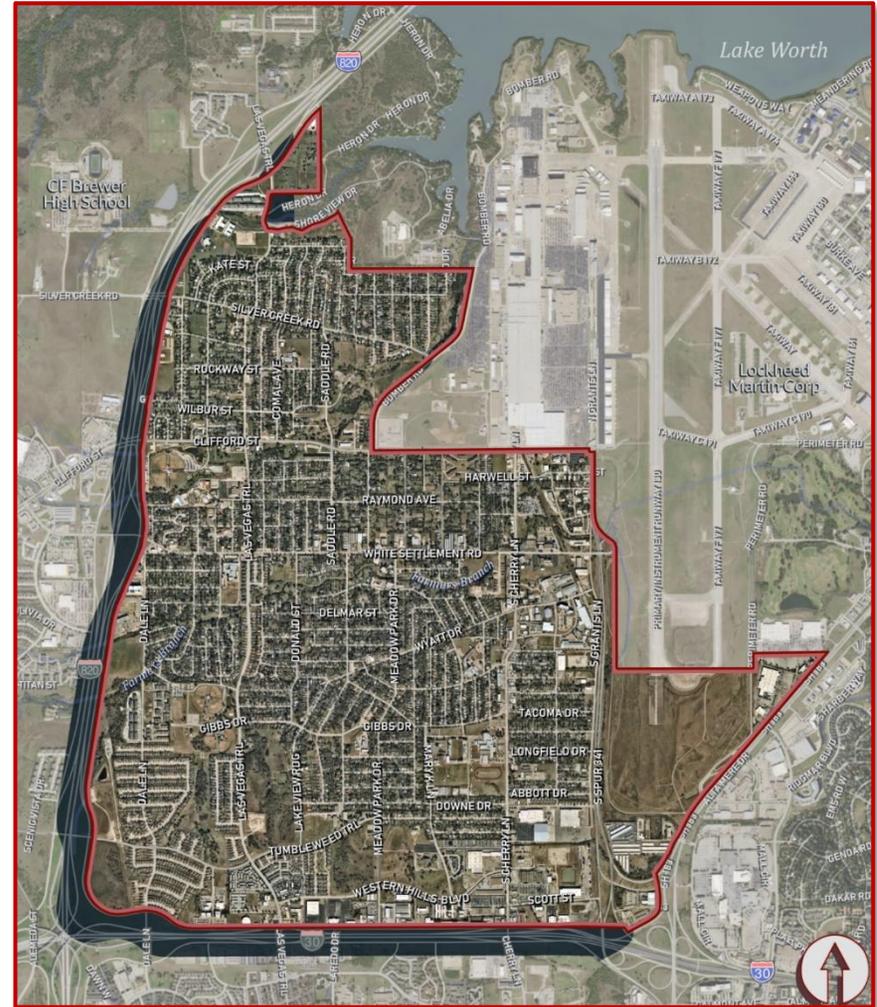
Location

The City of White Settlement is a 5.1 square mile area generally situated east of Interstate Highway 820 (Loop 820), south of Lake Worth, west of Spur 341 (Lockheed Blvd.) and north of Interstate Highway 30. The City of White Settlement is advantageously located within the Fort Worth region with convenient access to the Dallas-Fort Worth Airport, the Alliance Business Park and other major employment centers throughout the region. Additionally, White Settlement is bordered by the Naval Air Station (NAS) Joint Reserve Base (JRB) and Lockheed Martin, which are two of the largest employers in the region. The City of White Settlement is well-positioned to capture growth and reinvestment due to its central location in the metroplex.

HISTORICAL CONTEXT

White Settlement was incorporated in 1941 and adopted a home rule charter in 1954. There is a rich history of military service and patriotism in White Settlement. The Naval Air Station Fort Worth and the Joint Reserve Base (NAS Fort Worth JRB) is located at the northeast edge of the city. This facility, formerly known as Carswell Air Force Base, was established in 1994 as the first Joint Reserve Base in the country. It currently houses Navy, Marine Corps, Air Force, Army and Texas Air National Guard units. The NAS/JRB is owned by the United States Navy is now home to the F-16 and F-35 military aircrafts as well as approximately 40 separate commands with 9,600 (as of 2015) active duty military, guardsmen, reservists and civilian employees. Adjacent to the JRB is the Lockheed Martin facility where F-35 fighter jets are manufactured. This location originally housed the Consolidated Aircraft factory, which was built in 1941 to support production of B-24 Liberator bombers.

Figure 1: City of White Settlement City Limits





City of White Settlement | 2040 Comprehensive Plan

Surrounding Communities

The City of White Settlement is mostly surrounded by incorporated sections of the City of Fort Worth. Westworth Village and Westover Hills are similarly situated and are both located just east of White Settlement. Both nearby communities are smaller than the City of White Settlement and are included in the area served by the Fort Worth Independent School District.

A group of communities in the region share characteristics of being located close to active military training facilities and related airspace. In 2013, the North Central Texas Council of Governments obtained a grant from the US Department of Housing and Urban Development (HUD) to produce vision reports for each community to assist them in the development of long-range plans. These communities worked with the North Central Texas Council of Governments again in 2017 on the development of a Regional Joint Land Use Study entitled *Joining Forces: Aligning Community and Military Missions*. The study was a collaborative effort to “facilitate dialogue around common interests and strengthen community-military compatibility through communication, education and the planning process.” While these communities share impacts and benefits of proximity to military installations, they are each unique in their position in the region.

City of Lake Worth

Located in northwest Tarrant County, the City of Lake Worth has an estimated population of 4,710 residents (2010 US Census). Lake Worth adjoins the City of White Settlement on its northeast boundary. The City of Lake Worth sits just north and east of the lake itself. Primary flight paths from Naval Air Station Fort Worth Joint Reserve Base impact the western edge of the City of Lake Worth.

City of Fort Worth

The City of Fort Worth predominantly surrounds the City of White Settlement on the north, east, south and west. The Naval Air Station Fort Worth Joint Reserve Base is located east of White Settlement within the Fort Worth and Westworth Village jurisdiction. The City of Fort Worth encompasses approximately 349 square miles and reported a population of 835,129 in 2017 according to the US Census Bureau. The City of Fort Worth significantly impacts the City of White Settlement given the extent of the City’s limits. The future extension and

construction of roads is an example of one element, that greatly impacts the development and access to the City of White Settlement.

City of River Oaks

River Oaks boasts a 2010 (US Census) population of 7,427. It is located south of Sansom Park and east of the Naval Air Station Fort Worth Joint Reserve Base. It is located in a wooded area downstream from Lake Worth on the West Fork of the Trinity River. Like most of the surrounding communities, River Oaks incorporated as a City in the 1940s as a bedroom community of the former Carswell Air Force Base.

Westworth Village

Westworth Village was incorporated as a town at the same time the federal government began construction of Carswell Air Force Base in 1941. Today it contains a total land area of two square miles and an estimated population of 2,726 residents (2017). The City is located on the banks of the Trinity River west of downtown Fort Worth. “Following the transition of Carswell Air Force Base to the Naval Air Station Joint



City of White Settlement | 2040 Comprehensive Plan

Reserve Base Fort Worth in 1998, the City embarked on an ambitious program to transform 400 acres of federal government property and 500 abandoned houses into a high quality, multi-use urban development.” (www.cityofwestworth.com)

The City of White Settlement is becoming more interconnected with neighboring communities, such as Fort Worth, due to regional growth. Continued growth within the City limits is anticipated and new development west of the City of Fort Worth is also expected to have a significant impact on the region. On the western edge of the municipal boundary of Fort Worth, north and south of I-30, a large planned community is beginning to develop. Walsh Ranch covers 11 square miles

of land area and will accommodate an estimated 50,000 residents. This will be a full-service community providing all core municipal services, with schools in both Aledo and Fort Worth school districts. A variety of lifestyle options will be accommodated by the development consisting of 7,200 acres and more than 32 miles of hike and bike trails. Current development projects, such as the Walsh Ranch Development, will have an impact on traffic volumes for the City of White Settlement.

Cultural and recreational amenities in the Fort Worth area contribute to the desirability for growth as well as access throughout the region. Universities, museums, and entertainment districts are all available within 10 miles of the City of White Settlement.





Figure 2: Regional Context Map





Local and Regional Plans

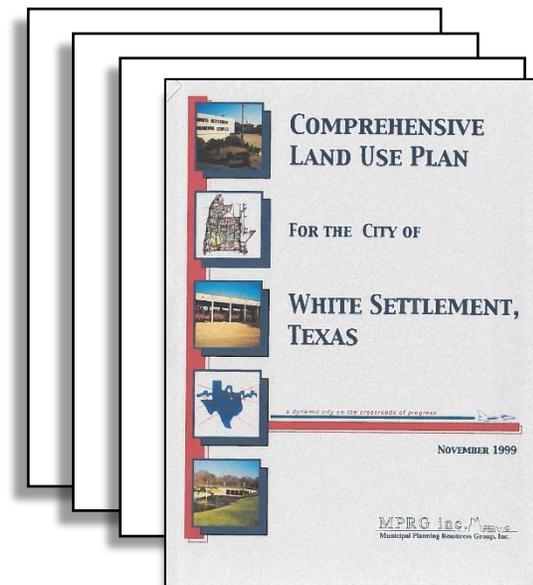
Relevant local and regional planning efforts should be considered when developing a Comprehensive Plan to ensure coordinated recommendations for the study area. This section provides an overview of previous planning efforts by either the City or the region's Metropolitan Planning Organization, the North Central Texas Council of Governments.

1999 City of White Settlement Comprehensive Plan

The City of White Settlement adopted a Comprehensive Plan in November 1999. The Plan has guided growth and development for twenty years. A Resident Planning Committee supported the planning process and a community survey was used to enhance public input in the plan. A total of 6,000 surveys were distributed by mail and made available at City Hall, the Senior Citizen's Center and the White Settlement Library. Response from the community was successful with 731 completed surveys, which was approximately 12.2% of the total number of surveys distributed. Over the course of several months, the Citizen Planning Committee and City staff met with the consultant team to review the Plan's chapters to shape the Plan and meet the needs of the City of White Settlement.

The goals and objectives are set forth in Chapter 2 of the Plan to address each of the following topics:

- General Land Use,
- Residential Uses,
- Commercial Uses,
- Industrial Uses,
- Community Facilities,
- Thoroughfares, and
- Parks and Open Space.





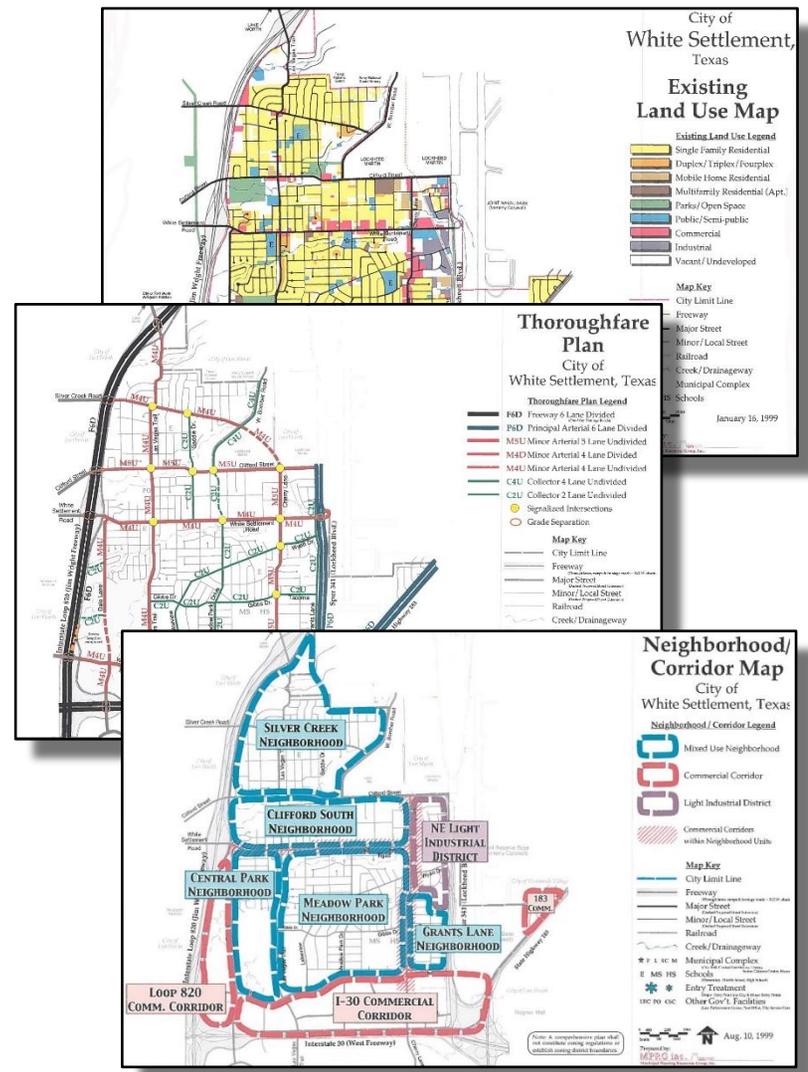
City of White Settlement | 2040 Comprehensive Plan

The Plan contains chapters that provide deeper exploration and data analysis related to demographics, land use, transportation (thoroughfares), and planning principles, including urban design. The demographics chapter discusses the characteristics of the City. Data in this section address the population, housing, socioeconomics, and the physical features of White Settlement. The Plan established a population projection for the year 2020 of between 15,565 and 18,180 people. This is consistent with current population estimates from the US Census Bureau (16,116 in 2017).

Planning principles introduced and applied to the 1999 Comprehensive Plan recommendations include the “neighborhood concept,” Commercial corridor and commercial node development forms, edges and transitions, screening, and focal points and gateways. Street types are defined (arterial, collector, local) and addressed as both organizing features and infrastructure supporting appropriate access throughout the City.

To properly address future land use, the Plan addresses physical features including surrounding land uses and transportation networks, as well as environmental constraints, such as floodplain-impacted properties. Given this context, the 1999 Comprehensive Plan describes residential development within four categories – single family residential, medium-density residential, multi-family residential and manufactured housing. Commercial development is categorized by corridor type including Freeway Commercial corridors (along I-30 and Loop 820), Major Thoroughfare Commercial corridors (off the adjacent freeways within the City) and the 183 Commercial corridor, serving commercial areas at the south end of the Naval Air Station Fort Worth Joint Reserve Base site.

Like commercial uses, the surrounding context influences and shapes industrial areas of the City. The 1999 Plan describes these areas with

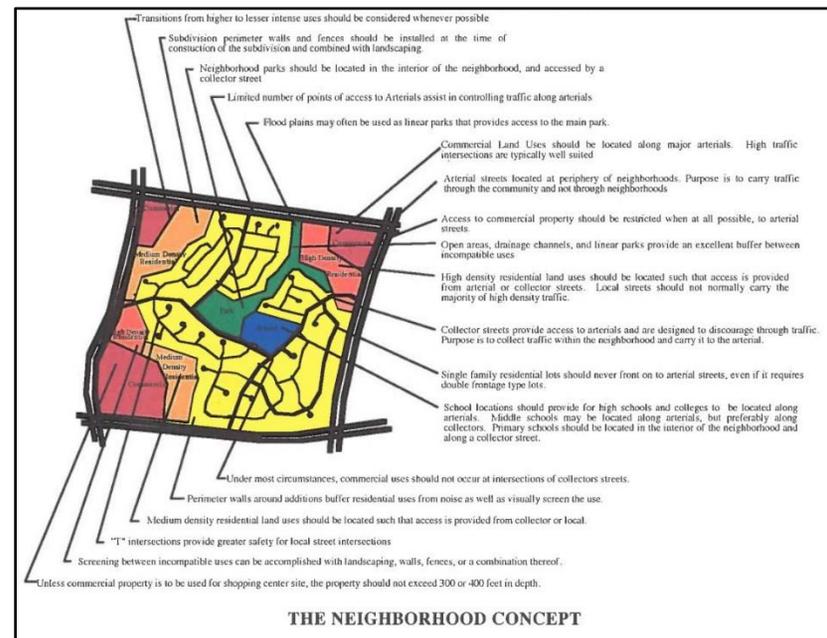




specific reference to the access and adjacent uses that create appropriate locations for the most intense development – manufacturing and general industrial uses – that support the local and regional economy.

The future land use section of the Plan includes a section that addresses Government/Semi-Public Development. These facilities are identified with information about expansion needs and service areas included in the Plan narrative. A Parks, Recreation and Open Space Masterplan was adopted in 1995 and is referenced in the 1999 Comprehensive Plan.

The implementation of the Plan recommendations is highlighted in the final chapter of the 1999 Plan through updated land use regulations, coordinated Capital Improvement Program (CIP), partnerships and cooperation with other governmental entities.



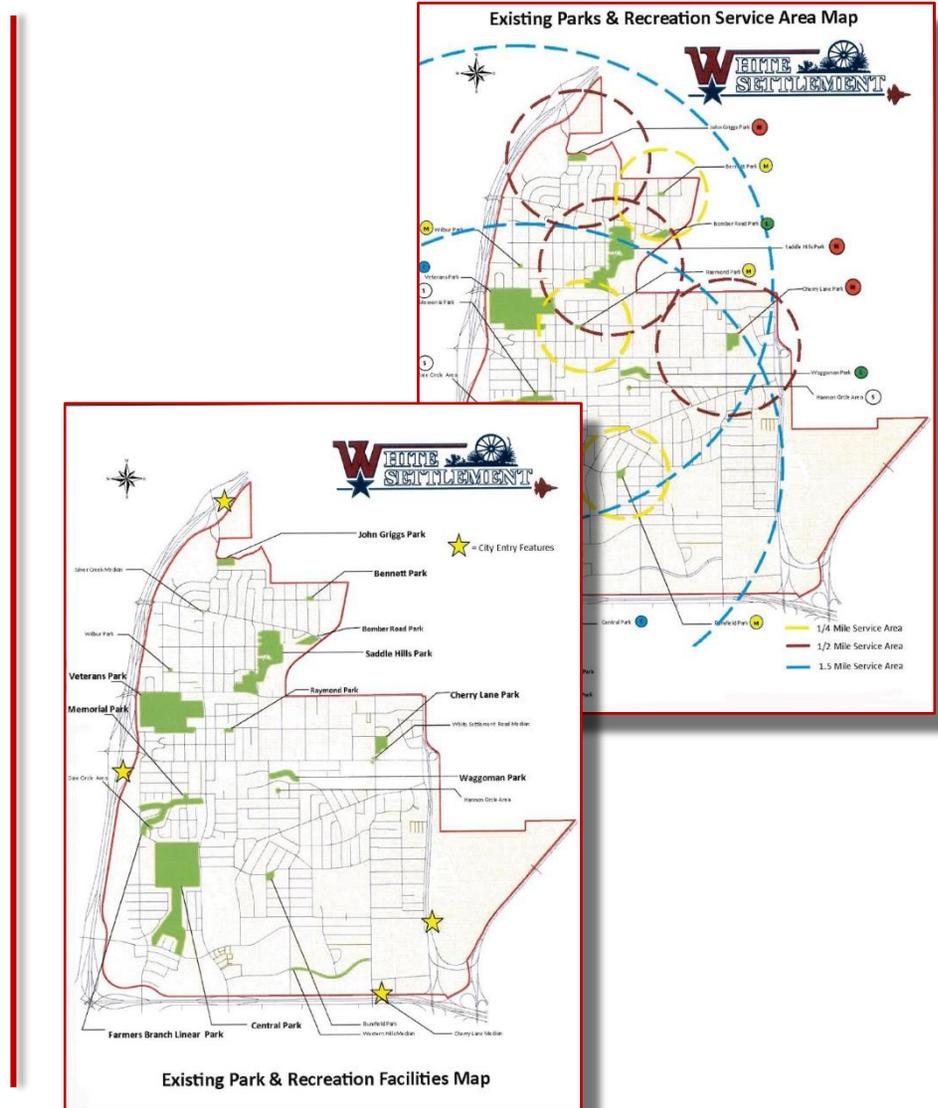


City of White Settlement | 2040 Comprehensive Plan

Parks Recreation and Open Space Master Plan

This Plan was adopted in November 2017 to explore and inventory park and open space properties throughout the City. It provides a foundation of data and information about how the community uses parks and open space. This Plan supports quality of life improvements and amenities that promote beautification and enhancement efforts as well as connections between parks and open spaces and community places such as neighborhoods, schools and businesses.

- The goals outlined in this report include 1) a balanced park system and 2) open space. Each goal includes a set of objectives that address key issues such as safety, partnerships, effective programming, environmental and economic benefits, and how to maintain a robust parks system that enhances and adds value to the community.
- The report included an inventory and analysis of existing facilities as well as a needs assessment, which included a resident survey and several public meetings to gather input from stakeholders regarding the parks and recreation needs of the City. The inventory expanded to include facilities owned by the White Settlement Independent School District.
- The result of this phase of the process is an Action Plan that established priorities and next steps to accomplish the parks, recreation and open space goals of the community.





2013 Comprehensive Plan Vision Report

Communities located near military installations are impacted in positive and negative ways by their relationship with these installations. Often, smaller communities lack resources to plan for and address their impacts. In 2013, the North Central Texas Council of Governments (NCTCOG) received a Community Challenge grant from the US Department of Housing and Urban Development (HUD). This grant supported a three-year planning effort to study the seven cities and portions of Tarrant County that are located within close proximity to the Naval Air Station Fort Worth Joint Reserve Base. The focus of the work was to develop strategies for regional coordination and compatible development practices. Reports were produced for each community. The “City of White Settlement Comprehensive Plan Vision Report” was customized to address the City and contains sections addressing demographics, economic development, land use, transportation and housing. An implementation section includes a matrix of recommendations with action steps to further the goals and objectives stated in each topical section. Priority actions recommended in this report include:

Economic Development

- Enhance local economic development and marketing capabilities through regional and sub-regional partnerships.
- Transform aging retail nodes into more compact, high quality, mixed-use areas.
- Foster an environment of innovation and entrepreneurship to diversify the local and sub-regional economy and attract and retain talent.
- Enhance local economic development and marketing capabilities through regional and sub-regional partnerships.
- Target marketing efforts to add key retail components to the local economy.
- Strengthen community presence along I-820 to enhance market visibility.





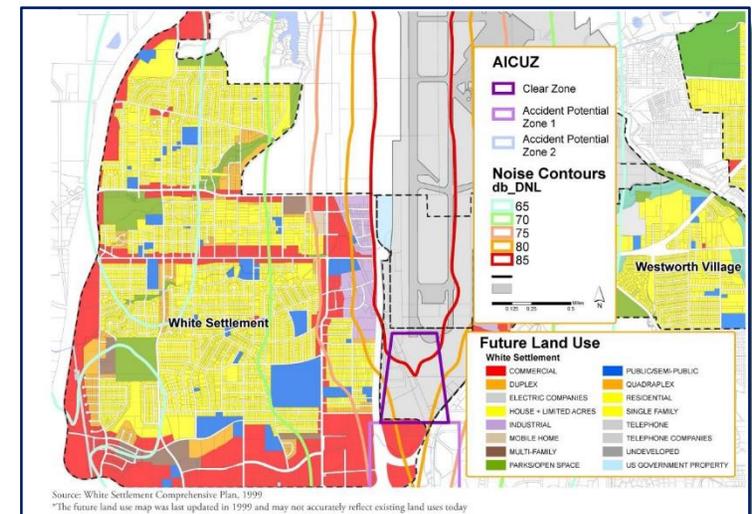
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Land Use

- Promote complete neighborhoods and communities that integrate land uses, amenities, services and transportation.
- Minimize compatibility issues associated with noise exposure from aviation operations.
- Complement and strengthen the visual identity and character of existing community cores.
- Ensure the safety and quality of life of City residents and protect the mission of Naval Air Station Fort Worth Joint Reserve Base through the adoption of land use compatibility strategies.

Transportation

- Develop a roadway network that provides adequate capacity to accommodate demand and sufficiently maintain the network.
- Connect to the region and sub-region's planned bicycle and pedestrian network.
- Reduce congestion and improve safety on major roadway thoroughfares.
- Enhance roadway design and support the provision of mobility options on local roadways.
- Raise public awareness of existing public transportation options through outreach, marketing, and educational efforts.
- Improve public transportation options to meet the needs of potentially transit-dependent populations.
- Improve public transportation options to meet the needs of the general population.



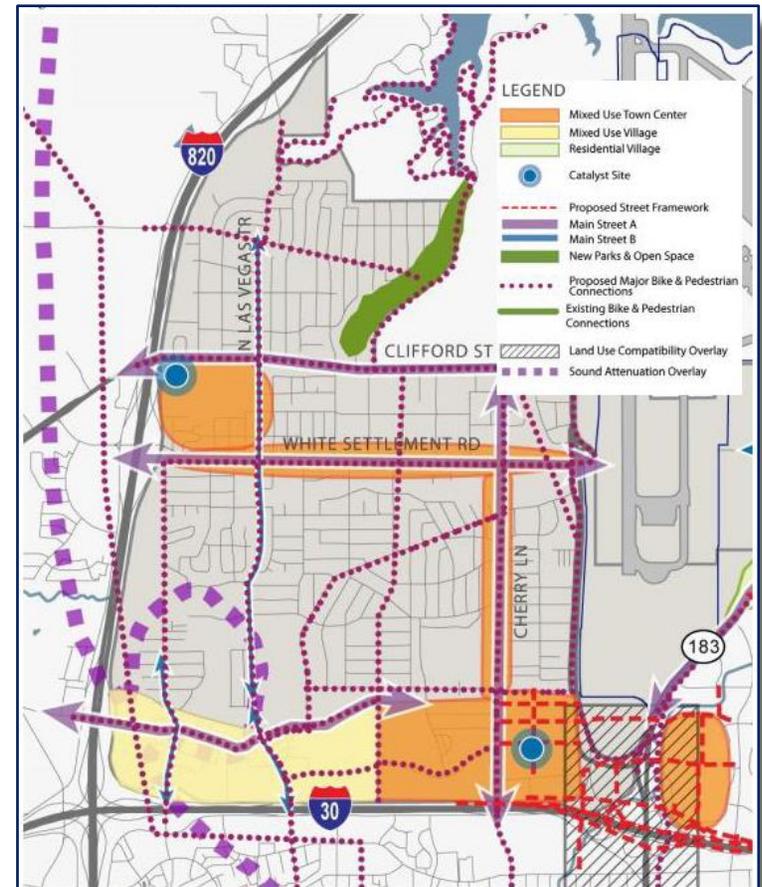


- Coordinate and leverage resources to provide effective and efficient transportation services and improve transportation options.
- Build on the regional bicycle and pedestrian network by enhancing local connectivity.

Housing

- Ensure that neighborhoods are designed with quality housing choices, amenities and services to maintain quality of life for existing residents and to attract new residents.
- Promote quality infill development to expand the supply and type of available housing.
- Improve the aesthetic character of the community by reducing general land use incompatibilities.
- Minimize compatibility issues associated with noise exposure from aviation operations.
- Increase household and neighborhood capacity by building on the social, economic and physical assets of the community and its residents.
- Diversify the mix of housing choices in the community.

Although this report was not adopted as a policy guide by the City of White Settlement, it does offer insight into regional considerations and plans that need to be recognized when planning and seeking funding for future infrastructure projects in the City.



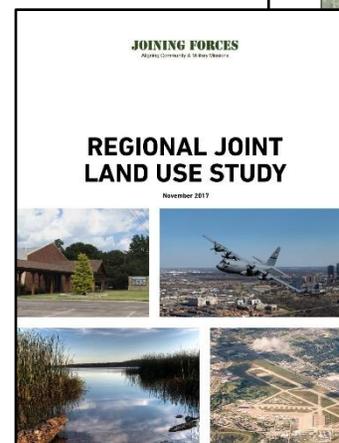
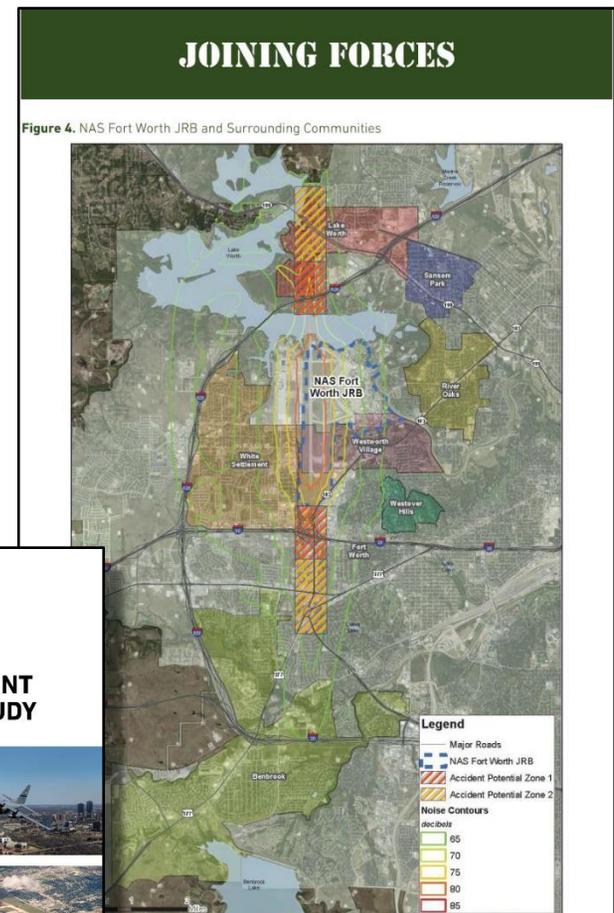


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2017 Regional Joint Land Use Study

The North Central Texas Council of Governments (NCTCOG), working with local, state and regional jurisdictions over the course of one year focused on the impact and opportunities provided by military facilities and activities in the region. This Plan builds on previous work and produced a tailored set of recommendations focused on land use compatibility. The Plan is advisory only but was created through a participatory process that brought together representatives from 18 counties and more than 60 cities in proximity to military operations.

- The study area included seven military installations including Naval Air Station Fort Worth Joint Reserve Base (NAS Fort Worth JRB); Redmond Taylor Army Heliport (RTAHP); Fort Wolters Training Center; Camp Maxey Training Center; Eagle Mountain Training Center; Brownwood and Brady Military Operating Areas (MOAs); and Colonel Stone Army Reserve Center.
- The shared vision of the study is expressed in several goals focused on balancing growth with protection of military operational capabilities; encroachment issues associated with emerging technology that require a different approach and understanding than in the past; maintaining a positive economic impact from military facilities; providing specific land use recommendations carried forward from the preceding 2008 Joint Land Use Study for Naval Air Station Fort Worth Joint Reserve Base; and fostering partnerships in the region.
- 152 compatibility strategies for area communities and military installations are outlined in this study.
- Highest priority recommendations focus on:
 - Communication and Coordination
 - Statewide Policy / Legislative Actions
 - Environmental / Cultural Resources
 - Physical Security





- Strategies specific to the City of White Settlement are shown in the table below:

STRATEGY	PARTNERS	AREA	PRIORITY	TIME FRAME
Increase the capacity and function of existing stormwater infrastructure through the re-grading of ditches and cleaning out culverts along highway corridors and the implementation of engineering improvements in storm drain inlets and upstream and on-system capture areas. Clearly define ongoing operation and maintenance responsibilities.	Lead: TxDOT, City of White Settlement, City of Fort Worth Supporting: Tarrant County	Watershed Naval Air Station Fort Worth Joint Reserve Base	High	Short to Mid
Enhance erosion control to assist in maintaining the function and capacity of stormwater infrastructure using measures, including: <ul style="list-style-type: none"> • Drop structures, • Baffle blocks, • Rock riprap downstream of culverts and bridge abutments, and Concrete line ditches. 	Lead: TxDOT, City of White Settlement, City of Fort Worth Supporting: Tarrant County, Naval Air Station Fort Worth Joint Reserve Base	Watershed Naval Air Station Fort Worth Joint Reserve Base	High	Short to Mid
Conduct a detailed hydrology and hydraulic study for the Farmers Branch Watershed and Naval Air Station Fort Worth Joint Reserve Base by updating the 2005 Section 205 hydrology and hydraulics by: Incorporating best available information from LIDAR and new survey for channels and bridge, culverts and storm drains, overtopping elevations, gutters, flowlines, and pipe inverts, and Using the analysis to set higher design standards for State and City facilities, including providing freeboard at roadway crossings.	Lead: TxDOT, City of White Settlement, City of Fort Worth Supporting: FEMA, USACE, North Central Texas Council of Governments, Tarrant County, Naval Air Station Fort Worth Joint Reserve Base, private sector	Watershed Naval Air Station Fort Worth Joint Reserve Base	High	Mid to Long

- Recommendations carried forward from the 2008 Joint Land Use Study involving the cities of Benbrook, Fort Worth, Lake Worth, River Oaks, Westworth Village and White Settlement as well as Tarrant County include:
 - Establish an Oversight Committee to monitor changes and to work closely with the base on land use and encroachment issues;
 - Revise and continue to enforce current regulatory requirements such as zoning and building codes to minimize encroachment and noise issues;

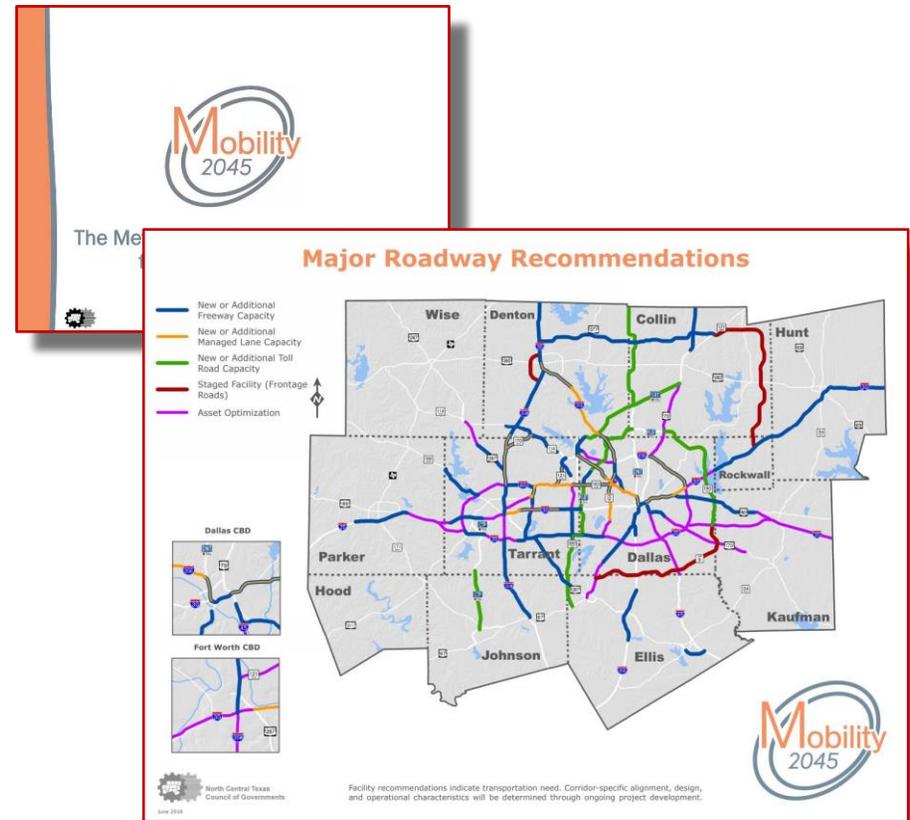


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- Institute noise level reduction measures and a sound attenuation program for those incompatible structures located in the 65 decibel (dB) DNL (denotes average day/night noise levels) noise contour or higher;
- Establish a real estate advisory service for the noise-affected area; and initiate land protection and/or voluntary acquisition in the Clear Zones and Accident Potential Zones; and
- The Plan includes a section within the technical appendix that offers guidelines to assist cities in addressing military compatibility issues when developing or updating their Comprehensive Plans. These guidelines have been incorporated into the appropriate sections of this updated Comprehensive Plan document.

Mobility 2045

The Metropolitan Transportation Plan, Mobility 2045, is a Plan for transportation connectivity in North Central Texas. This Plan was produced and is maintained by the North Central Texas Council of Governments (NCTCOG). Adopted in June 2018, this Plan addresses a variety of transportation options for the region and provides a series of recommendations for mobility improvements in the region. Transportation networks cross municipal boundaries and a regional plan encourages collaboration amongst neighboring communities in a meaningful way. Recommendations from this plan inform the land use and mobility elements of this comprehensive plan.





Community Profile

Population Trends

Although the City of White Settlement has generally seen a positive growth trend over the past decade, it also experienced a slow growth rate between the years 2010 to 2018, increasing at a Compound Annual Growth Rate (CAGR) of only 0.95% reflected in **Table 1**. The most significant increase in population occurred from 2017 to 2018, which consisted of 550 new residents and resulted in a 3.2% growth rate from the previous year. In the same year, the City also experienced more than double the growth rate than what Tarrant County experienced.

Figure 3: City of White Settlement Population Growth

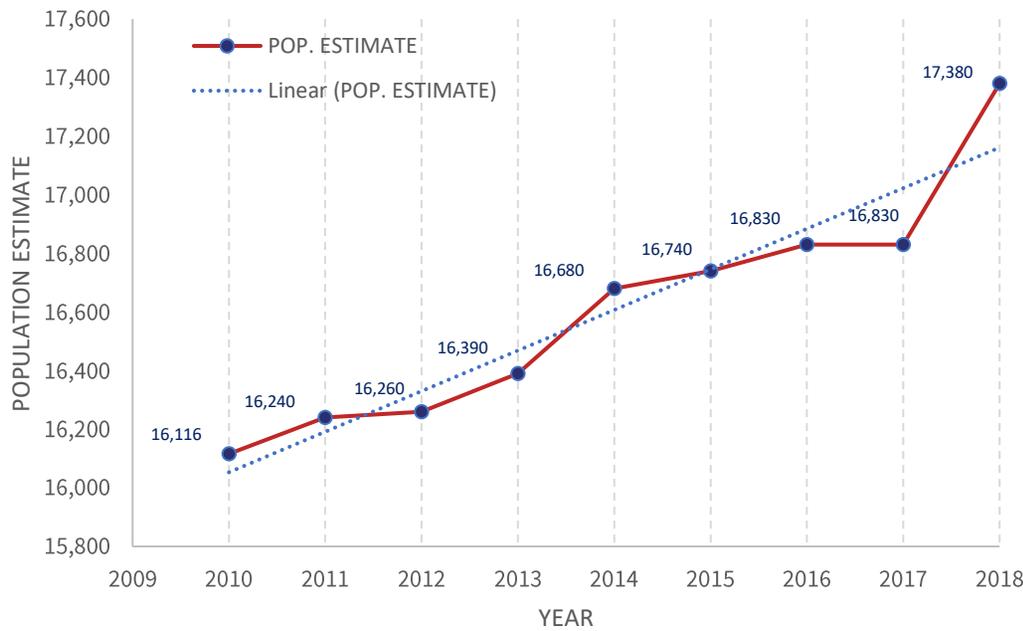


Table 1: Population History				
Tarrant County			White Settlement	
Year	Population	Percent Change	Population	Percent Change
2010	1,809,034	–	16,116	–
2011	1,818,240	0.5%	16,240	0.8%
2012	1,831,200	0.7%	16,260	0.1%
2013	1,864,560	1.8%	16,390	0.8%
2014	1,884,620	1.1%	16,680	1.7%
2015	1,905,430	1.1%	16,740	0.4%
2016	1,945,320	2.1%	16,830	0.5%
2017	1,966,850	1.1%	16,830	0.0%
2018	1,989,810	1.2%	17,380	3.2%
CAGR	–	1.20%	–	0.95%

Source: 2010-2018 NCTCOG Population Estimates Publication



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Population Projections

Growth trends are important to consider because they help project the anticipated demand for services such as water, wastewater, roads and parks. Given the historical population records, the projected population estimates shown in **Table 2** utilize 0.5%, 1% and 1.5% compound annual growth rate to forecast the population for the next 20 years. In 2040, the City can anticipate a population growth of at least 19,396 people with the lowest CAGR of 0.5%, compared to a maximum population of 24,116 people with a CAGR of 1.5%. The data utilized in these population projections were collected from the 2019 North Central Texas Council of Government Population Estimates, which utilizes the housing unit method for estimating current year population. These estimates are calculated by multiplying the number of units by the occupancy rate and the estimated number of people per unit. Every year, cities are asked to provide information about changes in housing stock, specifically as it pertains to the number of building permits issued. Cities are also given the opportunity to review figures prior to release. The estimates included herein supersede any prior estimates.

A Compound Annual Growth Rate (CAGR) represents the average amount of change across a time period. This Plan projects population changes over decades using three different rates ranging from 0.5 percent to 1.5 percent. The projections provided by CAGR offer a variety of options or scenarios to be used to anticipate future growth for the City.

Table 2: Population Projections			
	0.5% CAGR	1.0% CAGR	1.5% CAGR
Year	Population		
2018	17,380	17,380	17,380
2019	17,467	17,554	17,641
2020	17,554	17,729	17,905
2025	17,998	18,634	19,289
2030	18,452	19,584	20,780
2035	18,918	20,583	22,386
2040	19,396	21,633	24,116



Demographic and Socioeconomic Trends

Age and Sex

The median age of White Settlement residents is 35.3 years. This is slightly higher than the median age of 34.3 years for residents of the State of Texas and is similar to the median age (34.2 years) estimated for residents in surrounding areas of Tarrant County. The largest cohort of residents is 30 to 34 years old. People within this cohort are young adults who are completing educational pursuits, starting families and establishing careers. This data was obtained from 2017 American Community Survey (ACS), which is updated annually by the US Census Bureau.

Figure 4: City of White Settlement Age & Sex Distribution

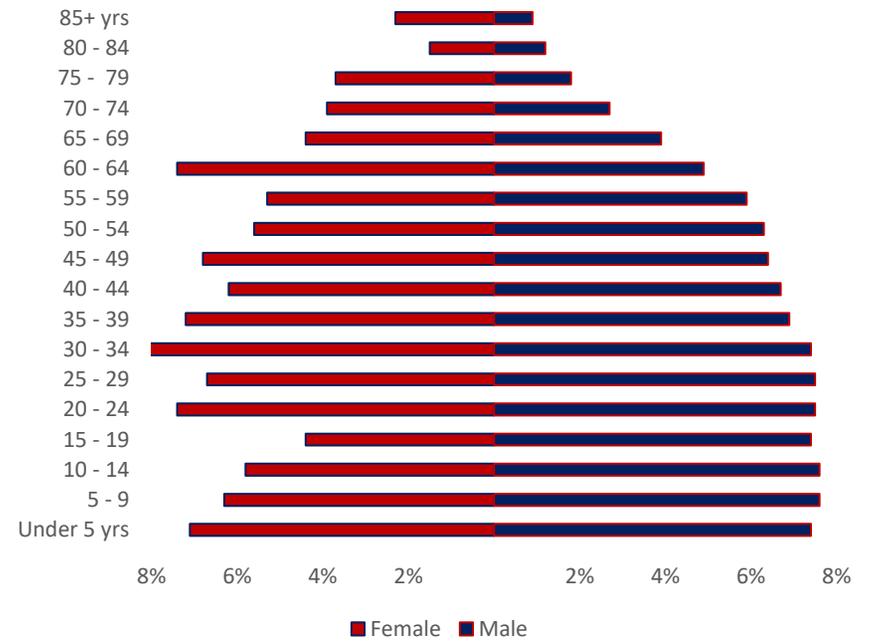
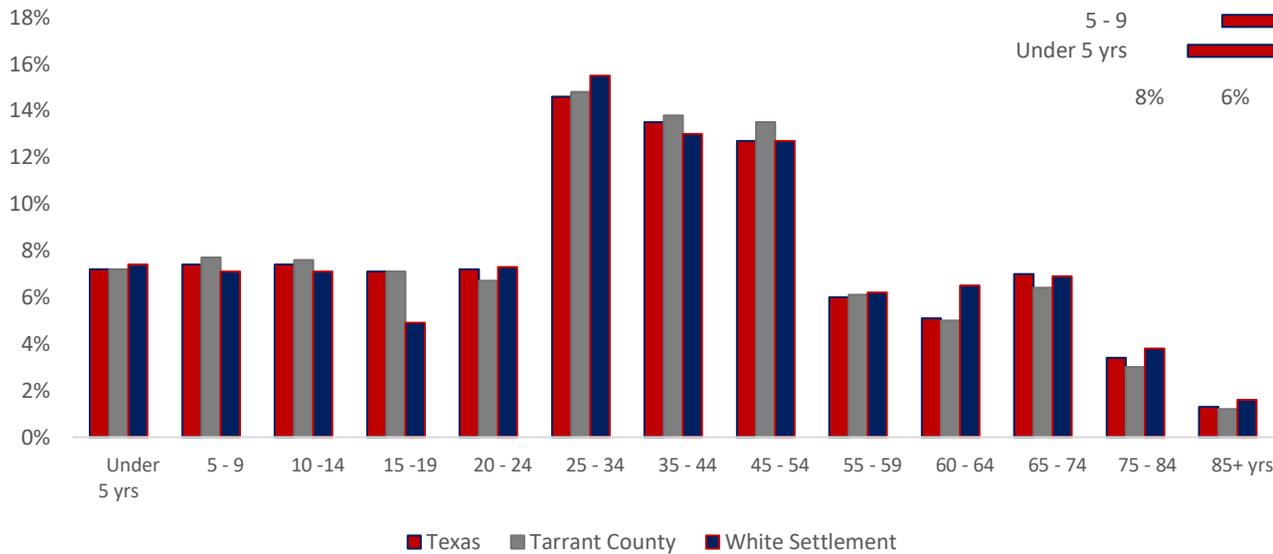


Figure 5: State, County, and City Age Distribution





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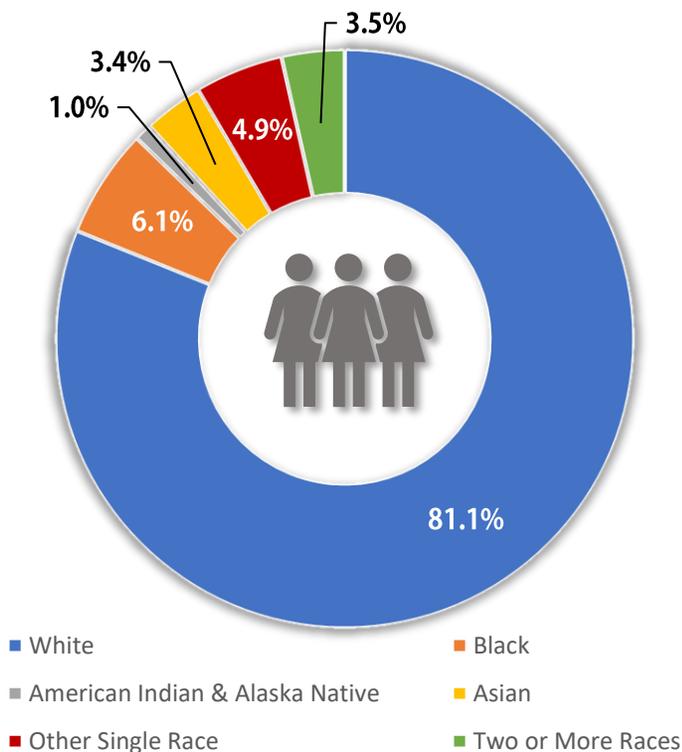
Racial Distribution

The majority (81.1%) of White Settlement residents are White. The remaining 19.9% of the population includes minorities with 6.1% Black, 1.0% American Indian and Alaska Native, 3.5% Asian, and 4.9% as Other Single Race.

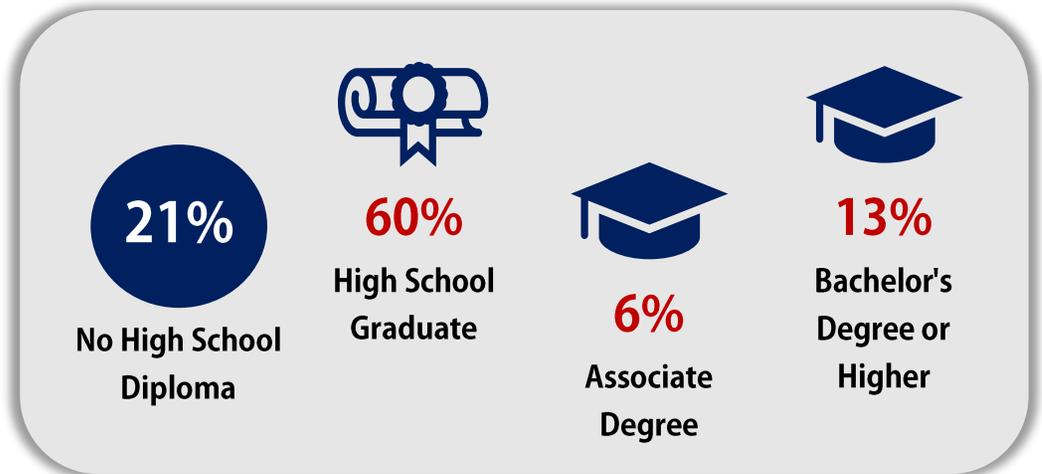
Educational Attainment

The US Census Bureau (ACS 2013-2017) estimates that of the total population over the age of 25, approximately 60% have attained a high school diploma, 6% an associate degree and 13% a bachelor's degree or higher as their highest level of education.

Figure 6: White Settlement Racial Distribution



Source:2014-2017ACS Estimate



Source:2014-2017ACS Estimate



Housing

Homeownership

The US Census Bureau (*American Community Survey 5-year report 2013-2017*) estimates that there are 6,810 housing units within the City. Renter-occupied dwellings in White Settlement are slightly more prevalent (51.5%) than owner-occupied dwellings, which make up 48.5% of the local housing units. The state of Texas reports a 38% renter-occupancy rate. The proximity of the Naval Air Station Fort Worth Joint Reserve Base likely influences the number of rental housing units available in the City. Approximately 5.4% of all housing units in the City are currently vacant. Housing units within this category may be vacant because they are either in need of renovation or may be in transition between occupants.

The City of White Settlement Utility Billing and Customer Service Department is responsible for establishing and maintaining all water utility accounts in the City. According to the City’s records for utility connections there are a total of 6,816 housing units, which is six more units than what was provided by the US Census Bureau (*American Community Survey 5-year report 2013-2017*) estimates. **Table 3** provides a breakdown of the City’s utility accounts.

The business account category includes nursing homes and apartment complexes (larger than a quad-plex). The City’s Fire Marshal reports that there are 4 nursing homes and 11 apartment complexes within the City of White Settlement. Current dwelling unit counts from these

developments total 1,931 which is comprised of 1,618 apartment units and 313 nursing home units.

Having an accurate count of existing housing units is important for understanding the demand for new housing stock that is represented by anticipated population growth over the coming years. With this baseline and an understanding of average household size in the community (2.73 persons per owner-occupied unit / 2.61 per renter-occupied unit), it is possible to estimate the kind of land area necessary to serve the growing population of White Settlement.

Table 3: White Settlement Utility Accounts	
Number	Account Type / Description
5,147	Single family accounts
220	Multi-family accounts (duplex and quad-plexes only)
784	Unassigned meters (vacant/unoccupied or old meters that have not yet been removed from the system). The US Census attributes 639 of these unassigned meters to vacant housing units.
665	Business accounts (apartments, nursing homes, commercial)
6,816	Total

Source: City of White Settlement Utility and Billing Customer Service Department

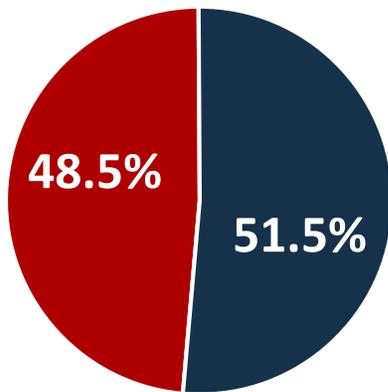


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Median Household Income and Home Value

The median household income for the City’s residents is estimated at \$48,156. This is lower than the median income rate for households within Tarrant County (\$62,532) and the State of Texas (\$57,051). The median home value in the City of White Settlement is \$78,500. Median household income is an indicator of disposable income and spending power. This lower rate may be reflective of a younger workforce.

Figure 7: Home Occupancy



■ Owner Occupied ■ Renter Occupied

Source:2014-2017 ACS Estimate

Homeownership per the US Census Bureau



Source:2014-2017 ACS Estimate



\$48,156

White Settlement Median Household Income



\$62,532

Tarrant County



\$57,051

Texas

Source:2014-2017 ACS Estimate



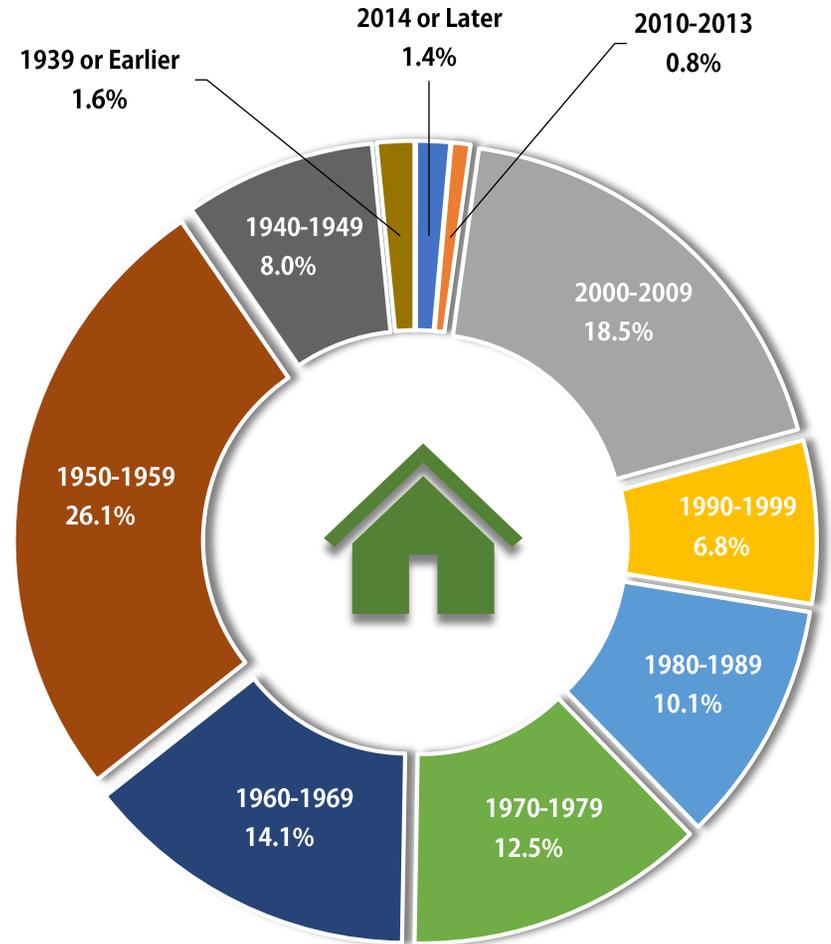
Age of Housing

The age distribution for existing housing units (6,810 units) in the City of White Settlement shown in **Figure 8** is based on the data provided by the US Census Bureau (*American Community Survey 5-year report 2013-2017*). Approximately 52.7% of the City’s total housing inventory was built within the 1950 to 1979 timeframe making at least half of the total housing stock at least 40 years old. Approximately 26.1% (1,775 units) of the total housing inventory was constructed from 1950 to 1959, 14.1% (960 units) from 1960 to 1969, and 12.5% (854 units) from 1970 to 1979. The fourth largest number of houses built occurred from the year 2000 to 2009, which was 18.5% (1,263 units). Given that 72.4% of the City’s housing inventory was built before 1989, there is a need to incorporate policy that encourages the preservation and rehabilitation of older homes.

Enhancing the preservation and rehabilitation of older homes in the community can also serve as an opportunity to preserve an affordable housing stock. The affordability of housing remains a challenge for many communities. Affordable housing stock becomes an issue when the typical household is spending more than 30% of their household income on housing while a severe cost burden is paying more than 50% of income on housing costs including utilities. Having a distribution of older and newer homes at competitive price points can also contribute to a diverse housing stock that appeals to both young professionals and retired individuals.

Rehabilitation of older homes can also help promote long-term stability and livability. Homes that are not well maintained can detract from people wanting to live in their home long-term. Rehabilitation and preservation policies can help encourage long term residency.

Figure 8: Age of Housing



Source: 2014-2017 ACS Estimate



Workforce

Worker occupation and worker class are two measures of diversity, skill level and types of jobs within a given market. Worker occupation is generally defined as the job a person has, whereas worker class is the sector in which a person is employed. Both factors are measures of the kind of work that employs a community’s residents.

Worker Occupation

The industry data shown in **Figure 9** describe the kind of business conducted by a person’s employing organization. This data captures the population that is 16 years of age or older. The top four industries in which residents are employed is Retail Trade (17%), Educational and Health Care (14%), Arts, Entertainment and Food Service (14%), and Construction (12%).

Worker Class

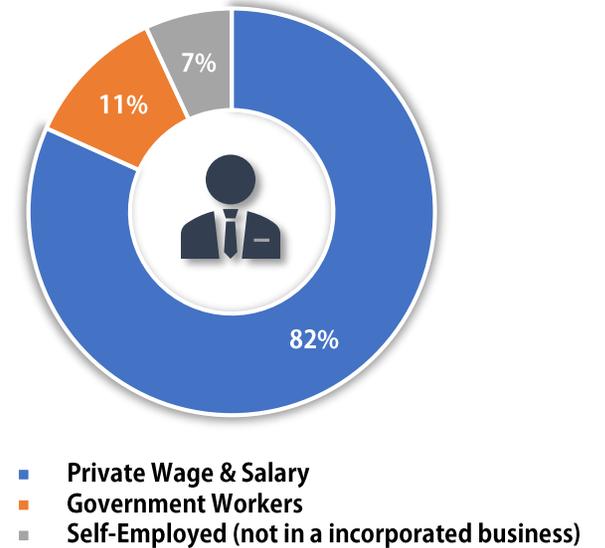
The American Community Survey classifies employers into various categories or “classes,” refer to **Figure 10**. The largest worker class was comprised of private wage and salary employees (82%), followed by government workers (11%), and self-employed.

Figure 9: Industry



Source:2014-2017ACS Estimate

Figure 10: Class of Workers



Source:2014-2017ACS Estimate



Existing Land Use Analysis

Development Pattern

It is important to understand the City’s existing development pattern to evaluate the compatibility of land uses and to identify strategic areas that will accommodate the type of development the City hopes to achieve in the future. Unlike neighboring cities, such as Fort Worth, the City’s growth is limited because it does not have an unincorporated area to annex in the future. Given that only 14.8% of the City remains vacant, it is important to identify how the vacant land area will best serve its residents in the future.

Existing Land Use

The existing land use map shown in **Figure 11** shows the existing development pattern in the City of White Settlement. The land uses shown in **Figure 11** consist of developed parcels. Developed parcels are properties that have existing site improvements, such as pavement and/or structures. Parcels that are undeveloped, consisting of raw land area, are categorized as vacant. It should be noted that the land use shown in **Figure 11** does not consider the zoning designation on the subject property.

Based on the distribution of existing land uses shown in **Table 4**, the City is composed of 38.2% residential, 14.1% public/semi-public, 12.5% vacant land, 10.3% nonresidential (retail, office and commercial), 5.0% parks and open space, 2.4% light industrial, public right-of-way 15.7% and 1.8% utilities. The utility category considers the land area that is occupied with utilities, such as telephone poles, pad sites for gas wells, water storage tanks and retention ponds. It should also be noted that although the existing land use map captures all the City-owned parks within the Parks and Open Space category, the acreage may be slightly less than what is noted in the City’s official inventory because a portion of Farmer’s Branch Linear Park is situated within a public park easement that stretches over existing single-family lots. The existing land use map is based on the property

Table 4: Existing Land Use Distribution		
Land Use	Acreage	Percentage
Parks and Open Space ¹	160.2	5.0%
Nonresidential ²	328.2	10.3%
Residential ³	1,220.7	38.2%
Public/Semi-Public ⁴	448.8	14.1%
Light Industrial	76.2	2.4%
Vacant	398.9	12.5%
Utilities	58.4	1.8%
Public ROW	501.1	15.7%
Total ⁵	3,192.50	100.0%

Notes

¹Parks and Open Space acreage only represents publicly owned parcels, additional parkland is recognized in easements across privately-owned property within the City.

²The nonresidential category includes retail, commercial and office land uses.

³The residential category consist of single family detached, duplex, manufactured housing and multifamily.

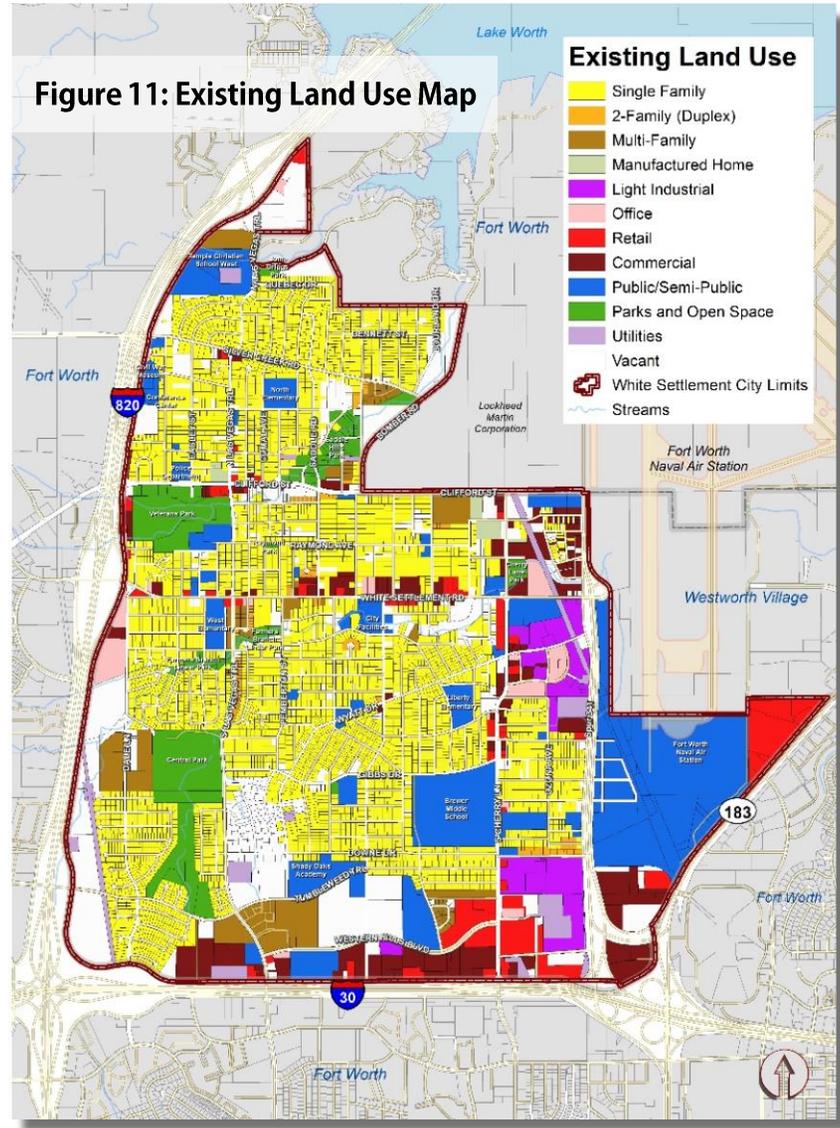
⁴The public and semi-public land uses consist of either institutional or public facilities.



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parcels from the Tarrant County Appraisal District and does not consider easements. Therefore, the total acreage for Parks and Open Space shown in Table 4, may be less than the City’s Park acreage because it does not capture the acreage in the public park easement for Farmer’s Branch Linear Park.

Given that the City is predominantly composed of residential land uses (38.2%), it is important to consider the compatibility of these areas with existing or future nonresidential areas and to identify development opportunities to enhance the livability and quality of existing neighborhoods. For instance, an opportunity exists to connect existing park areas with residential areas, which could enhance the City’s recreational amenities. An 8.5”x11” map of the Existing Land Use Map is shown on the next page.



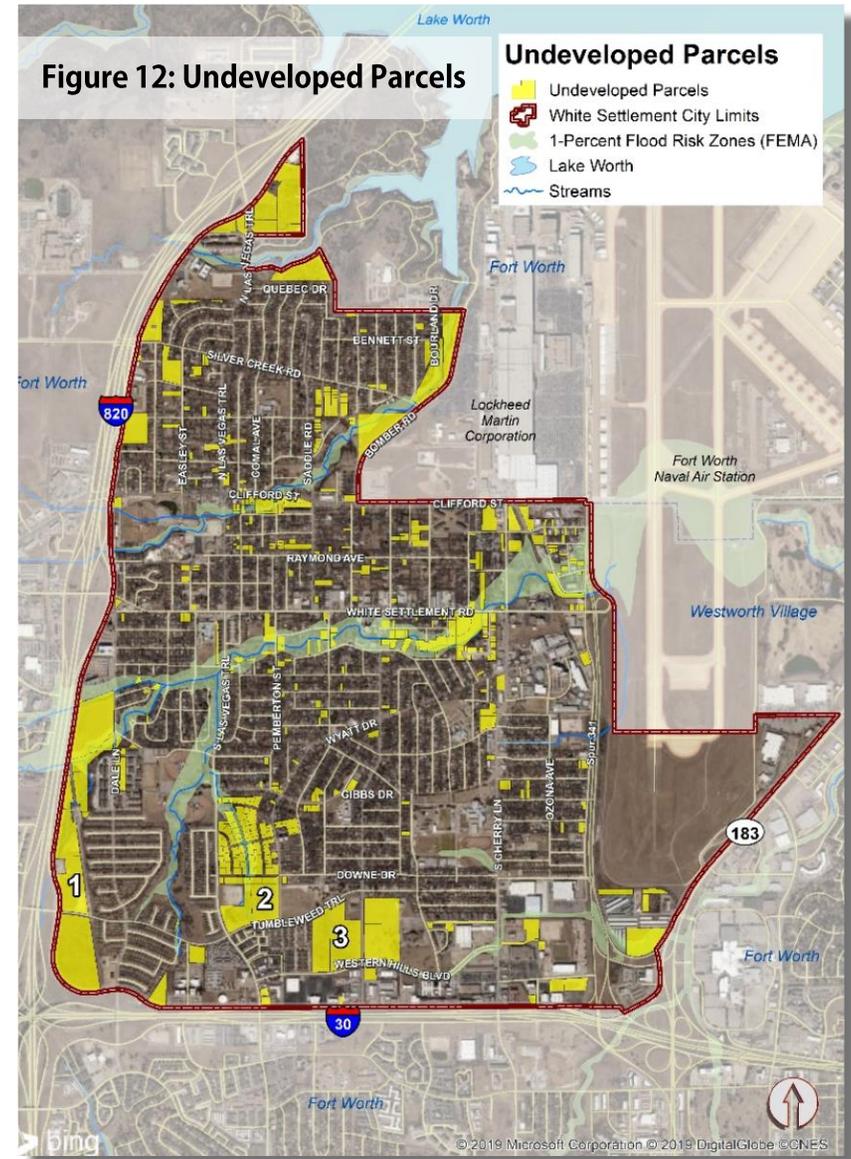


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Strategic Development Areas

Although 85.2% of the City is developed, there is still 14.8% (398.9 acres) of the City that remains vacant, refer to **Table 4**. The Table, shown in **Table 5**, shows the size of the remaining vacant parcels. Approximately 72.4% of the total vacant land area is greater than an acre. Larger parcels, such as those containing one acre or greater, represent good opportunities for new development. The remaining vacant land area predominantly resides in three general areas of the City consisting of the 1) vacant land situated directly east of the Interstate 820 frontage road, 2) the vacant land generally located on the northeast corner of Las Vegas Trail and Tumbleweed Trail and 3) the vacant land situated south of Tumbleweed Trail and north of Western Hills Boulevard, refer to **Figure 12**. Areas 2 and 3 located along Tumbleweed Trail and Western Hills Boulevard are both ripe for development given the contiguity of large undeveloped parcels, optimal street visibility and access to public right-of-way. Other vacant areas located along the City’s arterial network should also be leveraged to spur nonresidential development where it is desirable. Although a significant amount of vacant land (approximately 47.65 acres) also exists east of the Interstate 820 frontage road and north of Westpoint Boulevard, development in this particular area will be hindered by limited access on the TxDOT (Texas Department of Transportation) frontage road and the existing high voltage powerlines running north-south and situated on the east.

Acreage	Percentage
1 acre or less	27.6%
1 to 2 acres	9.3%
2 to 5 acres	16.5%
5 to 10 acres	14.6%
10 or more acres	32%



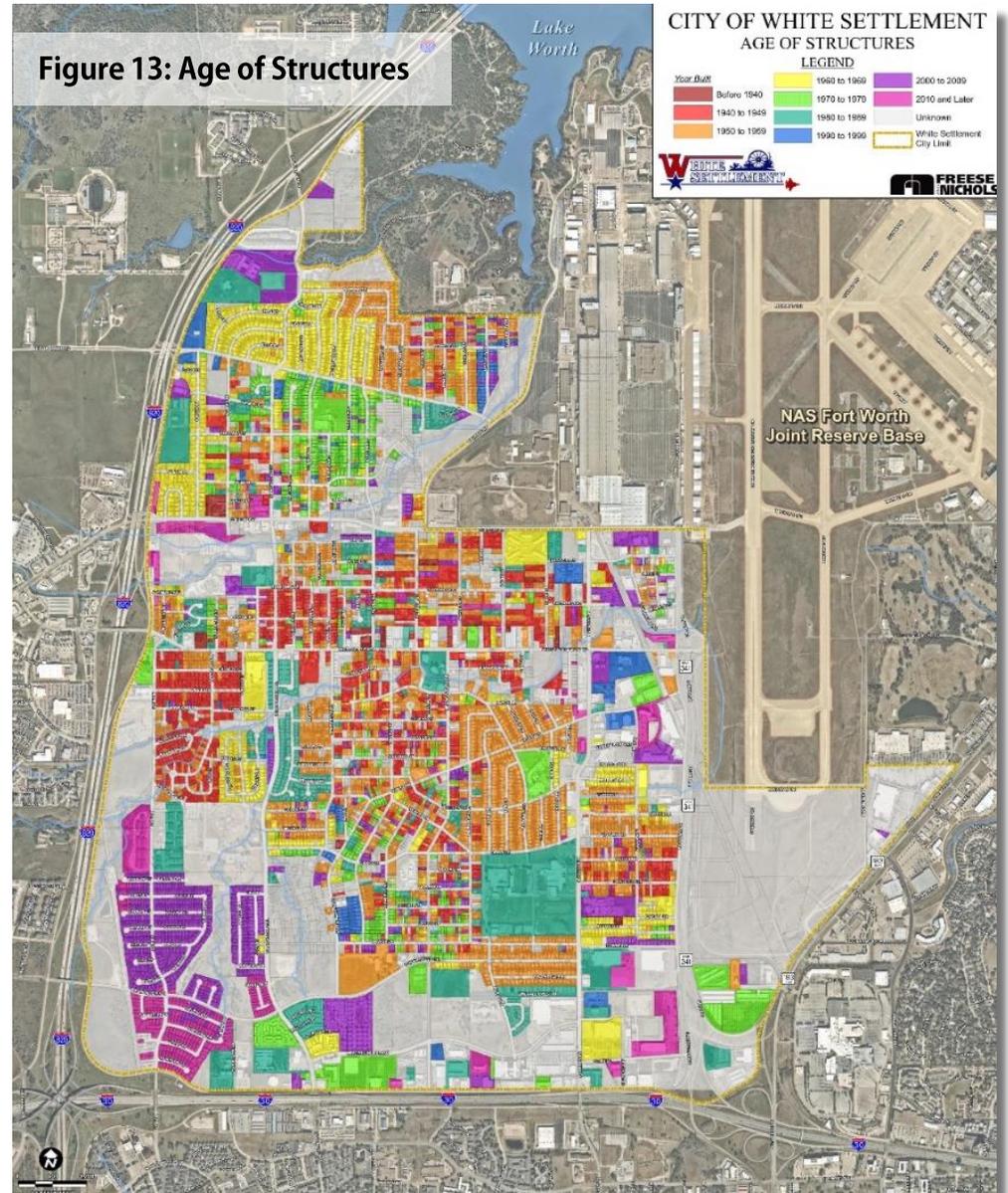


Redevelopment

The map, shown in **Figure 13**, shows the age of all existing structures in the City, both residential and nonresidential. The data shown in **Figure 13** and **Table 6** was obtained from the Tarrant County Appraisal District. It should be noted that the “Unknown” category was designated for buildings in which a construction date was not known or was unavailable in the county’s records.

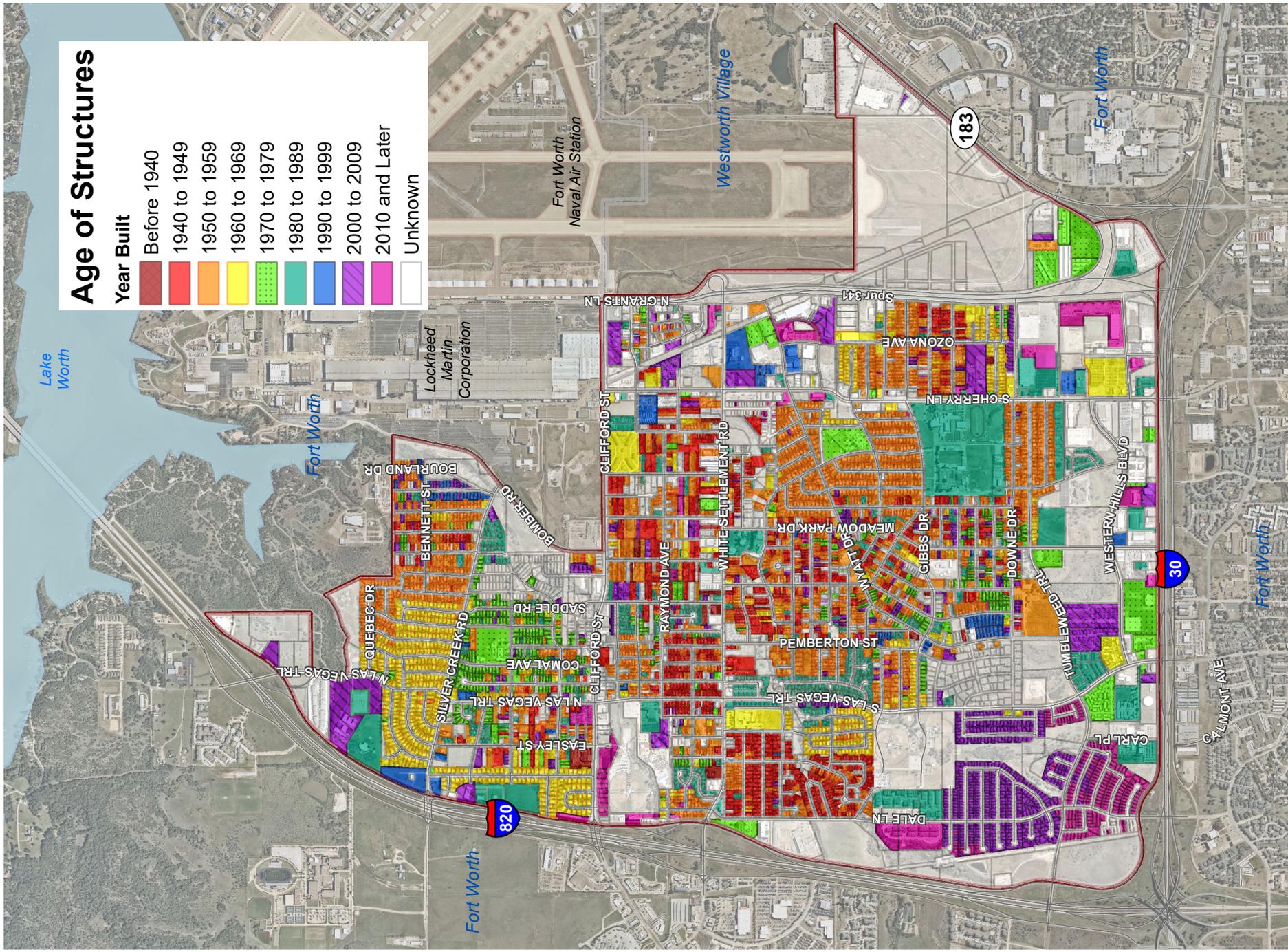
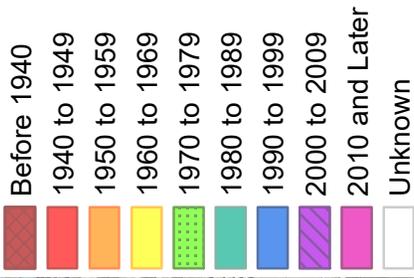
The largest number of buildings were built in the years between 1950 to 1959. Given that 27.3% of existing structures are 59 to 68 years old, redevelopment opportunities can be anticipated in the future for both nonresidential and residential land uses. Development opportunities exist for the remaining vacant land area (14.8%) and redevelopment. An 8.5”x11” map of the “Age of Structures” map is available on the next page.

Table 6: Date of Construction	
Year	Percentage
Before 1940	0.3%
1940 to 1949	11.7%
1950 to 1959	27.3%
1960 to 1969	12.3%
1970 to 1979	7.6%
1980 to 1989	7.6%
1990 to 1999	1.4%
2000 to 2009	10.7%
2010 to 2017	4.3%
Unknown	16.7%
Total	100.0%



Age of Structures

Year Built





Vision and Goals



Chapter 3: Vision and Goals

Vision Statement

Comprehensive plans serve the community best when they reflect the goals and expectations of its residents. The resources the City uses to improve facilities, prepare for development and redevelopment, and generally manage the day-to-day activities of the municipality are provided by these stakeholders. Engaging the community in a meaningful discussion about the future of the City is a powerful way to ensure there is an underlying partnership and a shared set of values expressed in a vision for the future. A vision statement guides the Plan. It creates an image of the future City that represents the kind of growth the residents want to see and the character of the City that will be achieved through implementation of this Comprehensive Plan.

The City of White Settlement is the community of choice for anyone wishing to live in a unique, small town in the heart of the DFW metroplex. Easy access to regional amenities and nearby large cities makes living in White Settlement particularly advantageous. We enjoy:

- A connected network of parks, trails and open spaces enhances residential life in neighborhoods that offer a variety of housing types and price points to encourage increased home ownership;
- A defined town center provides a community gathering place with locally owned shopping and dining locations;
- A safe City with necessary infrastructure and regulatory controls to maintain our economic and natural resources;
- Redevelopment opportunities and a land use pattern that supports high quality development within our current boundaries; and
- Retail and commercial uses that support the population of residents as well as visitors and those who travel through the City to work each day.



1

○ Develop Goals

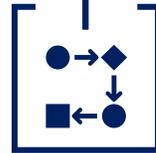
A goal is a broad primary outcome.



○ Develop Objectives

An objective is the approach you take to achieve a goal.

2



3

○ Develop Strategies

A strategy is a measurable step you take to achieve an objective.



PLAN FOUNDATION

The foundation of the recommendations in the comprehensive plan is built upon two key components: vision and goals. The vision statement describes the future that is desired by the community's citizens in terms of its physical, social and economic conditions. The vision statement was developed through citizen feedback gathered through a series of community input initiatives, such as the Comprehensive Plan Community Survey and Community Open House Workshops. The goals provide overall guidance across all plan components on the actions that should be taken to achieve the vision outlined in the plan.



Goals And Objectives

This section of the chapter is a set of goals and objectives. **Goals** are general, guiding statements concerning an aspect of White Settlement’s desired future physical, social or economic environment; these are statements that outline how various issues should be addressed. **Objectives** express an approach to achieving a goal.

The vision statement informed the following goals and objectives that will guide measurable action steps toward implementation. Goals are grouped by topic with further detail provided in corresponding chapters of this Plan.

Future land use

GOAL #1 Improve and enhance the visual identity of commercial corridors

Objective 1.1 Prioritize revitalization efforts for commercial corridors

Objective 1.2 Encourage quality mixed-use development where appropriate

Objective 1.3 Provide transitions between land uses to address potential adverse impacts of higher intensity development

GOAL #2 Establish Special Areas to promote vibrant, walkable destinations

Objective 2.1 Incorporate unique site and architectural standards for the City’s Special Areas consisting of the Town Center Overlay, Mixed-Use Overlay and Commercial Corridors

Objective 2.2 Leverage the Town Center Area to encourage local businesses by promoting a business-friendly environment

Objective 2.3 Organize Placemaking Workshops with key stakeholders for each of the City’s Special Areas (Commercial Corridors, Town Center Overlay and Mixed-Use Overlay) to better understand an area’s assets and challenges, to identify a vision, and to develop a strategy to reshape the area’s character and identity



GOAL #3 Address incompatible land uses by re-examining land use patterns

- Objective 3.1** Update land development regulations to ensure the necessary tools are available to encourage high-quality development and redevelopment of property within the City
- Objective 3.2** Utilize the Future Land Use Map within this plan to guide land use decisions
- Objective 3.3** Minimize compatibility issues associated with noise exposure from nearby aviation operations

Mobility

GOAL #4 Ensure adequate access to undeveloped parcels and opportunity sites

- Objective 4.1** Utilize the Master Thoroughfare Plan to prioritize future roadway improvements and guide mobility decisions
- Objective 4.2** Adopt guidelines for access management to increase street connectivity

GOAL #5 Promote and preserve access to nearby interstate systems

- Objective 5.1** Coordinate with TxDOT and North Central Texas Council of Governments to address access needs and planned improvements

GOAL #6 Enhance roadway design to increase connectivity and encourage alternative modes of transportation

- Objective 6.1** Adopt policies and regulations to support better utilization of public infrastructure
- Objective 6.2** Conduct Traffic and Feasibility Studies to develop objective criteria for prioritizing street improvements
- Objective 6.3** Develop context sensitive streets for the City's Special Areas (Town Center and Mixed-Use Overlay) and on-street bike facilities
- Objective 6.4** Develop partnerships to improve awareness of public transportation options through outreach, marketing and educational efforts; identify opportunities as they become available



GOAL #7 Provide on-going maintenance for public infrastructure and facilities

- Objective 7.1** Evaluate the City's Capital Improvement Program (CIP) for on-going maintenance needs, as well as new facilities required to serve the community
- Objective 7.2** Develop an annual budget review process and priorities on continued maintenance and upkeep

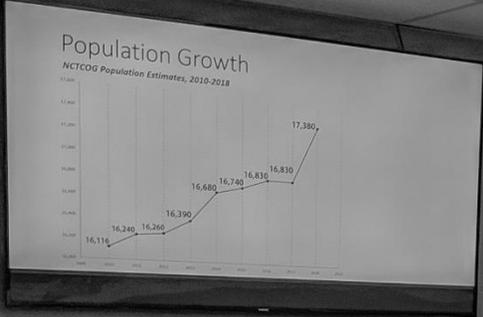
Community and Neighborhood Livability

GOAL #8 Protect and strengthen neighborhoods to improve quality of life

- Objective 8.1** Promote and support the creation of Neighborhood Partnership Program
- Objective 8.2** Incorporate site enhancements to improve the quality of residential and nonresidential development
- Objective 8.3** Modify landscaping standards to require trees located closer to the street to shade sidewalks and frame the roadways
- Objective 8.4** Incorporate gateway markers and wayfinding signage
- Objective 8.5** Promote quality infill development to expand the supply and type of available housing

GOAL #9 Protect the City's natural assets and unique qualities that contribute to the City's hometown feel

- Objective 9.1** Create a connected network of parks, trails and open spaces throughout the City
- Objective 9.2** Connect to the region's planned bicycle and pedestrian network



THE PLAN PROCESS

The comprehensive plan was developed during a six-month planning process, which consisted of working with staff and holding community input meetings to gather citizen and stakeholder feedback. The community input process began with the publication of the community survey and was followed by three community open house workshops. A follow up community meeting was conducted to discuss plan recommendations and receive additional input prior to public hearings for adoption of the plan. The timeline for the planning process is detailed on the following page.



Comprehensive Plan Timeline

February 19, 2019

P&Z Board & City

Council Joint Meeting

City Council Chambers



March 4, 2019

Community Open House #1

Splash Dayz Convention Center



April 9, 2019

Chamber of Commerce

Splash Dayz Convention Center



June 17, 2019

Public Open House

Prior to Plan Adoption

City Council Chambers



September 3, 2019

City Council Meeting

Plan Adoption

City Council Chambers



February 22, 2019

Community Survey Published
(Survey Closed April 20, 2019)



March 20, 2019

Community Open House #2
Public Library



April 15, 2019

Community Open House #3
Senior Center



September 3, 2019

P&Z Board Meeting
Plan Recommendation
City Council Chambers



Community Outreach

Great planning involves the public and community stakeholders, creating goals and objectives centered around local ideas and values, and ensuring a sense of ownership in the final plan. Strategies that have the most public support are tailored to and owned by the community. The City of White Settlement 2040 Comprehensive Plan is derived from a variety of public engagement methods that included joint Planning and Zoning Board and City Council workshops, Community Open House meetings, interactive information boards, and an online survey. The City staff also played a vital role in promoting the planning process through the City’s website and social media outlets.

Beginning in February 2019 and throughout the planning process, at least 100 residents participated in community workshops. Elected and appointed officials and City Staff provided on-going engagement and oversight. The online survey, which garnered more than 600 responses, allowed people to connect with the planning process using technology that is often more convenient than attending traditional community meetings. Comment cards and interactive information boards posted in the community were successful for gathering additional input. These methodologies represent a multi-pronged approach to public engagement designed to inform, and more importantly, to listen to community stakeholders in order to develop a plan that sets forth strategies for achieving the residents’ vision for the City of White Settlement.



609

Survey
Participants



100

Community Workshop
Participants



53

Comment Cards



City of White Settlement | 2040 Comprehensive Plan

Comment Cards

Comment cards for open response feedback were available at each community meeting. They provided an opportunity for stakeholders to communicate in their own words their vision for the future of the City of White Settlement.

A different type of comment card was also made available with the **Big Idea Boards**. This card had three questions. The first was a list of 28 words that had been identified in the survey responses to date. The card asked people to “circle the words you feel best represent the ideal White Settlement of the future.” This word cloud shows the frequency that different words were selected. The size of each word indicates how often it was selected relative to other words from the list.



Participants at the Community Open House #3 give their input for the Big Idea Boards



This comment card also asked for responses to two specific questions about locations within the City. The purpose for these questions was to understand if there are special places in the City that are already recognized as unique or authentic to the residents of White Settlement. The questions are:

Where in White Settlement do you take out of town visitors?

- Veteran’s Park
- Parks
- Ballpark
- Splash Dayz Waterpark
- Central Park
- Library
- White Settlement Historical Museum
- Civil War Museum
- Special events – 4th of July Parade, Fireworks, Christmas Parade
- Air Shows and Base Flight Observations

Where is the best location for a selfie or photo in the City?

- Veteran’s Park
- Central Park
- Ballpark
- In front of the Co-op
- Splash Dayz Waterpark
- White Settlement Community Gardens / Butterfly Garden

Figure 14: White Settlement Museum



Figure 15: Veterans Parks





Community Survey

An online survey was developed to gather input from stakeholders within the White Settlement community. The survey was administered through Survey Monkey and was active from March 1, 2019 through April 20, 2019. A total of 609 completed surveys were received.

Who did we hear from?

The largest group of respondents (45%) reside in the City of White Settlement. Ninety-four people (15%) live and work in the City. Other responses were received from people who work in the City (28%) and others still who have an interest in White Settlement but do not live or work within the City (11%).

Respondents live in all parts of the community. Refer to **Figure 16** for survey results and **Figure 17** to view the map that was included in the survey. Most responses came from neighborhoods situated in Area 1 located North of Clifford Street (29%) and Area 4 situated South of White Settlement Road between Las Vegas Trail and Cherry Lane (33%). Resident input was received from both those who live in the City and own their own home (74%) and residents who rent their homes (26%).

The survey reached long-term residents as well as newcomers. The two largest cohorts of City residents taking the survey reported they have lived in White Settlement for either more than 20 years (34%) or between zero and five years (31%).

In reference to employment, those responding reported that they work at Naval Air Station Fort Worth Joint Reserve Base or Lockheed Martin (1%), own a business (5%), do not work in the City (46%), or work elsewhere in White Settlement (47%).

Figure 16: Using the Survey Map, indicate where you live.

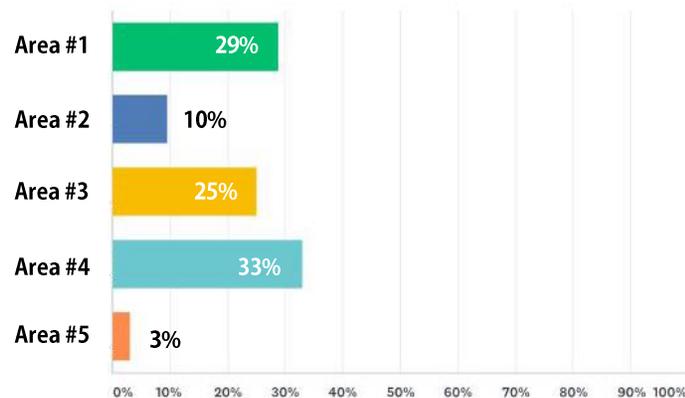
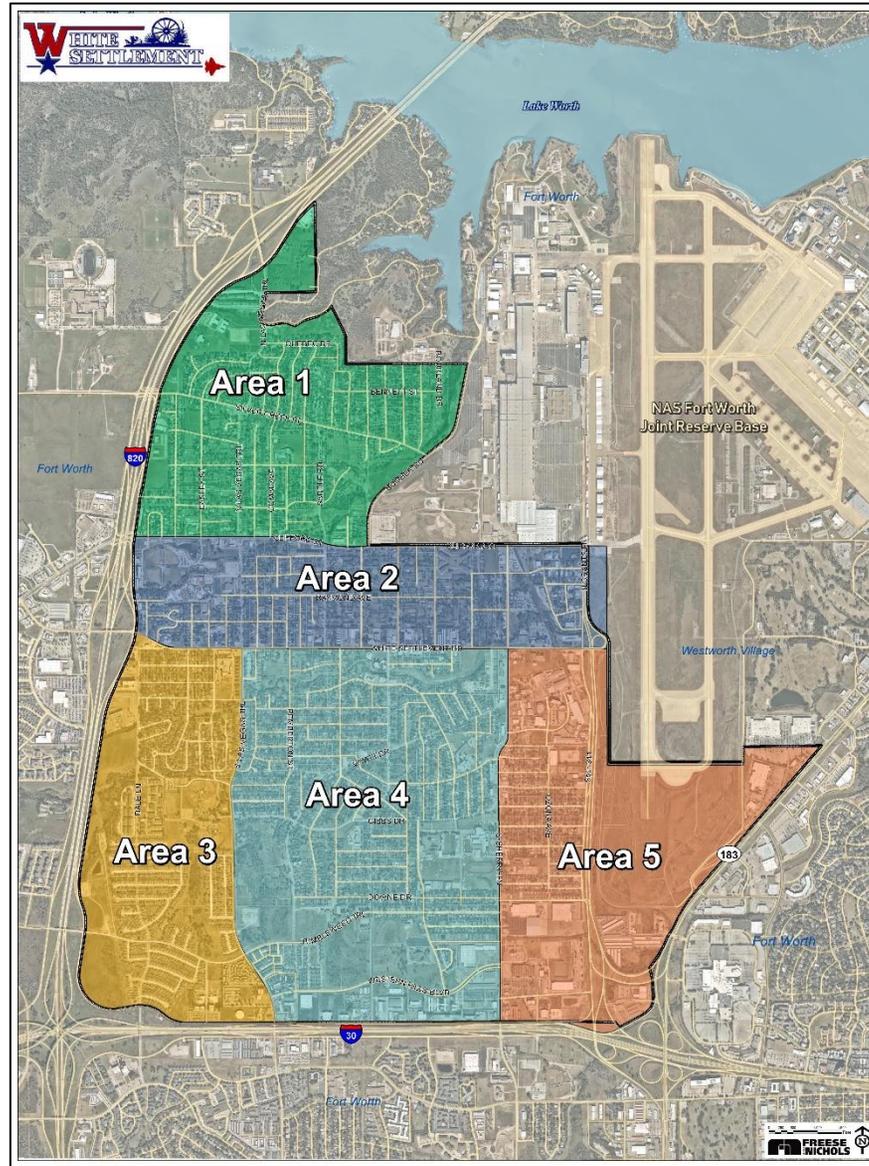




Figure 17: Survey Map





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What did we learn?

When asked about the quality of life in White Settlement, most (84%) replied they are either Satisfied or Somewhat Unsatisfied. Only 5% reported being Very Satisfied with the City's quality of life.

Attractiveness (views, interest, charm) and general appearance of the City rated Fair (46%) to Poor (33%), but some respondents considered the City to have a Good (20%) or Excellent (0.7%) aesthetic.

Respondents were asked to identify qualities or features that make White Settlement distinguishable from surrounding communities. Responses included:

- Affordability – 50%
- Schools – 41%
- Sense of community – 35%
- Park and trails – 33%
- Neighborhoods – 13%
- Community aesthetics and character – 10%
- Businesses – 7%

In addition to the options listed in the survey question, additional feedback on this question included:

- Proximity to place of employment, specifically Naval Air Station Fort Worth Joint Reserve Base and Lockheed
- Library, Senior Center, Rec Center
- Location
- Larger backyards, lots
- Community activities and events
- Access to freeways and downtown
- Small town/community feel



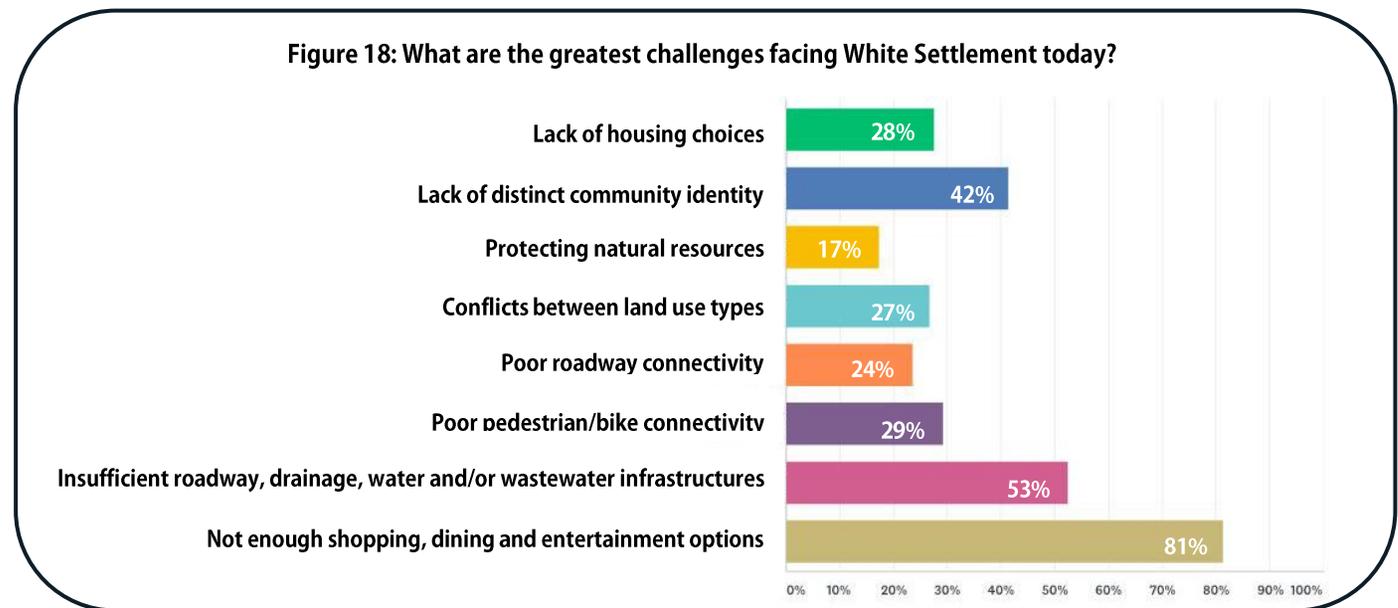
Challenges

Given a list of eight options, the survey asked for input on the greatest challenges facing the City of White Settlement. Responses are shown in **Figure 18**.

The highest rated challenge was that there are not enough shopping, dining or entertainment options within the City. This was followed by the need for improved infrastructure and the lack of a distinct community identity.

The survey allowed additional responses related to challenges faced by the City. Concerns included:

- Lack of safe connections between parks and neighborhoods
- No recycling
- General appearance of the community
- The name of the City
- The public school district
- Crime
- Rising housing costs
- Negative attitude of citizens
- Housing variety
- Lack of a grocery store
- Public transportation
- Inadequate street lighting



Note: Percentages will not equal 100% due to multiple answer choices



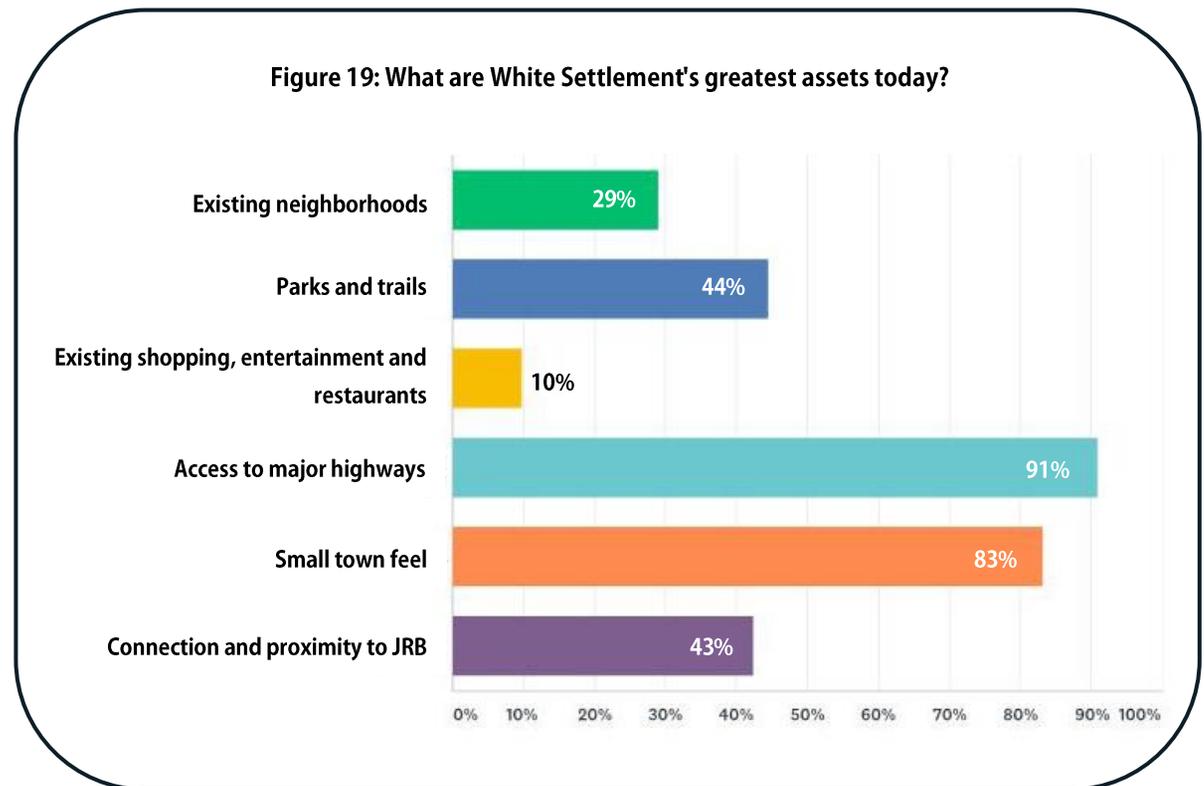
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Assets

When asked to comment on the City’s greatest assets, six options were provided. Respondents were asked to select three. The responses are shown in Figure 19.

The location of the City and its “access to major highways” was closely followed by “small town feel.” The lowest rated asset listed was “existing shopping, entertainment and restaurants.” Write-in comments regarding White Settlement’s greatest assets (aside from those shown above) included:

- New housing areas
- Changing City Council members/attitudes
- Good schools
- Affordability / affordable homes
- Access to downtown Fort Worth
- Water park
- Established neighborhoods
- Library
- Public safety services and response times
- Location
- Desirable retirement location



Note: Percentages will not equal 100% due to multiple answer choices



What is the Vision for White Settlement?

The survey also asked respondents to state what one thing they would like to see changed in the City. There were hundreds of suggestions that ranged from crime rates, to better roads, from the condition of structures and neighborhoods to adding public transportation options. Most of these suggestions are directly related to the challenges identified in earlier survey questions.

This question allowed for open-ended responses that generally fell into the following categories:

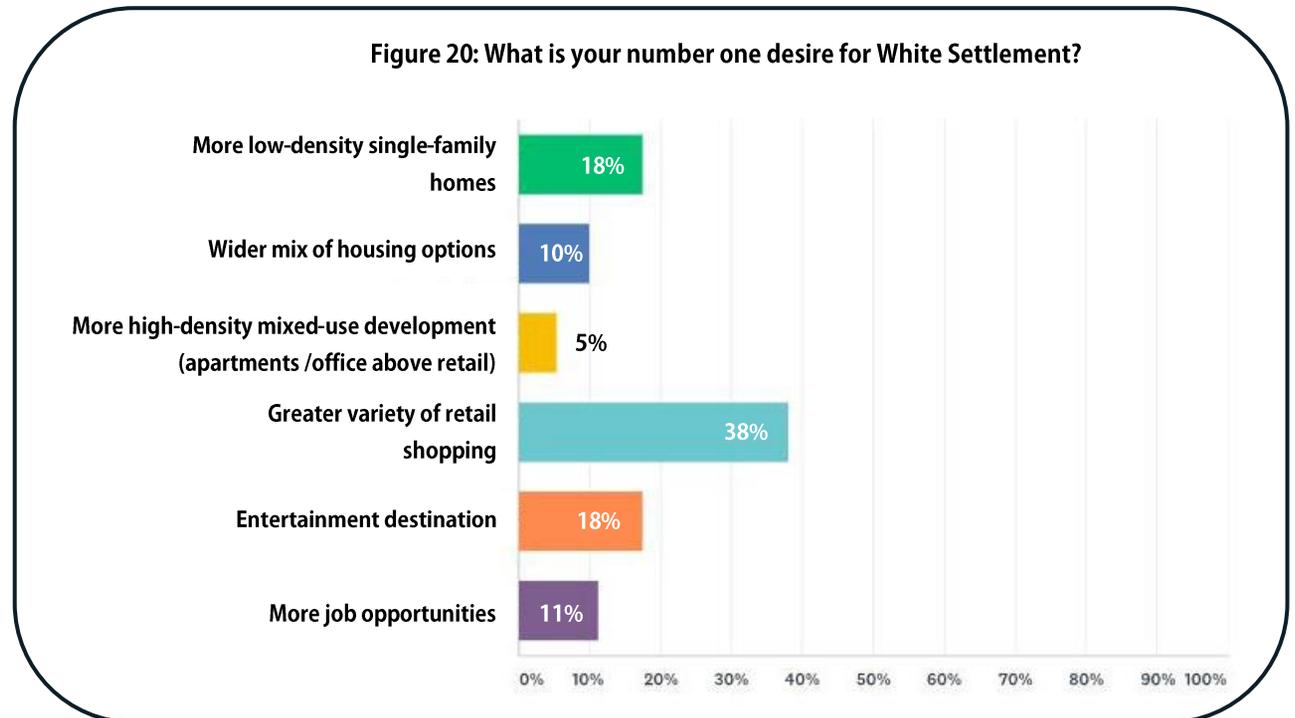
- Unique and diverse
- Entertainment, restaurant and shopping areas
- Grow
- Small-town feel
- Big City amenities
- Improved neighborhoods, housing
- Better streets / infrastructure
- A town center / town square
- Engaged citizens with a “real voice”
- Improved traffic flow
- Cleaned-up community
- Family-oriented
- More activities for families
- More green areas, trees
- A point of interest to draw people into the City
- More locally owned businesses
- More sidewalks
- More parks and trails
- Reduced crime, safer
- Mixed-use development
- A grocery store
- Revitalize Cherry Lane
- Main Street USA
- Forward-looking
- A green City
- A unique identity
- Increased owner-occupancy of homes
- Pedestrian-and bike-friendly



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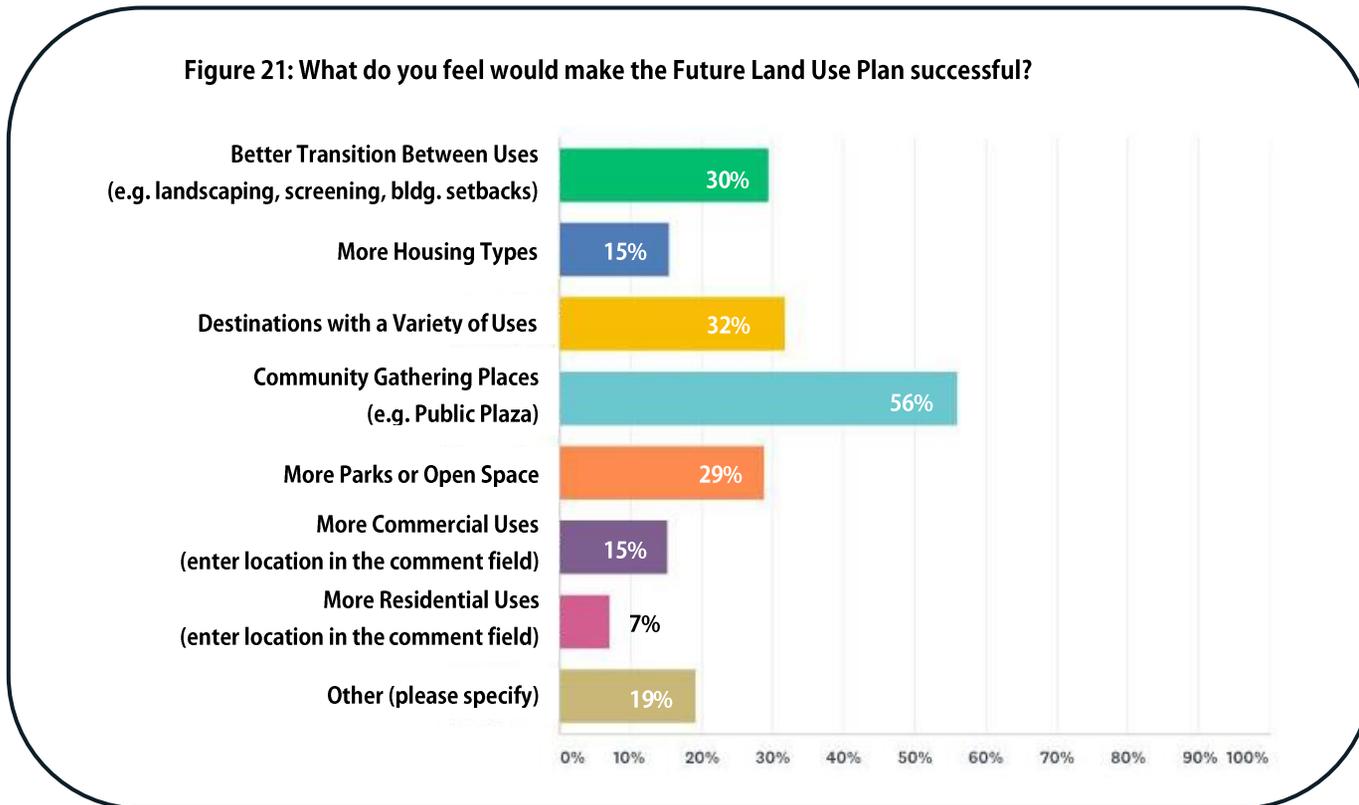
The next survey question, shown in **Figure 20**, asked respondents to identify the single, number one desire for White Settlement. Of the six choices in the survey list, the most frequently selected response was “greater variety of retail shopping” at 38%. This choice was followed by “more low-density single-family homes (18%) and “entertainment destination” (18%). This question also allowed for free-form responses beyond the set list of options. These responses included topics such as:

- Connected neighborhoods
- Recycling
- A town square
- Community spaces
- Sidewalks
- Clean up the community
- Updated infrastructure
- More choices
- Lower crime
- Take care of the basics (water, roads, etc.)
- Change the City’s name
- Public transportation
- High quality of life
- Less low-income housing





The survey is intended to inform the City’s new Comprehensive Plan. Respondents were asked to select from a list, the type of actions that would make the Future Land Use Plan (a component of the Comprehensive Plan) successful. Choices and responses are shown in **Figure 21**.



The highest response rate was 56% for “community gathering places” followed by 32% and 30% respectively for “destination with a variety of uses,” “community gathering places” and “better transition between uses.” “More parks or open space” closely followed with a rating of 29%.

Additional feedback for this question included suggestions for where a town center or community gathering place might be located. Additional land uses and some specific park improvements and property maintenance requirements were also included in the open response section of this question.



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The final survey question, shown in **Figure 22**, asked respondents to review and prioritize a list of City services and amenities. Some of these items are core City services such as street repairs and basic infrastructure. Others are amenities that can improve the quality of life and experience for residents and visitors to the City. Please note that percentages are not available for the last survey question since rankings varied among every survey participant. The results shown in **Figure 22** show which categories were most commonly chosen as the highest priority. Street repairs, other improvements, aesthetic enhancements and code enforcement were identified, in preferred order, as the highest priorities.

Figure 22: What should the City of White Settlement prioritize in upcoming budgets and/or spending packages?





Joint Meeting & Community Workshops

Planning and Zoning Board and City Council Joint Meeting | February 19, 2019

In preparation of the first community open house for the Comprehensive Plan update, the consultant team met with City Staff, Planning and Zoning Board and City Council to review the project timeline and initial demographic findings that illustrated the state of the City. The purpose of the meeting was to understand the staffs' and appointed/elected officials' perspectives on the community's assets and challenges. The purpose for meeting with elected and appointed officials was to gather insight and identify policy concerns and challenges they feel could be addressed through the Comprehensive Plan. These initial meetings helped the consultant team focus on the needs and opportunities for the community. The meeting of the Planning and Zoning Board and City Council was open to the public and residents in attendance were invited to participate in the issue identification activities.

Key Issues on Public Input Boards:

- Desire for an entertainment district.
- Connectivity of parks with existing residential areas.
- Provide trails to Lockheed (system that loops the City).
- Many Lockheed employees commute on bikes along Cherry Lane to the facility.
- Provide a focal point to existing parks.
- Some smaller parks lack identity; usually people don't know that park designated areas are public parks because they lack recreational equipment and signage.
- Establish a unique City identity.
- Create a downtown with boutique shops where City Hall is located.
- Reinvest in existing parks.
- Improve access to 820 / IH 30.
- Open to residential diversity and flexibility in exterior finishing materials instead of requiring 100% masonry.



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Community Open House #1 | March 4, 2019

This first public community open house was held on March 4, 2019 at the Splash Dayz Waterpark Convention Center. The purpose of the community open house was to gather feedback from residents regarding the weaknesses and opportunities for quality of life, housing, mobility and land use. The consultant team prepared a presentation for community members to outline the timeline in which the plan would be prepared, the purpose of the Comprehensive Plan and initial demographic findings to illustrate the existing state of the City. After the presentation, residents were placed in groups to rotate among four stations that covered quality of life, mobility, housing and land use. Once residents had completed each station, they were also asked to fill out a comment card regarding their vision for the City in 20 years from today.





Community Open House #2 | March 20, 2019

The second community open house was held on March 20, 2019 at the City of White Settlement Public Library. This event allowed residents to give their input to the plan on a walk-in basis. The purpose of this meeting was to allow for a more flexible timeframe for busy individuals to participate after work or other commitments. This workshop consisted of five stations on the topics of quality of life, mobility, land use, housing and an opportunity to fill out the community survey.





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Community Open House #3 | April 15, 2019

The third community open house was held on April 15, 2019 at the City of White Settlement Senior Center. The consultant team gave a presentation to the senior residents on the purpose of the project and the value of their feedback for the Comprehensive Plan update. After the presentation, residents were given the opportunity to visit five stations on the topics of quality of life, mobility, land use, housing and an opportunity to fill out the community survey.





Big Idea Boards

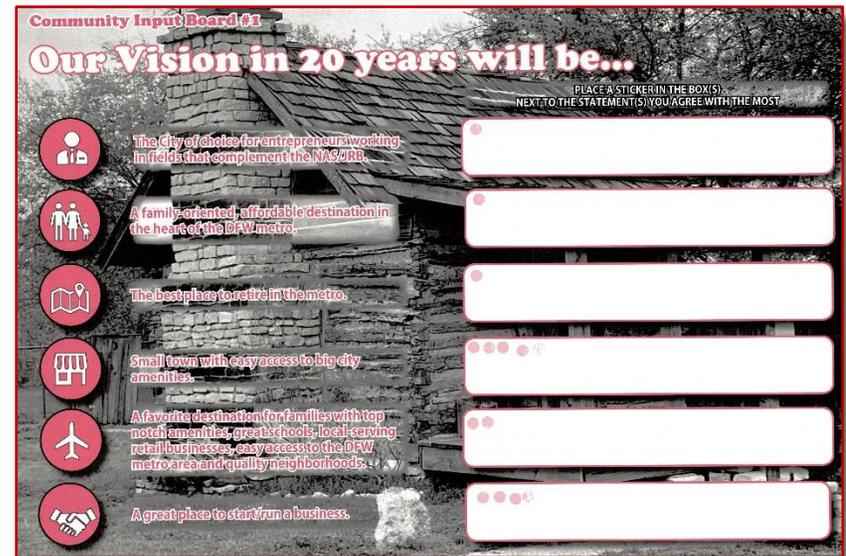
To help refine ideas and goals for the plan, boards were set up from April 9-20, 2019 in the Public Library and in the Senior Center for additional input. The purpose of this effort was to help craft a specific vision statement and a series of high-level goals to shape the priorities set forth in the Comprehensive Plan. These boards allowed people to vote on themes, words and key features that best describe the kind of City they want White Settlement to be in the coming years. Votes from all the boards are tallied in the section below beside examples of each board.

The board shown in **Figure 23** encouraged residents to vote with stickers on vision statements to indicate the one(s) they felt best represented their vision for the future of the City. They are listed in order of preference with the top statement earning the most votes in this exercise.

Our Vision in 20 years will be _____?

- 1) A great place to start/run a business. (11 Dots)
- 2) Small town with easy access to big city amenities. (10 Dots)
- 3) The City of choice for entrepreneurs working in fields that complement the NAS/JRB. (9 Dots)
- 4) A family-oriented, affordable destination in the heart of the DFW metroplex. (6 Dots)
- 5) The best place to retire in the metroplex. (6 Dots)
- 6) A favorite destination for families with top notch amenities, great schools, local-serving retail businesses, easy access to the DFW metroplex and quality neighborhoods. (6 Dots)

Figure 23: Big Idea Board #1



Note: The data shown above is a combined summary of dots placed on the Big Idea Board #1 placed in the Public Library and the Senior Center



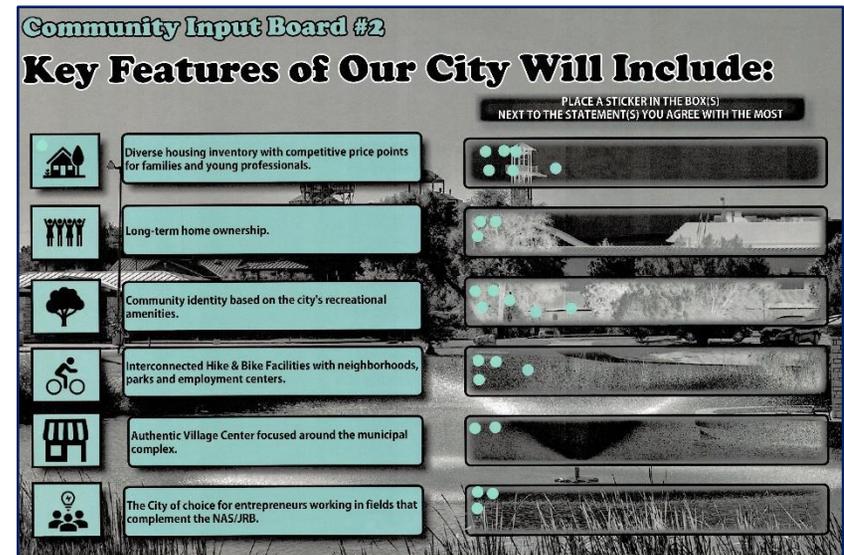
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The board shown in **Figure 24** asked stakeholders to consider and vote on key features that the City should prioritize as it builds a vision and action plan for the coming decades. These items are listed below in order of preference with the top feature earning the most votes:

Key Features of Our City will include _____?

- 1) Diverse housing inventory with competitive price points for families and young professionals. (11 Dots)
- 2) Community identity based on the city's recreational amenities. (10 Dots)
- 3) Interconnected Hike & Bike Facilities with neighborhoods, parks and employment centers. (10 Dots)
- 4) Long-term home ownership. (7 Dots)
- 5) The City of choice for entrepreneurs working in fields that complement the NAS/JRB. (5 Dots)
- 6) Authentic Village Center focused around the municipal complex. (3 Dots)

Figure 24: Big Idea Board #2

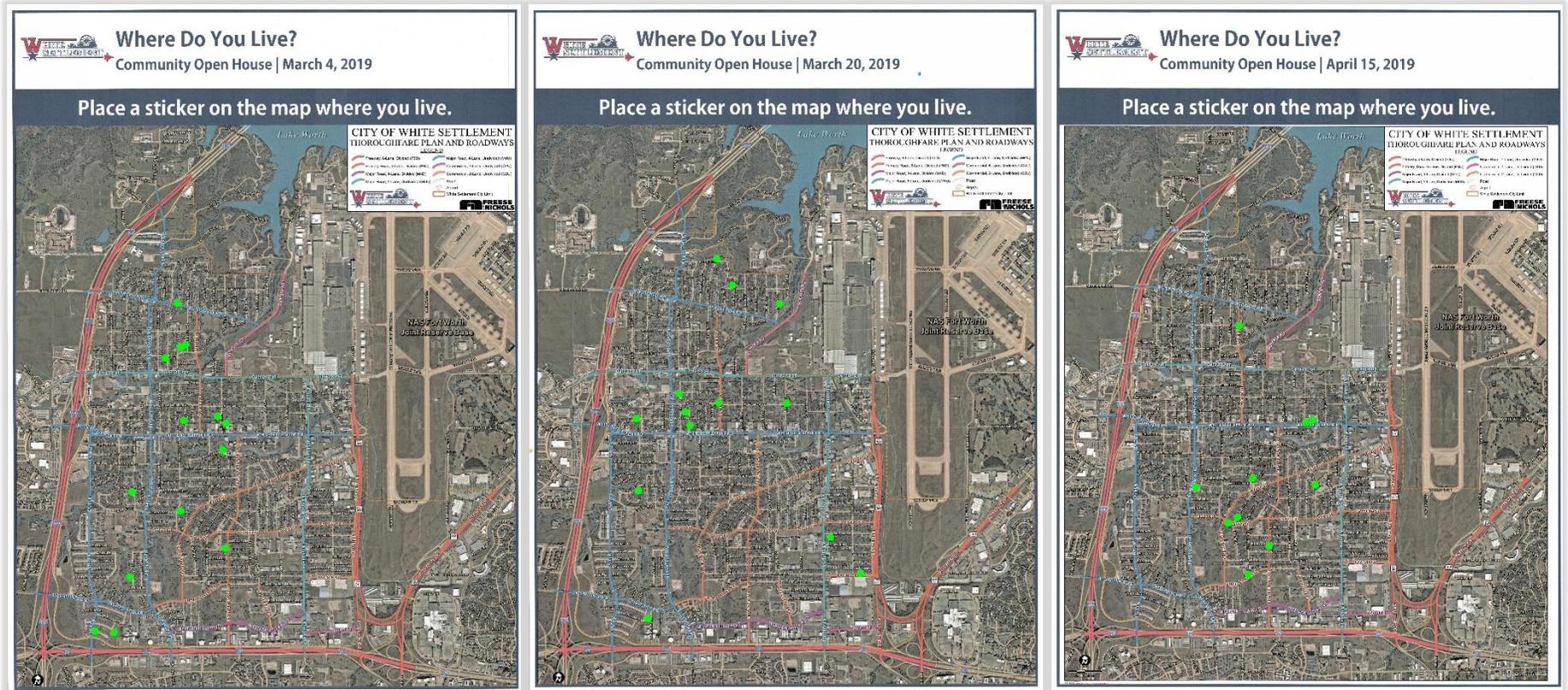


Note: The data shown above is a combined summary of dots placed on the Big Idea Board #2 placed in the Public Library and the Senior Center



Community Input

The resident input exercises set up for each station represented a critical topic for each chapter of the plan. The key topics included land use, quality of life, mobility and housing. The crucial issues for each chapter of the Comprehensive Plan were intended to be captured by the boards. Residents that attended the community workshops were also asked to place a sticker on an aerial map to show where they lived. This exercise helped ensure that public input was received from residents of all areas of the City.





Housing

Figure 25: Housing Open Comment Board

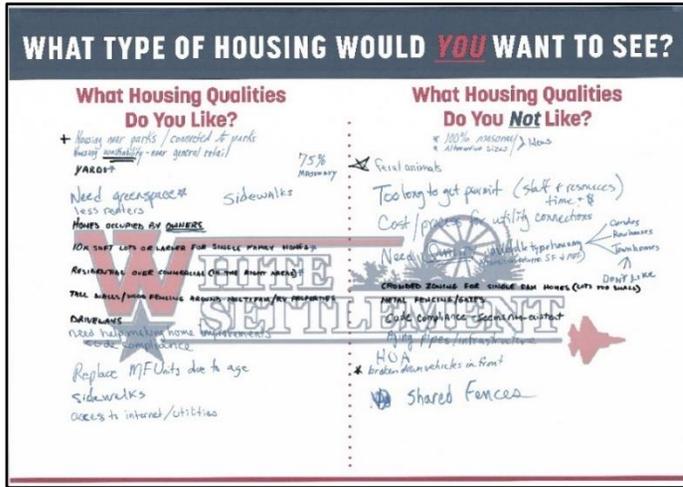


Figure 26: Housing Preference Board



The resident input exercises for the housing station were aimed to understand the strengths, weaknesses and opportunities regarding the existing housing in the City, refer to Figure 25, and the type of housing that is missing or desired, refer to Figure 26.

Opportunities

- Housing near parks should be more pedestrian-friendly and interconnected with nearby parks
- More sidewalks in residential areas
- Mixed-use development and diverse housing options that are walkable
- Competitive price points

Weaknesses

- Homes are predominantly renter-occupied versus owner occupied
- Need to address property maintenance and housing conditions
- Aging housing and infrastructure
- Need quality middle housing transition between single family and apartments

Strengths

- There are several public parks near residential areas
- Small family-oriented community
- Infill residential development



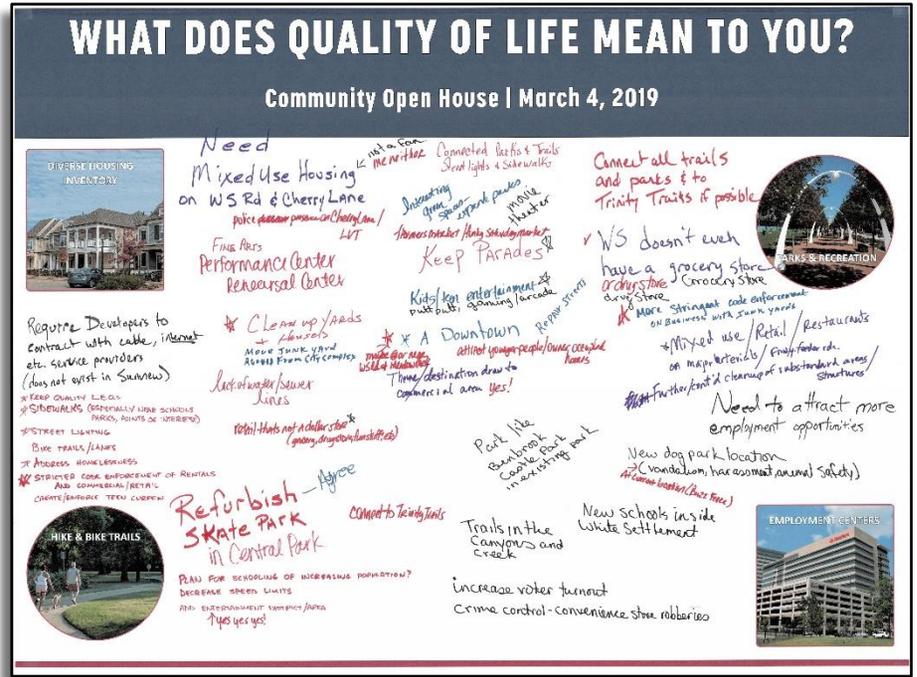
Quality of Life

The activities for the quality of life station aimed to gather resident input on how the City could be improved to increase community livability. The input exercise shown in **Figure 27** was an open comment board to gather initial resident feedback on what City qualities or amenities should be changed, added or improved. The input exercise was utilized in the Joint Planning and Zoning Board and City Council meeting and community open house #1.

Figure 27: Quality of Life Open Comment Board

Below is a summary of common responses received:

- Need a downtown or central public gathering area
- Refurbish existing parks including Central Park
- Add an entertainment district
- Enhance trails near creeks and rivers
- Reduce crime and vandalism
- Increase mixed-use, retail and restaurants on major arterials
- Connect trails and parks
- Keep parades and community events
- Lack of property maintenance and housing conditions
- Create a theme or destination to commercial areas





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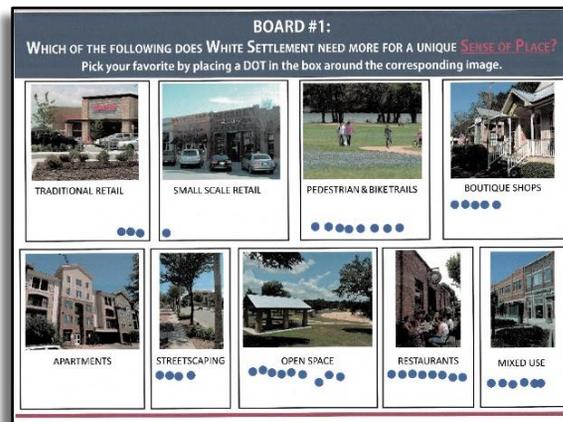
Quality of Life

The boards shown in **Figure 28** and **Figure 29** were utilized at the community open houses #2 and #3 to build consensus on issues frequently noted by residents at the Planning and Zoning Board and City Council joint meeting and the community open house #1. The total number of votes collected for each board is shown in the tables below. The data shown **Figure 28** and **Figure 29** is a combined summary of dots placed on the Sense of Place and Issue Identification boards used in all public meetings.

What does White Settlement need more for a unique sense of place?

Restaurants	21.0%	13 Dots
Pedestrian & Bike Trails	16.1%	10 Dots
Open Space	14.5%	9 Dots
Mixed-use	14.5%	9 Dots
Boutique Shops	9.7%	6 Dots
Streetscaping	8.1%	5 Dots
Traditional Retail	6.5%	4 Dots
Small Scale Retail	4.8%	3 Dots
Apartments	4.8%	3 Dots
Total	100.0%	62 Dots

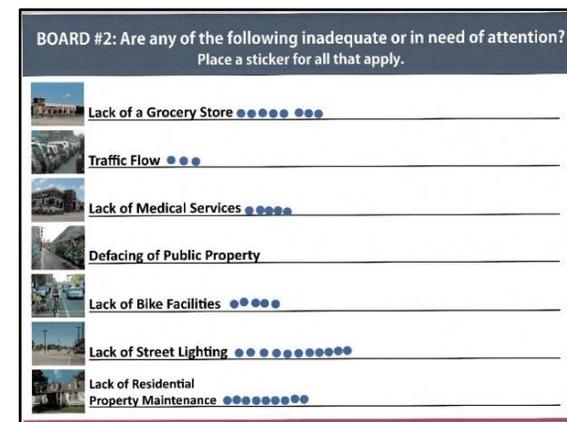
Figure 28: Sense of Place



Are any of the following inadequate or in need of attention?

Lack of Street Lighting	24.1%	13 Dots
Lack of A Grocery Store	22.2%	12 Dots
Lack of Residential Property Maintenance	20.4%	11 Dots
Lack of Medical Services	16.7%	9 Dots
Lack of Bike Facilities	11.1%	6 Dots
Traffic Flow	5.6%	3 Dots
Defacing of Public Property	0.0%	0 Dots
Total	100.0%	54 Dots

Figure 29: Issue Identification





Quality of Life

In addition to the issue identification boards shown in **Figure 28** and **Figure 29** an asset identification exercise was also included for the quality of life station, refer to **Figure 30**. This input exercise was added to the station to identify community assets that should be leveraged to increase community livability. Below is a summary of common responses received.

What makes White Settlement special?

- Small town feel
- Safe and quiet
- Easy transportation routes

What needs to change in White Settlement to improve your quality of life?

- Add more sidewalks / require for new construction
- Add streetlights
- Add more retail stores
- Provide nicer parks
- Provide public transportation routes for those that don't drive
- Attract more businesses
- Repair streets

Figure 30: Asset Identification

BOARD #3	
WRITE YOUR RESPONSE IN THE CORRESPONDING COLUMN FOR EACH QUESTION	
What makes White Settlement special?	What needs to change in White Settlement to improve your quality of life?
<p>Single Family Areas ← u agree</p> <p>Safe - quiet</p> <p>Small town living ✓</p> <p>Small town feel</p> <p>Easy transportation routes</p> <p>I live here</p> <p>Location within the loop</p> <p>Small Town Feel</p>	<p>Grocery Store</p> <p>Pharmacy</p> <p>Restaurants other than Mexican Food</p> <p>Sidewalks</p> <p>Sidewalks</p> <p>Sidewalks</p> <p>MITS/Public Transportation for those who don't drive</p> <p>Speed Bumps on residential streets</p> <p>Larger Restaurants ✓✓</p> <p>Sidewalks / Street lights</p> <p>Retail Stores</p> <p>Updated curb appeal ✓</p> <p>Sidewalks!</p> <p>Sidewalks, Add Sidewalks</p> <p>Convenient location, nice parks attract business (retail)</p> <p>Sidewalks on <u>all</u> new builds</p>



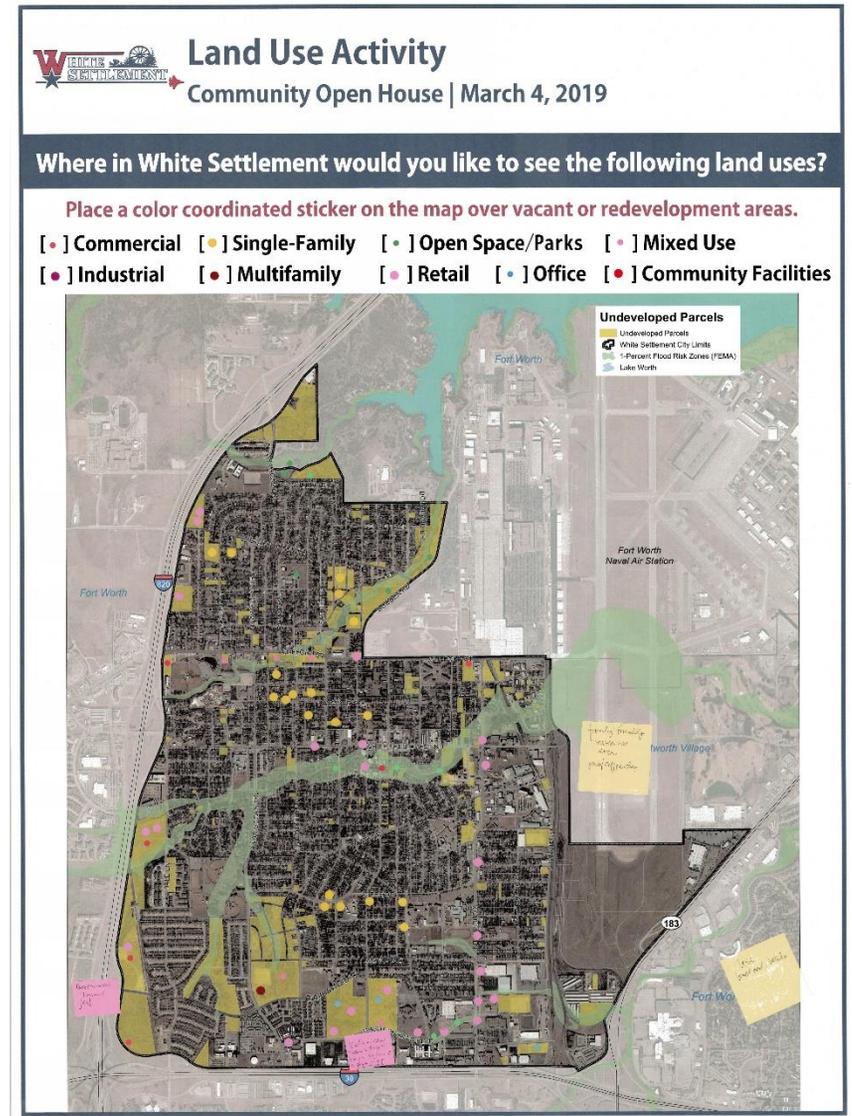
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Land Use

In order to maximize remaining undeveloped areas of the City residents were asked to identify the best land uses for the remaining vacant areas refer to **Figure 31**. This input exercise was utilized at all community meetings and residents expressed interest in additional retail, commercial, open space and residential land uses. The summary of the feedback received is noted below.

- Commercial uses desired along:
 - Clifford Street
 - White Settlement
 - Cherry Lane
 - Western Hills
 - Tumbleweed Trail
- Additional single family residential near existing residential areas
- Maximize land use along existing greenways (consider environmental constraints)
- Retail uses near City complex
- Desirable development types:
 - Mixed-use
 - Urban village
 - Walkable development

Figure 31: Land Use Exercise



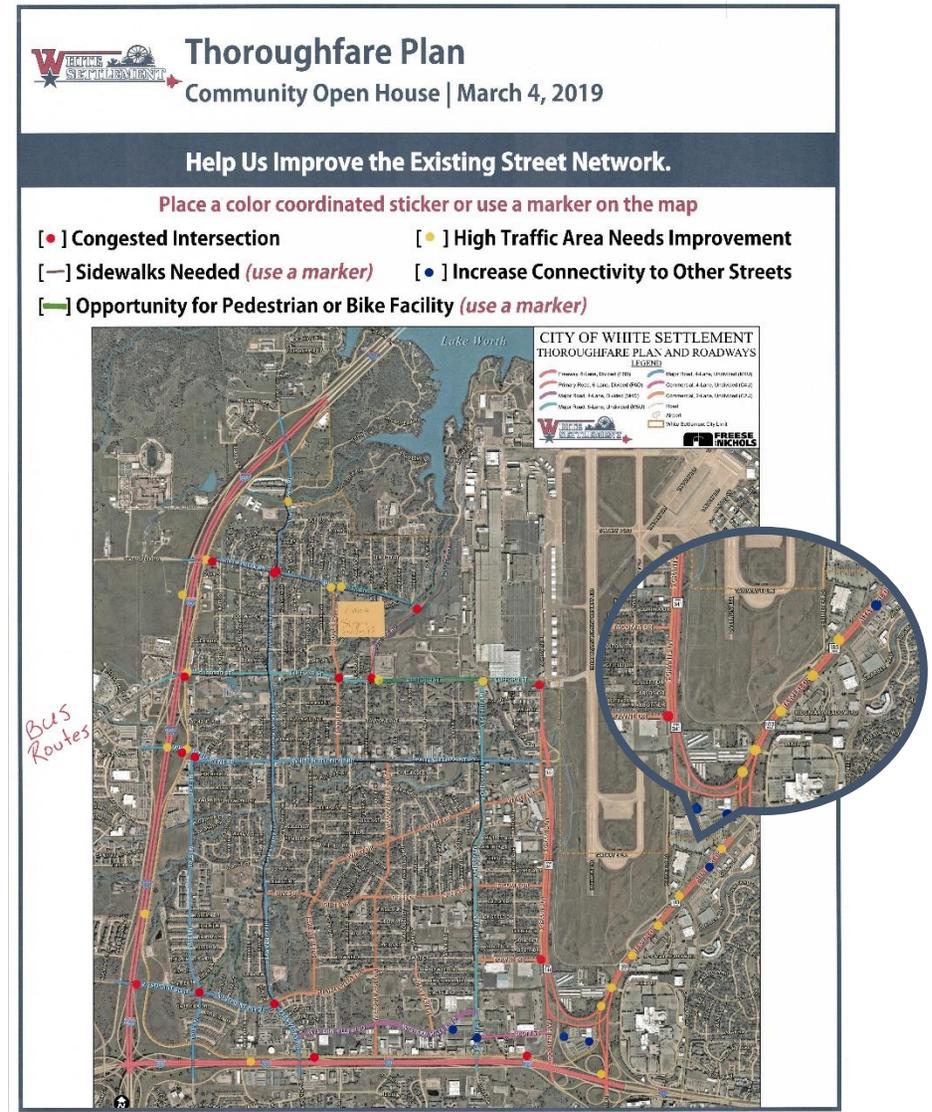


Mobility

For the mobility exercise, residents were asked to identify congested intersections, high traffic roadways and areas in the City to add sidewalks or bike facilities, refer to **Figure 32**. This input exercise was utilized at all community meetings. The summary of the feedback received is noted below.

- Congested Intersection(s):
 - Bomber Road & Silver Creek Road
 - IH 820 & Silver Creek Road
 - IH 820 & Clifford Street
 - White Settlement Road & Dale Lane
 - IH 820 & Westpoint Boulevard
 - White Settlement Road & Las Vegas Trail.
 - Grants Lane & Downe Drive
- High traffic area needs improvement:
 - Las Vegas Trail & Shoreview Drive
 - Alta Mere Drive
- Increase connectivity to other streets:
 - Western Hills Boulevard
 - Increase connectivity within the commercial development situated east of Lockheed Boulevard (Spur 341) and west of Alta Mere Boulevard (SH 183) and south of the Lockheed Boulevard loop.

Figure 32: Mobility Exercise

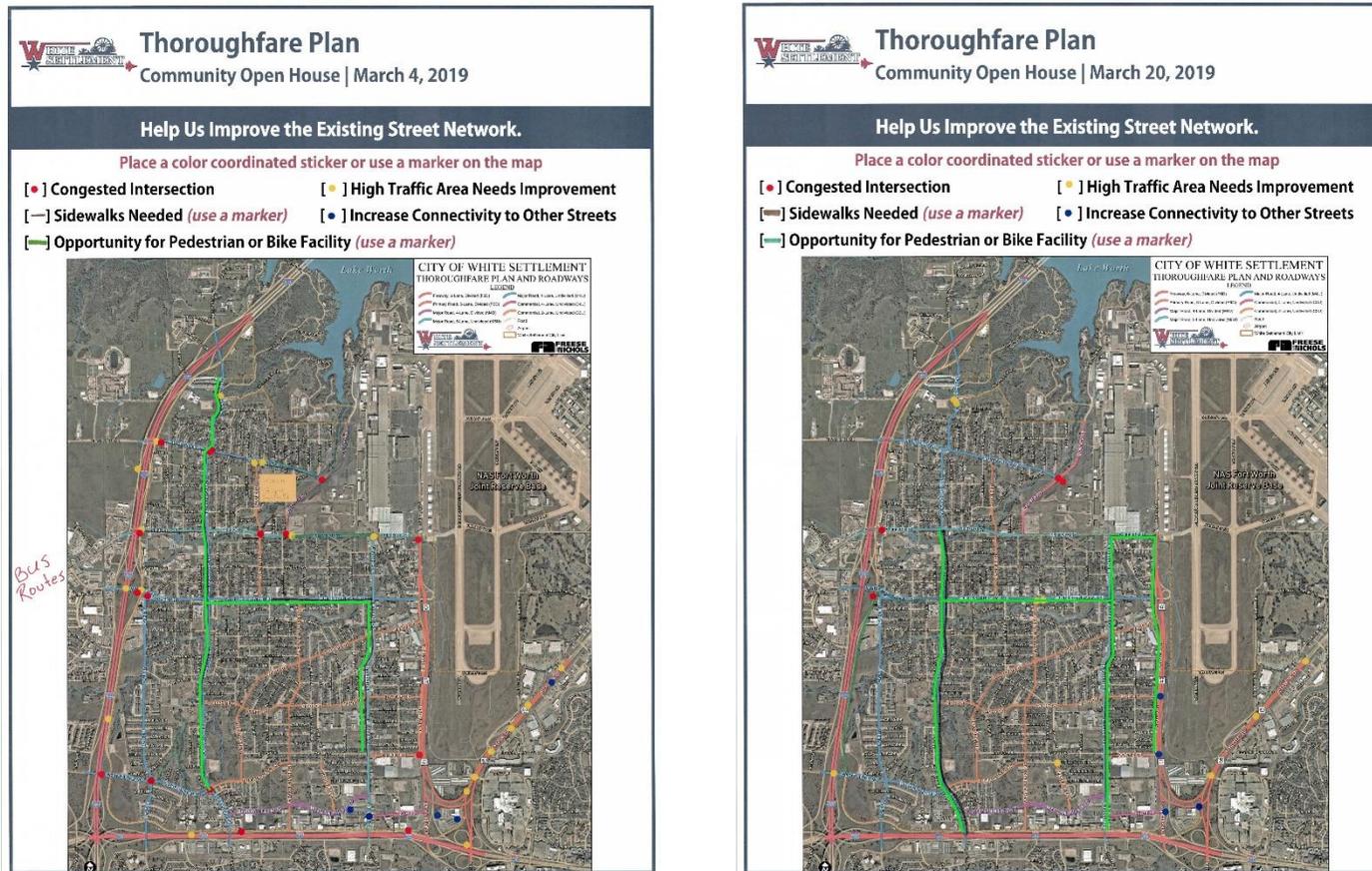




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- Sidewalks Needed:
 - Las Vegas Trail
 - White Settlement Road between Las Vegas Trail and Cherry Lane, refer to **Figure 33**.

Figure 33: Sidewalk Recommendations



Notes: The green lines were added to the original exhibits shown in the figures above to emphasize citizen recommendations for sidewalks.





Chapter 4: Future Land Use Plan

The right of a municipality to coordinate growth is rooted in its need to protect the health, safety and welfare of local residents. An important tool for accomplishing this task is the Future Land Use Map, which establishes an overall framework for the preferred pattern of development within the City of White Settlement. Specifically, the Future Land Use Map designates areas suitable for particular land uses, based principally on current land uses and the community’s vision for its future. It is important to note that the Future Land Use Map is a policy. It is not a zoning map, which is a regulatory tool that establishes specific development requirements. However, zoning requests and other land use decisions should comply with the strategies outlined in the Future Land Use Plan. This plan serves as a blueprint to help guide land use decisions to achieve the City’s vision.

This chapter will introduce future land use categories and an updated Future Land Use Map that represent the desired development patterns and land use outcomes supported by the City’s vision.

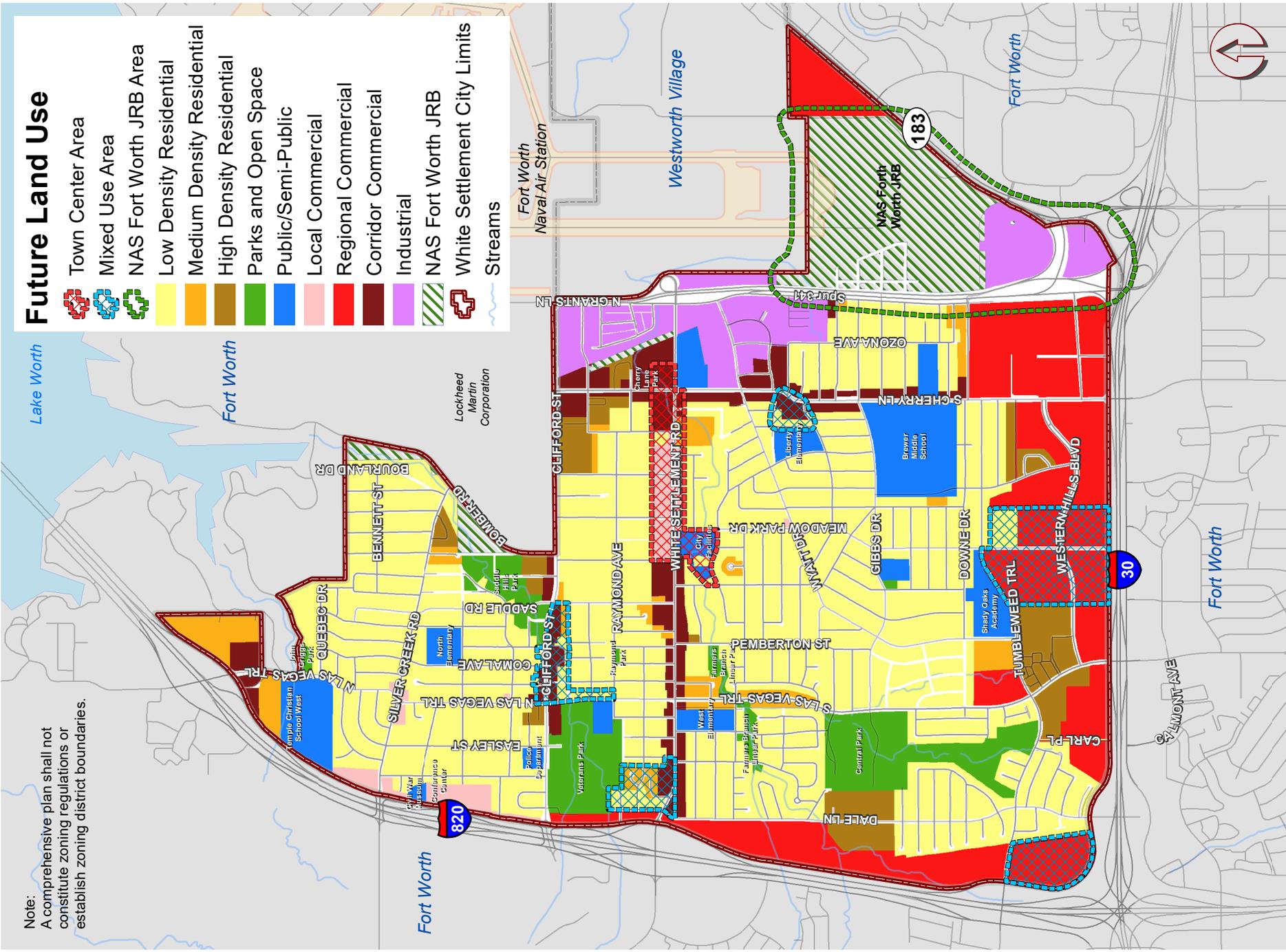
Vacant land along Tumbleweed Trail



Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Future Land Use

-  Town Center Area
-  Mixed Use Area
-  NAS Fort Worth JRB Area
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Parks and Open Space
-  Public/Semi-Public
-  Local Commercial
-  Regional Commercial
-  Corridor Commercial
-  Industrial
-  NAS Fort Worth JRB
-  White Settlement City Limits
-  Streams





Future Land Use Types Defined

The following are general descriptions of each of the land use categories portrayed on the Future Land Use Map shown in **Figure 34**.

Low-Density Residential

Single-family detached residential structures are examples of low-density residential uses. This category refers to single-family areas with densities similar to the majority of White Settlement's current neighborhoods. In terms of development density, approximately two to four dwelling units per acre are appropriate for this category. Typically, lot sizes are at least 6,000 square feet and currently range between 7,000 and 7,500 square feet. The low-density residential land use category should not be utilized for nonresidential uses, except for parks, places of worship, schools and civic uses.

Medium-Density Residential

Medium-density residential is indicative of smaller single-family detached lots and attached dwelling units, such as duplexes, townhomes or condominiums. Medium-density residential areas have densities that range between five to eight dwelling units per acre. This land use type is recommended near other residential or mixed land uses to provide transitions between lower and higher intensity uses and to ensure land use compatibility. A medium-density residential area is intended to accommodate the need for diversity of housing choices allowing the City to offer a full life cycle housing of options. Lot sizes are typically 6,000 square feet or less.

High-Density Residential

The high-density residential land use category is characterized by apartment dwellings in attached living complexes. This land use category generally allows a density of 16 to 24 dwelling units per acre.

Local Commercial

The local commercial land use type is suitable for light retail, service uses and professional office activities that aim to meet the needs of residents in the vicinity. Building designs should be smaller in scale (typically one or two story) and require visibility from roadways. Development should orient towards local traffic, but also allow for a comfortable pedestrian environment. Landscaping is encouraged to keep the area attractive, functional and minimize negative impacts on nearby uses. Uses may include specialty retail, convenience stores, neighborhood retail, small restaurants, and services such as small professional office, financial, legal, medical and insurance.



Regional Commercial

The regional commercial land use category is intended for nonresidential activities that aim to meet the needs of both local and regional residents. Regional commercial uses are planned along major arterials that provide convenient access to the freeway network and capture regional traffic volumes from IH 30, IH 820 and SH 183. Such roadways include Westpoint Boulevard, Tumbleweed Trail, Western Hills Boulevard, and the southern portion of Cherry Lane near IH 30. These areas are conducive to retail and commercial uses that rely on high traffic volumes. A retail center would be suitable in this land use designation that includes a combination of larger box stores, medium box stores and associated pad sites for uses, such as restaurants and retailers. Banks, hotels and other highway-related commercial services are also appropriate within the land use type. Site design should typically accommodate larger scale buildings. Development in this area should be well coordinated, including landscaping, site amenities, and shared access and signage where appropriate. Regional retail shopping centers should receive high priority within this category. Retail establishments help to generate sales tax for the community that can be used to provide higher level services for residents.

Corridor Commercial

The corridor commercial land use category allows for more intense commercial uses than the local commercial category but does not allow for big box retailers as permitted in the regional commercial category. Unlike the local commercial land use type, areas within this land use type consist of contiguous blocks of existing nonresidential land uses. The intensity of nonresidential uses is limited to preserve the quality of adjacent residential areas. Corridor commercial land use types are situated along Las Vegas Trail (from Westpoint Boulevard to White Settlement Road), Clifford Street (IH 820 frontage road to Bomber Road), and Cherry Lane (Clifford Street to Gibbs Drive). The areas within this land use type need a revitalization strategy to improve existing conditions and encourage reinvestment. Commercial corridors are imperative to the City because they offer an opportunity to strengthen their financial position through commercial sales tax that can be gained from the success of these areas. Commercial corridors are situated along the City's arterials which are ideal for commercial and retail land use. Recommendations to improve commercial corridors are discussed in further detail in the Community and Neighborhood Livability Chapter (page 122).

Public/Semi-Public

This category includes uses that are governmental, institutional, or religious in nature. Public/semi-public uses may be community facilities, fire and police facilities, schools, places of worship, and any additional land used by the City for storage or utilities. These uses are generally permitted within any zoning district; therefore, the areas shown on the Future Land Use Map include the uses that are currently in existence including the Naval Air Station Fort Worth Joint Reserve Base.



Industrial

The industrial land use type is designed to provide a wide range of heavy commercial and industrial uses. The areas designated for industrial land uses are predominantly developed and located south of Lockheed Martin. Few vacant lots remain, however several redevelopment opportunities can be anticipated in the future given the age of existing structures. Industrial land uses are intended to include warehousing, distribution, light assembly and fabrication of products or parts. Accessibility to the City’s principal arterial network is a key factor for success given high traffic volumes typically generated by industrial uses.

Parks and Open Space

This land use designation represents parks, recreational facilities, and open spaces that are currently in existence or planned. Parks and open spaces are permitted within any area and may increase with population increases in the future. In addition, existing drainage ways and greenbelts are illustrated with this category in association with future trail opportunities.



Special Areas

The Special Areas in the City are intended to be overlays in the future. When the overlays are implemented in the City’s Zoning regulations, they are intended to supplement the base zoning to establish unique development standards to preserve and/or create a unique character for each area. The characteristics of each Special Area are listed below:

Town Center Area

The Town Center Overlay is envisioned as a compact, pedestrian oriented, local shopping center surrounding the City municipal complex. The Town Center Overlay will require updated zoning and site design regulations to implement development standards that create the unique downtown character that is desired for this area.

Mixed-Use Area

Areas with this land use designation are intended for a mixture of nonresidential and residential land uses. They are referred to as mixed-use, because it is envisioned that these areas would be integrated developments of retail, public, office and entertainment, with a residential component. Mixed-use areas are intended to provide flexibility for the City and the development community for innovative, unique, and sustainable development to occur. Many of these areas could include housing choices suitable for seniors or younger generations. Walkable connections to shopping and dining should be key components of any mixed-use area. Mixed-use design should be oriented around the pedestrian. Buildings should be placed near the front property line and should be oriented towards the street. The Mixed-Use Overlay will be applied in small pockets. There are two types of mixed-use – vertical and horizontal. Vertical mixed-use incorporates multiple uses in one building on different floors. For example, a building could have shops and dining on the first floor and residential and office on the remaining floors. Horizontal mixed-use combines single-use buildings in one area with a range of uses. The purpose of the Mixed-Use Overlay is to encourage vertical mixed-use rather than horizontal mixed-use. Mixed-use land use types should not be in any other areas of the City, but within the areas designated with the Mixed-Use Overlay. When a mixed-use development is proposed it should be situated in areas within the overlay boundary, comply with the mixed-use standards outlined in the City’s development code and receive necessary approvals to ensure compliance with the intent of the mixed-use land use category.

Naval Air Station Fort Worth Joint Reserve Base Area

The Naval Air Station Fort Worth Joint Reserve Base Overlay encompasses the areas of incompatibility consisting of properties experiencing sound levels from 65 to 85 decibels (dB) and those situated within the Clear Zone and the Accident Potential Zone, refer to **Figure 38**. The purpose of the overlay is to preserve the livability and compatibility of land uses adjacent to the Naval Air Station Fort Worth Joint Reserve Base and to minimize conflicts with the safety and operations of the airfield.



Special Areas

The Special Areas in the Future Land Use Map are the areas in the City identified within the Mixed-Use Overlay, Commercial Corridor land use type, Town Center Overlay and the Naval Air Station Fort Worth Joint Reserve Base Overlay. Each overlay is intended to enhance a unique characteristic of the City or to preserve the opportunity for certain land uses to develop in the future in that region of the City. A brief description of each district is listed in further detail below.

Town Center Area

The Town Center Overlay is focused around the municipal complex and encompasses the general areas situated north and south of White Settlement Road from Russell Street to Cherry Lane as shown in **Figure 37**. The Town Center Area is envisioned with restaurants, shopping and public gathering spaces. The municipal complex should connect to existing commercial and retail centers through pedestrian and street elements recommended in the complete street policy in the Mobility chapter to create a pedestrian oriented downtown atmosphere. The municipal complex has many existing features that can contribute to the character envisioned for this area. The Farmers Branch Creek is a natural asset that can become the center of a recreational gathering area for the public. The municipal complex is commonly visited by residents, who are paying their water bill, visiting the library, or using the services offered by the senior center. The municipal complex is a focal point in the City that can be accentuated by the Town Center Overlay. The next steps are to implement the regulatory elements of the overlay district that will improve pedestrian connectivity, building design; and site enhancements that will contribute to the identity and atmosphere that is envisioned for the Town Center. Building form, site design and wayfinding signage are critical components for the character of the City's Town Center. These elements are discussed in further detail in the Community and Neighborhood Livability chapter shown on page 122.

Figure 36: Town Center Concept Amenities

Street Furniture



Public Gathering Spaces

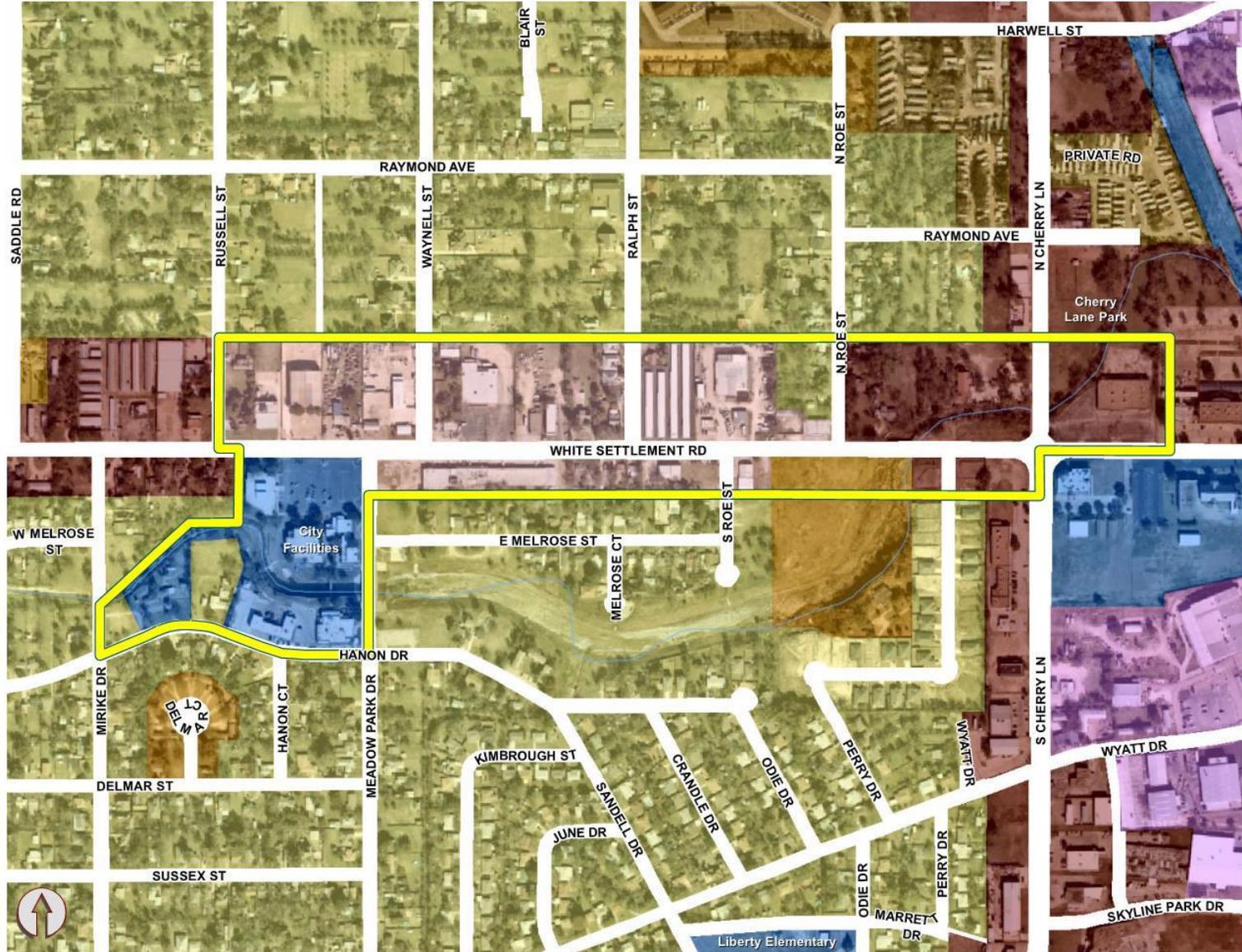


Figure 35: Farmers Branch Creek Near Municipal Complex





Figure 37: Town Center Area





Mixed-Use Area

The Mixed-Use Overlay identifies the areas of the City in which mixed-use development would be appropriate and viable. The Mixed-Use Overlay is not intended to preserve or restrict development for mixed-use, rather it is intended to highlight where such uses can exist in the City should they be developed in the future.

The overlay district is intended to supplement the base zoning on the property with guidelines that will achieve the style of development that the City envisions for a mixed-use development. The City currently has a Mixed-Use Overlay District (MUOD), which is one of the 17 zoning classifications within the City's development code. While the code stipulates the administrative review process and general guidelines concerning parking and land uses permitted within the district it does not give further detail on the physical site characteristics or the building form that is expected from a high-quality mixed-use development. Regulatory provisions concerning building form, site enhancements, streetscaping, and other features typically associated with mixed-use should be incorporated within the Mixed-Use Overlay. Supplemental guidelines are recommended in order to achieve this style of development.

Regulatory elements that can be incorporated to achieve the form and character of a quality mixed-use development are listed below:

- Building placement and scale
- Building design, articulation, and materials
- Street and block layout
- Pedestrian and open space connectivity



Example of Small-Scale Mixed-use Development

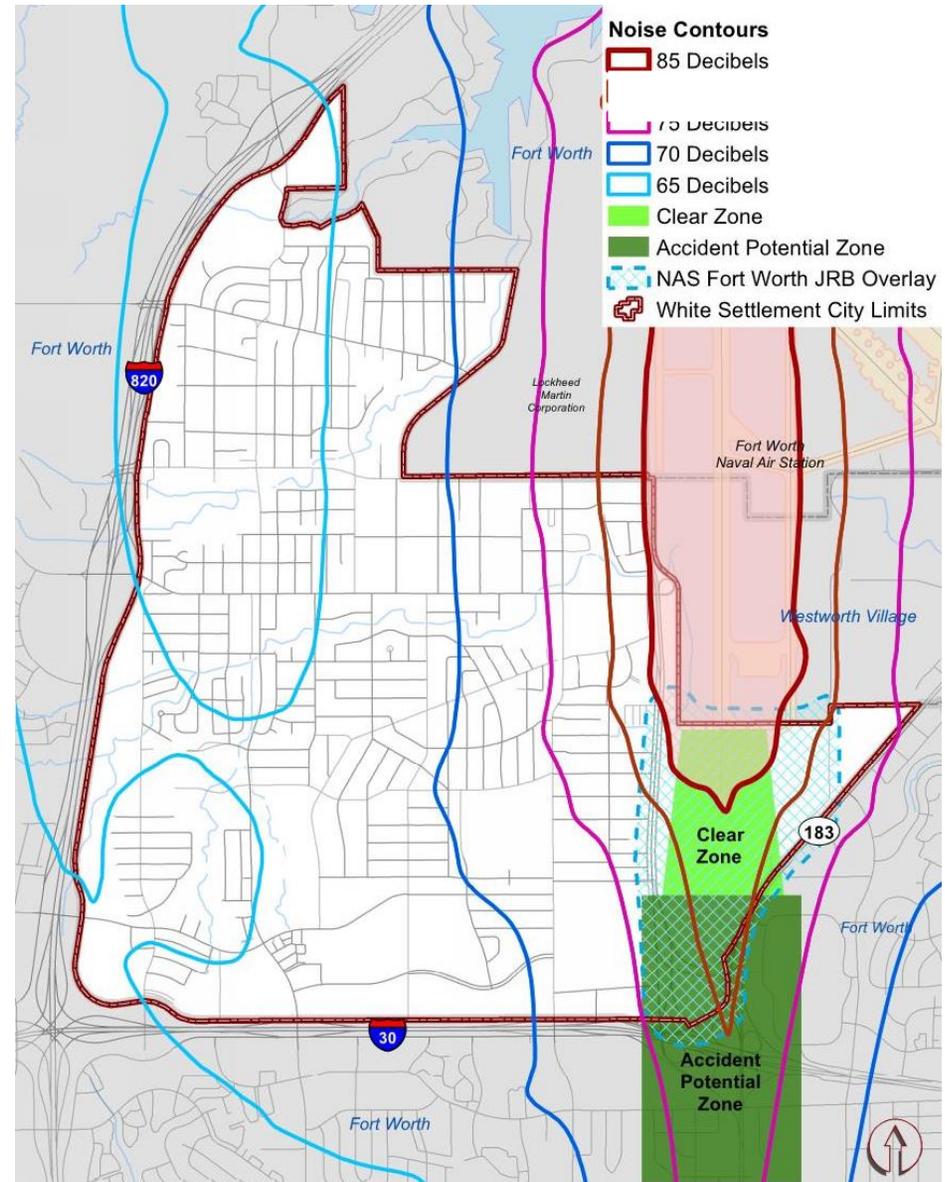




Naval Air Station Fort Worth Joint Reserve Base Area

In November 2017, the North Central Texas Council of Governments commissioned a Joint Land Use Study to address compatibility issues between regional communities and neighboring military installations. The areas of potential incompatibility include the properties within the noise contours, Clear Zone and the Accident Potential Zone as shown in **Figure 38**. Noise contours delineate the noise levels (per decibels) produced by the aircraft using Naval Air Station Fort Worth Joint Reserve Base runways. The Clear Zone and the Accident Potential Zone indicate the areas with a statistically higher risk of an aircraft accident due to runway proximity. The Naval Air Station Fort Worth Joint Reserve Base Overlay encompasses the Naval Air Station Fort Worth Joint Reserve Base, the Clear Zone and the Accident Potential Zone. The purpose of the overlay is to preserve the livability and compatibility of land uses adjacent to the Naval Air Station Fort Worth Joint Reserve Base and to minimize conflicts with the safety and operations of the airfield. It is recommended that the overlay be supplemented with regulatory provisions to address, control, and regulate future growth and development of the areas surrounding the Naval Air Station Fort Worth Joint Reserve Base. Mitigation provisions can exclude incompatible land uses, enhance building materials to reinforce sound barriers, and incorporate height restrictions, etc.

Figure 38: NAS Fort Worth JRB Area Map





Future Land Use Breakdown

The land use type distribution reflected on the Future Land Use Map is shown in **Table 7** and the remaining vacant areas for each land use type is shown in **Table 8**. Based on this distribution, the City has an opportunity to increase its fiscal position through the tax revenue that can be collected from nonresidential land uses. Although the City is close to build out, there is still a chance to improve existing conditions to encourage reinvestment in the City’s commercial centers and capitalize on redevelopment opportunities. Approximately 46% (183.1 acres) of vacant land area is designated for non-residential land uses including regional commercial, local commercial and corridor commercial. It should also be noted that the percentage excludes the redevelopment opportunities that also exist within the city’s commercial corridors, such as Cherry Lane. Increasing the City’s tax revenue can help further improve the quality of life for White Settlement residents by reinvesting funds into the City’s public amenities, such as the pedestrian and bike facilities proposed throughout the City.

Table 7: Future Land Use Breakdown			
		Acres	Percentage
Residential			
	Low-Density Residential	1,192.0	37.3%
	Medium-Density Residential	86.0	2.7%
	High-Density Residential	116.4	3.6%
Nonresidential			
	Parks and Open Space	158.0	4.9%
	Public/Semi-Public	396.1	12.4%
	Local Commercial	46.7	1.5%
	Regional Commercial	421.9	13.2%
	Corridor Commercial	126.2	4.0%
	Industrial	149.2	4.7%
	Right-of-Way	500.0	15.7%
Total Acreage		3,192.5	100.0%

Table 8: Vacant Acres per Land Use Type			
		Acres	Percentage
Residential			
	Low-Density Residential	130.9	32.8%
	Medium-Density Residential	36.0	9.0%
	High-Density Residential	7.3	1.8%
Nonresidential			
	Parks and Open Space	0.5	0.1%
	Public/Semi-Public	22.6	5.7%
	Local Commercial	14.6	3.7%
	Regional Commercial	134.3	33.7%
	Corridor Commercial	34.2	8.6%
	Industrial	18.5	4.6%
Total Acreage		398.9	100.0%



Future Land Use Projections

Ultimate Population Capacity

Ultimate capacity, or buildout, is the maximum number of residents the City can support given available land within its current City limits. Since White Settlement is landlocked and does not have an extraterritorial jurisdiction, the City has already reached 90% of its ultimate capacity. At full build out, the City of White Settlement is anticipated to reach a population of approximately 19,269 persons. This means the City can add about 1,889 new residents to its existing population. Approximately 174.2 acres of land in the City remains to be developed with residential uses. Since the City is landlocked and there is a small amount of vacant land, future population growth will come from in and out migration and infill/redevelopment opportunities. Growth rates may decline or remain the same once ultimate buildout is reached. To guide the City in planning for how many people may ultimately need to be supported, an assessment of White Settlement’s ultimate population is shown in **Table 9**.

Table 9: Ultimate Population Capacity Estimates								
	Vacant Acres	ROW Reduction	DUA ¹	Occupancy Rate ²	PPH ³	Future Projections		
						Housing Units	Households	Population
Low-Density Residential	130.9	30%	4	91%	2.7	367	334	901
Medium-Density Residential	36.0	15%	8	91%	2.7	245	223	601
High-Density Residential	7.3	10%	24	91%	2.7	158	143	387
Ultimate Capacity with Vacant Areas						770	700	1,889
Current (2018) City Limit Population Estimate						6,816	6,171	17,380
Buildout Population within City Limits						7,586	6,871	19,269

Notes:

¹ Dwelling unit per acre (net acreage)

² Occupancy rate was obtained from the 2013-2017 American Community Survey 5-year estimates

³ Persons per household was obtained from the 2013-2017 American Community Survey 5-year estimates



Land Use Strategies

The Future Land Use Map establishes the framework to achieve the City’s vision for the future, however additional steps are necessary to implement the City’s vision for its land use pattern. Recommended strategies are listed below.

Focus Area	Goal No.	Objective	Action Item	Purpose
	Goal #1: Improve and enhance the visual identity of commercial corridors	Objective 1.1 Prioritize revitalization efforts for commercial corridors	Since the Future Land Use Plan identifies the City’s commercial corridors, the next step should be to identify priority areas to enhance existing conditions to capitalize on infill and redevelopment opportunities that can be anticipated in these areas. Corridor Enhancements are discussed in Community and Neighborhood Livability on page 133.	It is important to implement a timeline and strategy to improve existing conditions of the City’s commercial corridors, to encourage reinvestment. Possible enhancements are discussed in further detail in Corridor Enhancements in Community and Neighborhood Livability on page 133.
	Goal #1: Improve and enhance the visual identity of commercial corridors	Objective 1.2 Encourage quality mixed-use development where appropriate	Incorporate development standards to establish location criteria, urban design features and building aesthetics to ensure quality mixed-use developments.	The limits of the Mixed-Use Overlay are broad to provide flexibility with changing market demands while still providing clear direction of where such use is appropriate.
	Goal #1: Improve and enhance the visual identity of commercial corridors	Objective 1.3 Provide transitions between land uses to address potential adverse impacts of higher intensity development	Discussed in further detail in Community and Neighborhood Livability on page 122.	–
	Goal #2: Establish Special Areas to promote vibrant, walkable destinations.	Objective 2.1 Incorporate unique site and architectural standards for the City’s Special Areas consisting of the Town Center Overlay, Mixed-Use Overlay and Commercial Corridor	Discussed in further detail in Community and Neighborhood Livability on page 122.	–



City of White Settlement | 2040 Comprehensive Plan

Focus Area	Goal No.	Objective	Action Item	Purpose
	<p>Goal #2: Establish Special Areas to promote vibrant, walkable destinations.</p>	<p>Objective 2.2 Encourage local business, promote a business-friendly environment</p>	<p>Locate land use categories on the Future Land Use Map that support small-scale, flexible businesses and tenant spaces. Review land development regulations to ensure adequate requirements for landscaping, screening and accessibility for all modes of transportation to position these locations for success.</p>	<p>Small businesses are critically important to the local economy. Creating a supportive environment for small businesses helps provide stability and certainty in the economy.</p>
	<p>Goal #2: Establish Special Areas to promote vibrant, walkable destinations.</p>	<p>Objective 2.3 Organize Placemaking Workshops with key stakeholders for each of the City's Special Areas (Commercial Corridors, Town Center Overlay and Mixed-Use Overlay) to better understand an area's assets and challenges, to identify a vision, and to develop a strategy to reshape the area's character and identity</p>	<p>Prioritize when development standards for each Special Area in the Future Land Use Plan should be prepared/implemented. Organize Placemaking Workshops when development standards are being written for each Special Area.</p>	<p>Placemaking Workshops are a collaborative effort between City officials, staff members and key stakeholders to identify the common vision for the City's Special Areas.</p>
	<p>Goal #3: Address incompatible land uses by re-examining land use patterns</p>	<p>Objective 3.1 Update land development regulations to ensure the necessary tools are available to encourage high-quality development and redevelopment of property within the City</p>	<p>Review and improve development regulations related to transitions, screening and buffers between disparate uses. Ensure standards are in place to support infill development and that it is required to meet or exceed standards for existing development.</p>	<p>Land use regulations (zoning and subdivision regulations) need to be updated and calibrated to reflect the goals and objectives of the Comprehensive Plan. Conducting a complete review of these regulations and implementing changes accordingly is one of the most effective ways to ensure the City is following the policies and strategies laid out in the plan.</p>



Focus Area	Goal No.	Objective	Action Item	Purpose
	Goal #3: Address incompatible land uses by re-examining land use patterns	Objective 3.2 Utilize the Future Land Use Map within this Plan to guide land use decisions	Create a review checklist and a process for evaluating applications for land use actions. Process all requests using the same criteria, providing all notices and information necessary to proactively engage the applicant, impacted property owners and stakeholders.	All discretionary decisions related to land use (zoning, variance, special use permit) should reflect thoughtful consideration of the goals and objectives of the Comprehensive Plan. This ensures consistency and fairness in decision-making and also keeps the vision of the community at the forefront when this kind of action is initiated, either by the City or by a property owner.
	Goal #3: Address incompatible land uses by re-examining land use patterns	Objective 3.3 Minimize compatibility issues associated with noise exposure from nearby aviation operations	Adopt the Naval Air Station Fort Worth Joint Reserve Base overlay district to preserve the livability and compatibility of land uses adjacent to the Naval Air Station Fort Worth Joint Reserve Base and to minimize conflicts with the safety and operations of the airfield.	Noise can have an adverse impact on certain types of development while not affecting others. Uses that should be located elsewhere or should be provided sound attenuation requirements (typically as part of the City's building code requirements) should be identified. These provisions should improve the quality of life as well the safety for residents and visitors in these areas of the City.



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WELLS SETTLEMENT

Mobility



Chapter 5: Mobility

Existing Conditions

The purpose of this chapter is to provide a transportation framework that will serve as a guide for mobility decisions. Land use decisions ultimately impact the City’s transportation network. The Master Thoroughfare Plan included in this section provides classification recommendations that coincide with future land use decisions.

Functional Classifications

Functional roadway classifications define the role of each type of thoroughfare and reflect a set of characteristics that are common to all roadways within each classification. They also consist of a hierarchy of streets that range from those that facilitate area wide traffic movement to those that provide local mobility and access to adjacent properties. The illustration on the right shows the relationship between access and movement see **Figure 39**. Movement refers to speed and capacity, while access refers to the accessibility of properties from certain street types. Local and collector streets provide the most access to adjacent properties but are limited in terms of speed and capacity; arterials provide increased movement, but limited land use access. Streets that carry a higher volume of traffic, such as a principal arterial, should have a limited number of intersections and curb cuts in order to minimize the friction between faster and slower traffic movements. Application of functional classification and design principles lead to an optimized circulation system. The City of White Settlement currently has six street classifications consisting of a six-lane divided freeways (F6D), six-lane divided principal arterials (P6D), five-lane undivided minor arterials (M5U), four-lane divided/undivided minor arterials M4U/M4D, four-lane undivided collectors (C4U), and two-lane undivided collectors (C2U) as shown in **Figure 40**.

Figure 39: Roadway Hierarchy and Function Diagram

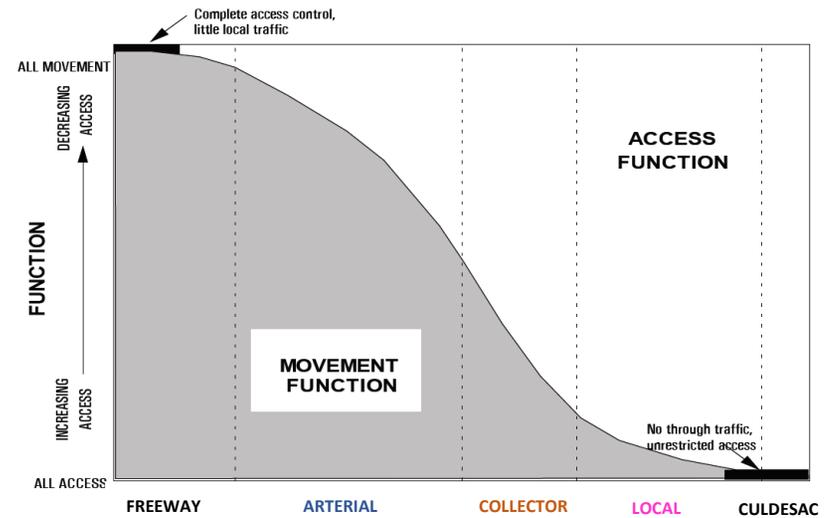




Figure 40: 1999 City of White Settlement Thoroughfare Plan

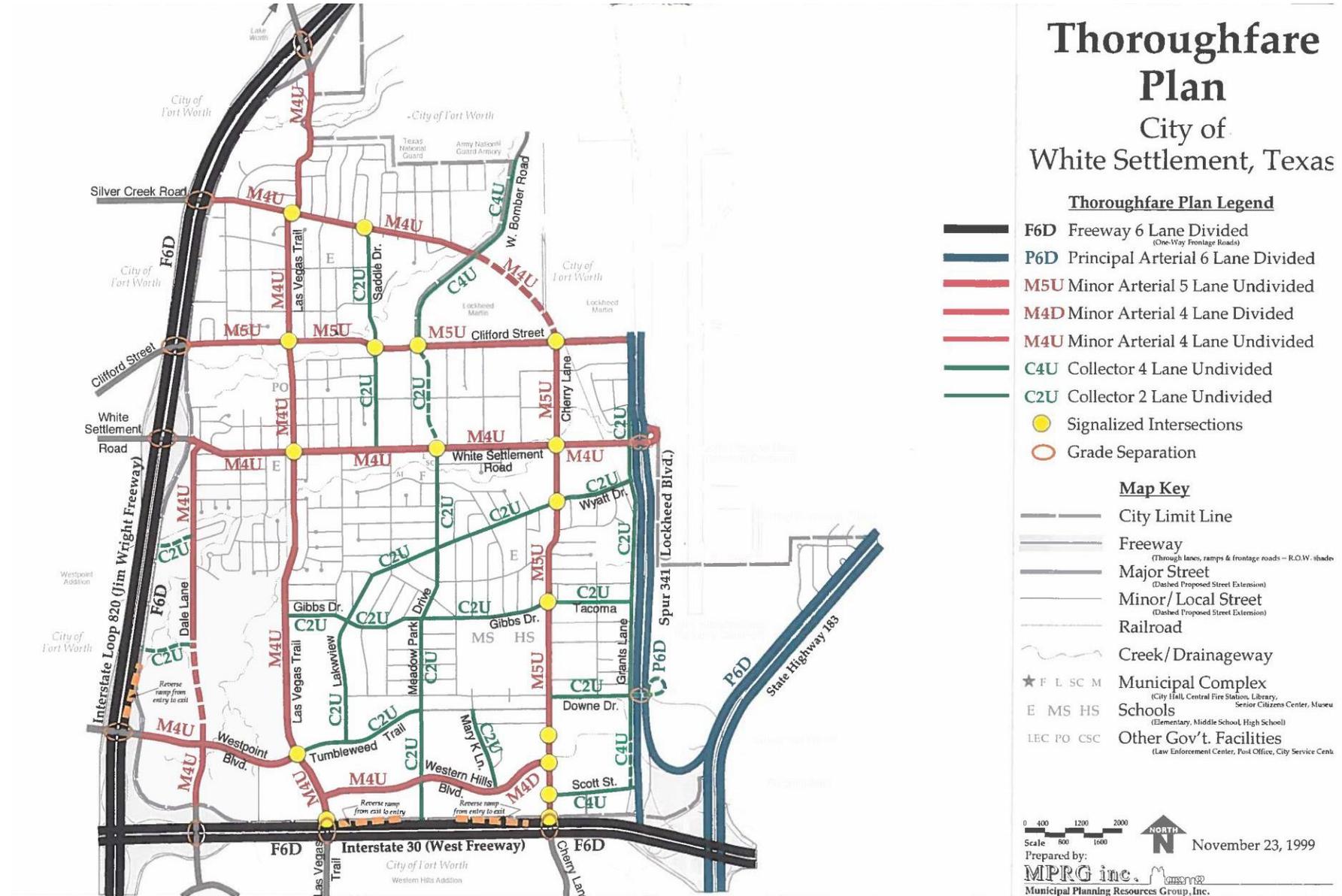
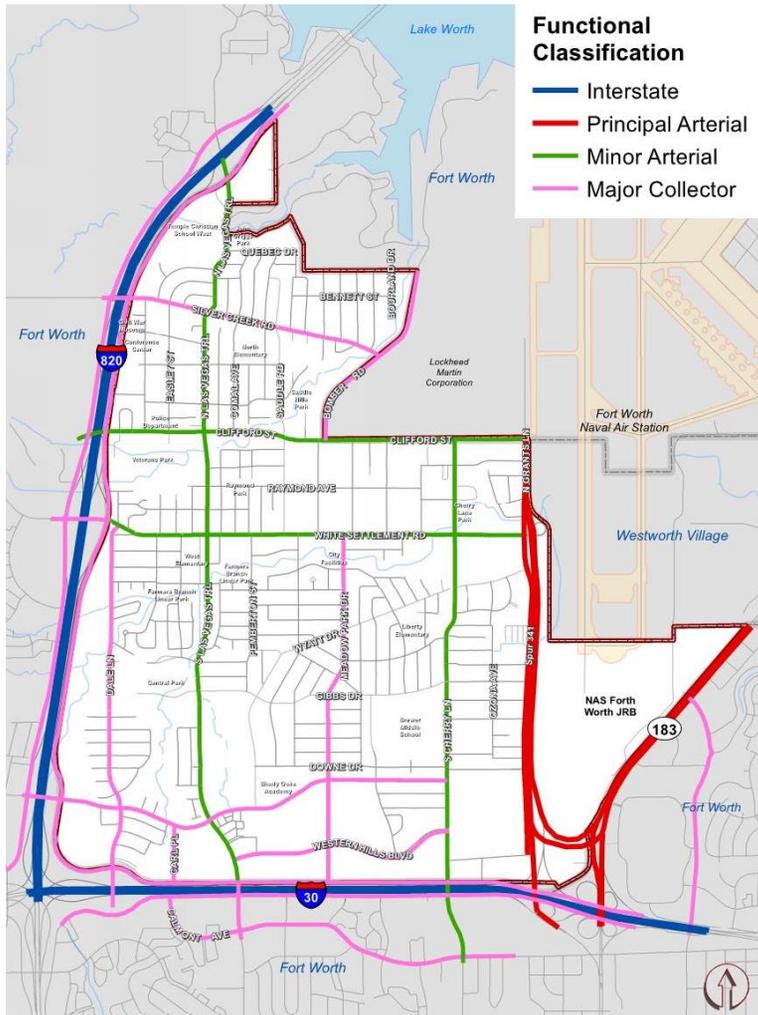




Figure 41: TxDOT Functional Classification Map



TxDOT Functional Classifications

The Transportation Planning and Programming (TPP) division of TxDOT works with TxDOT districts, MPOs (Metropolitan Planning Organizations), and local municipalities to develop and maintain maps showing functional classification of roadways throughout the state. A functional classification map for the roadways in and around the City of White Settlement is shown in **Figure 41**. The roadway classifications that TxDOT utilizes for their functional classifications are interstate, principal arterial, minor arterial, major collector, and minor collector. TxDOT Functional classifications are used to define the role that a road should play in serving the principal functions of a roadway: mobility for through movements and access to adjoining land.

In comparing the current street classifications of the City and TxDOT, streets classified as freeways and principal arterials were the same in both. The most notable differences were in the streets classified as minor arterials and collectors. Several streets in the City’s current Thoroughfare Plan classified as minor arterials were reclassified as major collectors in the TxDOT roadways classifications. These include Dale Lane, Western Hills Boulevard, and Silver Creek Road. Additionally, several streets classified as collectors in the City’s Thoroughfare Plan were removed from the TxDOT list of functional classified roadways. These include Westpoint Boulevard, Gibbs Drive, Lakeview Ridge, Wyatt Drive, Tacoma Drive, Grants Lane, Downe Drive, Scott Street, Mary K. Lane, and Saddle Road. Furthermore, two new roadways were added to the list of major collectors in the TxDOT functional street inventory including Carl Place, northbound frontage road of IH 820 and the westbound frontage road of IH30. A comparison of TxDOT and the City’s functional street classifications is shown in **Table 10**.



Table 10: Functional Classification Comparison

TxDOT Functional Classifications

Freeway	IH 820 IH 30
Principal Arterial	Spur 341 State Highway 183
Minor Arterial	Cherry Lane Clifford Street Las Vegas Trail White Settlement Road
Major Collector	Silver Creek Road Meadow Park Drive Bomber Road Western Hills Boulevard Dale Lane Tumbleweed Trail Carl Place ¹ IH 820 North Frontage Road ¹ IH 30 West Frontage Road ¹

White Settlement Functional Classifications

Freeway	IH 820 IH 30
Principal Arterial	Spur 341 State Highway 183
Minor Arterial	Dale Lane Westpoint Boulevard Western Hills Boulevard Cherry Lane Clifford Street Las Vegas Trail White Settlement Road Silver Creek Road
Collector	Gibbs Drive Tumbleweed Trail Lakeview Ridge Meadow Park Drive Wyatt Drive Tacoma Drive Grants Lane Downe Drive Scott Street Mary K. Lane Bomber Road Saddle Road

Notes

¹ Street not reflected in the White Settlement Thoroughfare Plan.



Traffic Volumes

Annual Average Daily Traffic Volumes

Traffic volumes are made available by TxDOT in the Annual Average Daily Traffic Count data set that is collected on an annual basis for TxDOT maintained roads (also referred to as on-system roads). In the City of White Settlement, there are three on-system roadways that are maintained by TxDOT. These include IH-820, IH-30 and Spur 341. Each roadway has one traffic count station, except for IH 820, refer to **Figure 42**. The latest traffic counts from 2013 to 2017 indicate that volumes increased with an annual average growth rate of about 5.9% for the IH 820 south station, 8.4% for the IH 820 north station, 0.8% for IH 30 and 7.3% for Spur 341. **The traffic counts from 2013 to 2017 are shown in Table 11.** The City can anticipate volumes to increase in the future given the growth trend in traffic volumes. Strategies to manage traffic volumes and mitigate congestion should be emphasized for IH 820 and Spur 341.

Figure 42: TxDOT Annual Average Daily Traffic Count Stations



Table 11: Annual Average Daily Traffic By Year

Location of Traffic Count Station	2013	2014	2015	2016	2017	Growth Rate
IH 820 north	81,745	86,840	85,407	107,391	110,825	8.4%
IH 820 south	92,139	91,497	93,187	111,762	114,778	5.9%
IH 30	101,319	101,833	98,397	102,708	104,339	0.8%
Spur 341	15,721	16,328	19,732	20,587	20,643	7.3%



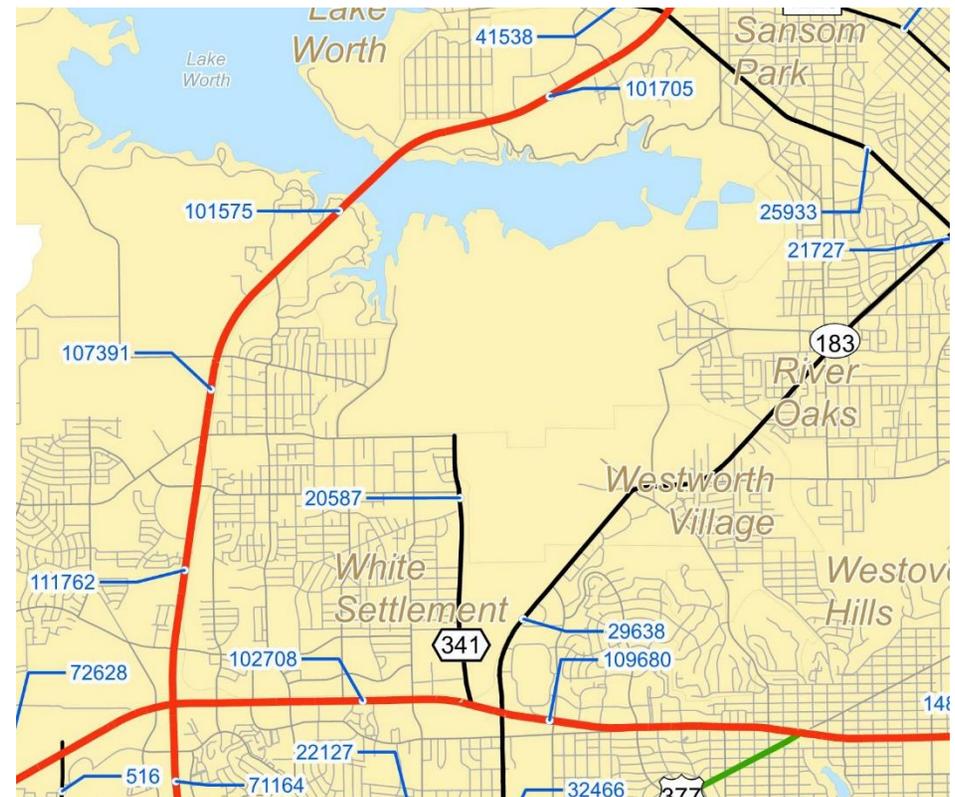
Average Daily Traffic Counts

In addition to the Annual Average Daily Traffic Counts, TxDOT collects Average Daily Traffic counts on TxDOT maintained roads, county roads and City streets. The Average Daily Traffic Counts are collected for each TxDOT district every five years and are depicted on Urban Saturation Maps as shown in **Figure 43**. The City of White Settlement is under the Fort Worth District of TxDOT, for which the latest Average Daily Traffic Counts are available for the year 2016. Note that these traffic volumes are not adjusted for truck or seasonal variations.

Major Traffic Generators

Major traffic generators within the City are located along IH 820, IH 30 and Spur 341. Given the location of areas experiencing high daily traffic volumes, the Strategic Development Opportunity Areas 2 and 3 could become major traffic generators in the future if roadway improvements are not incorporated to mitigate increasing traffic volumes along IH 30, refer to **Figure 12**. Area 2 consists of the contiguous undeveloped parcels located on the northeast corner of Las Vegas Trail and Tumbleweed Trail and Area 3 is situated south of Tumbleweed Trail, west of Meadow Park Drive and north of Western Hills Boulevard, which is just north of IH 30 frontage road.

Figure 43: TxDOT Urban Saturation Traffic Counts (Year 2016)



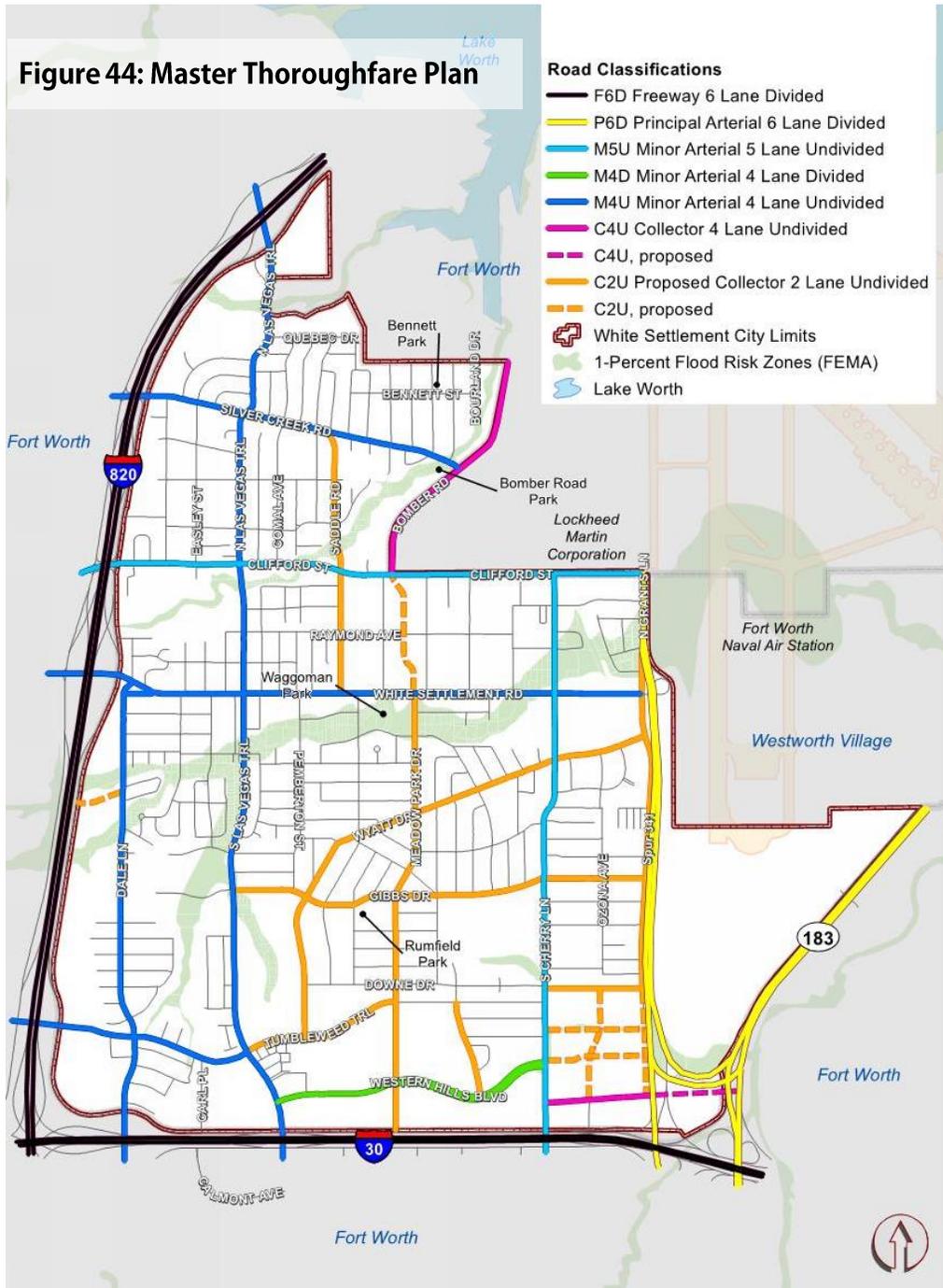


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Transportation Planning

Land Use and Transportation

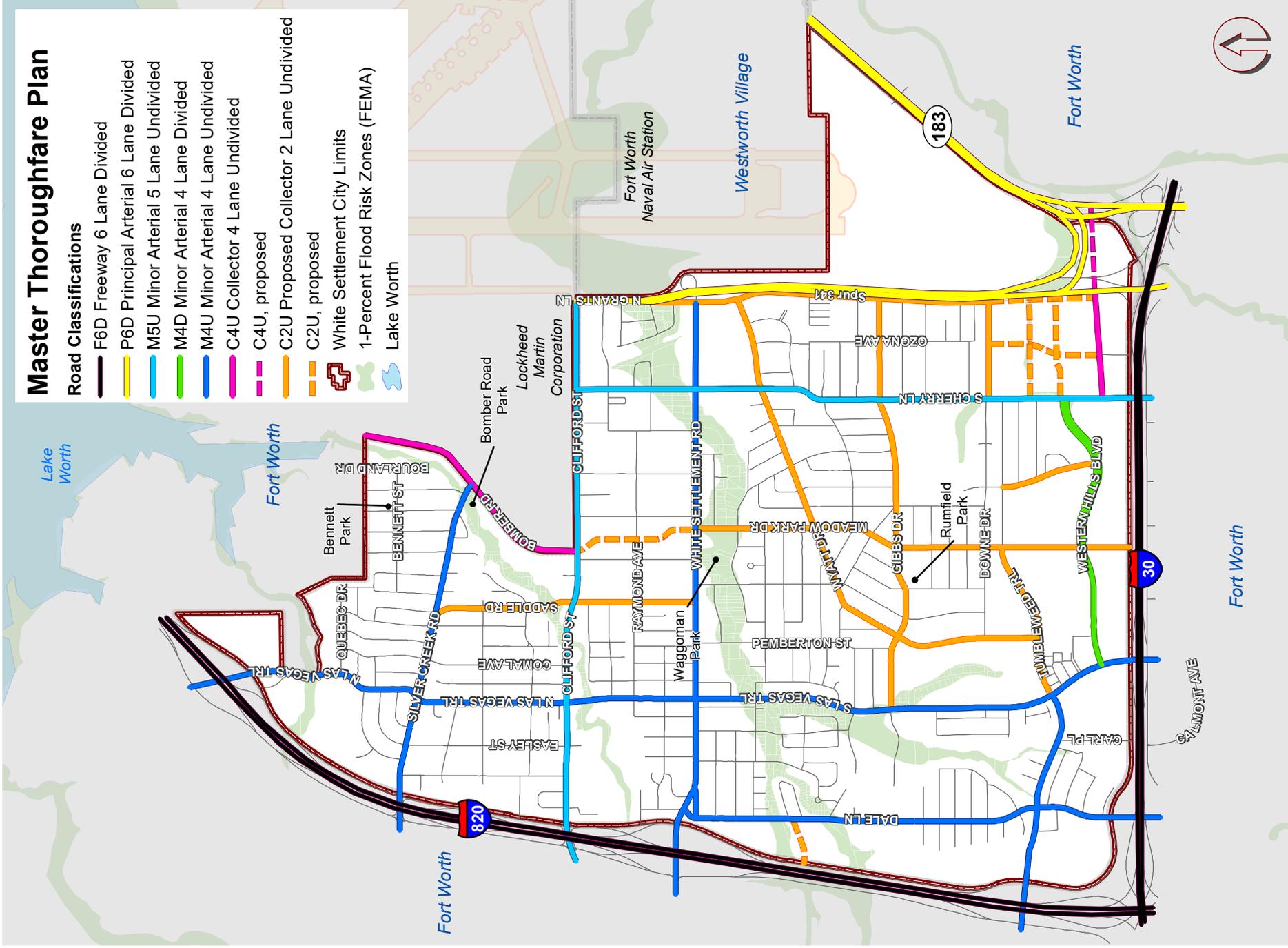
The master thoroughfare plan is the community's transportation policy direction and provides a long-term vision of the major and local street network necessary to meet future travel needs. Land use and transportation decisions are intricately related, because they directly influence and impact one another. By coordinating land use and transportation decisions, we can ensure the public resources are allocated effectively and that they provide the infrastructure network required to facilitate redevelopment objectives. The proposed thoroughfare plan is shown in **Figure 44**. An 8.5"x11" map of the Master Thoroughfare Plan is shown on the next page.



Master Thoroughfare Plan

Road Classifications

-  F6D Freeway 6 Lane Divided
-  P6D Principal Arterial 6 Lane Divided
-  M5U Minor Arterial 5 Lane Undivided
-  M4D Minor Arterial 4 Lane Divided
-  M4U Minor Arterial 4 Lane Undivided
-  C4U Collector 4 Lane Undivided
-  C4U, proposed
-  C2U Proposed Collector 2 Lane Undivided
-  C2U, proposed
-  White Settlement City Limits
-  1-Percent Flood Risk Zones (FEMA)
-  Lake Worth





Master Thoroughfare Plan

The Master Thoroughfare Plan is a tool that enables the City to preserve roadway corridors and to acquire the necessary rights-of-way to improve the local transportation system. The Thoroughfare Plan includes information regarding the functional classification of each thoroughfare type including the minimum right-of-way and number of travel lanes, refer to **Table 12**. The City of White Settlement thoroughfare system is comprised of the same functional classifications included in the 1999 Thoroughfare Plan. Changes to the updated Master Thoroughfare Plan included new section alignments in the southeast region of the City to increase connectivity to Cherry Lane and Spur 341, refer to **Figure 44**. The overall street network reflected on the updated plan is intended to increase the preservation of existing neighborhoods, promote long term stability in land use patterns, enhance land values, and reduce traffic collisions and congestion.

The following initiatives are recommended to implement the recommendations outlined in this chapter:

- Adopt a Complete Street policy to create context sensitive streets for the Town Center Overlay to enhance walkability and create vibrant downtown atmosphere.
- Adopt a Complete Street policy to incorporate street design criteria to incorporate future pedestrian and bicycle facilities shown on the Pedestrian and Bicycle Plan, refer to **Figure 53**.
- Update street design criteria shown in **Table 12** (page 102) concurrently or following adoption of a Complete Street policy to plan more efficient use of right-of-way.
- Incorporate standards for access management to regulate driveway spacing and require cross access between adjacent properties to increase connectivity and reduce the need to access arterial roadways. This should be initiated concurrently or following street design update discussed in further detail on page 102 (**Street Design Criteria**).
- Conduct a traffic study to comprehensively identify traffic issues, transportation solutions, funding resources and a timeline in which improvements will be constructed and incorporated in capital improvement projects. A traffic study will identify the necessary improvements to alleviate congested intersections such as traffic signals and signage.
- Conduct a feasibility study prior to constructing pedestrian and bicycle facilities to identify site constraints, funding resources and a timeline in which the planned trail system reflected in the pedestrian and bicycle plan will be constructed.



City of White Settlement | 2040 Comprehensive Plan

Roadway Improvements

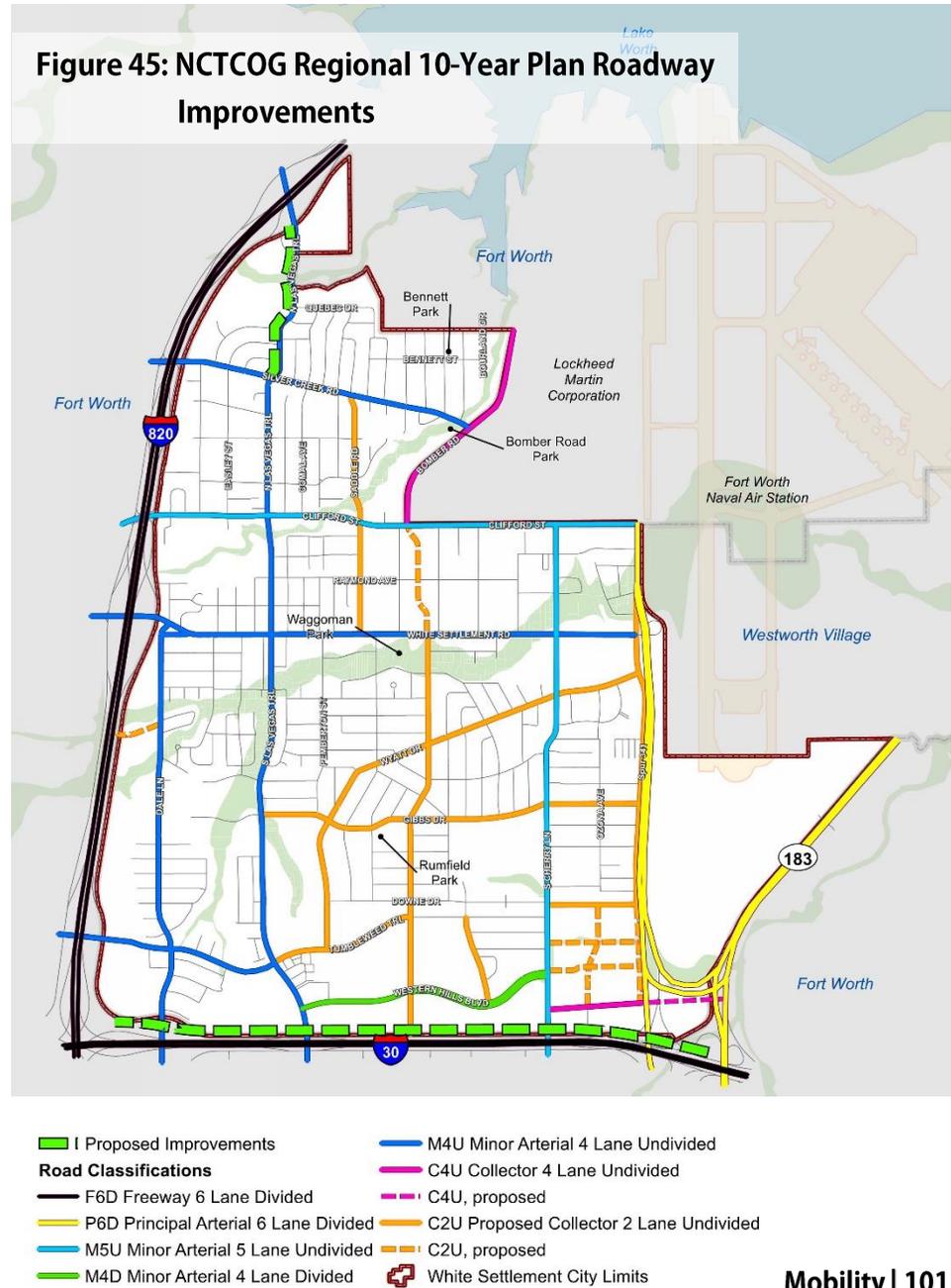
Based on the Regional 10-Year Plan from the North Central Texas Council of Governments (NCTCOG), roadway improvements are anticipated for IH 30 and Las Vegas Trail as shown in **Figure 45**. The roadway improvements proposed for IH 30 and Las Vegas Trail did not impact the functional classification for IH 30 and Las Vegas Trail in the Master Thoroughfare Plan shown in **Figure 45**.

Las Vegas Trail Improvements

Limits	From IH 820 to Shoreview
Project Scope	Widen from 2 to 4 lanes with new sidewalks
Project Cost	\$6,000,000
Estimated Construction Date	Fiscal Year 2023

IH 30 Improvements

Limits	From IH 820 to Summit Avenue
Project Scope	Reconstruct from 6 to 8 main lanes; Reconstruct 2/8 lane to 2/8 lane discontinuous frontage roads and convert 2-way frontage road sections to one way eastbound and westbound (1 lane to 2 lanes discontinuous)
Project Cost	\$637,144,167 (unfunded but identified as a candidate for future funding in the Regional 10-Year Plan)
Estimated Construction Date	December 2023





Street Design Criteria

The City of White Settlement thoroughfare system is comprised of the same functional classifications included in the 1999 Thoroughfare Plan and the information shown in **Table 12** coincides with the City of Fort Worth street design criteria, which is currently used by the City. While the roadway network reflected in the Thoroughfare Plan is adequate to serve existing and future traffic demands, it is recommended that the City update its street design criteria for each thoroughfare type to allow for more efficient use of right-of-way. For example, the four-lane divided minor arterial utilizes the same median width (28 feet) as a principal arterial. The median width for a four-lane divided minor arterial is typically a minimum of 14 feet, which is significantly less than what is currently planned. Consolidating the area consumed by the roadways can reduce roadway expenses for the City in regard to construction and maintenance. This effort should also be used as an opportunity to ensure streets are serving multiple modes of transportation and that the public right-of-way is available for cyclists and pedestrians wherever it is determined to be safe and feasible.

Table 12: Thoroughfare Plan Street Sections

	Principal Arterial	Minor Arterial			Collector		Local
Thoroughfare Type	P6D	M5U	M4D	M4U	C4U	C2U	-
ROW Width	120'	80'	100'	68'	64'	60'	54'
Roadway Width	72'	60'	52'	48'	44'	40'	32'
No. of Lanes & width	6@12'	5@12'	4@13'	4@12'	4@11'	2@12'	2@8'
Parking Lanes (no. & width)	-	-	-	-	-	2@8'	2@8'
Median Width	28'	-	28'	-	-	-	-
Parkway Width	2@10'	2@10'	2@10'	2@10'	2@10'	2@10'	2@11'



Freeways

The freeway, also called a highway, is the highest capacity thoroughfare in the transportation system and is typically constructed and managed by TxDOT (Texas Department of Transportation). This thoroughfare usually has full or partial control of access from adjacent properties and streets. Interchanges with freeways are limited to principal arterials and minor arterials, which are typically situated a mile apart. Freeway access is typically planned through a separated parallel frontage road.

The City’s freeway network consists of:

- Interstate Loop 820 (Jim Wright Freeway)
- Interstate Highway 30 (West Freeway)

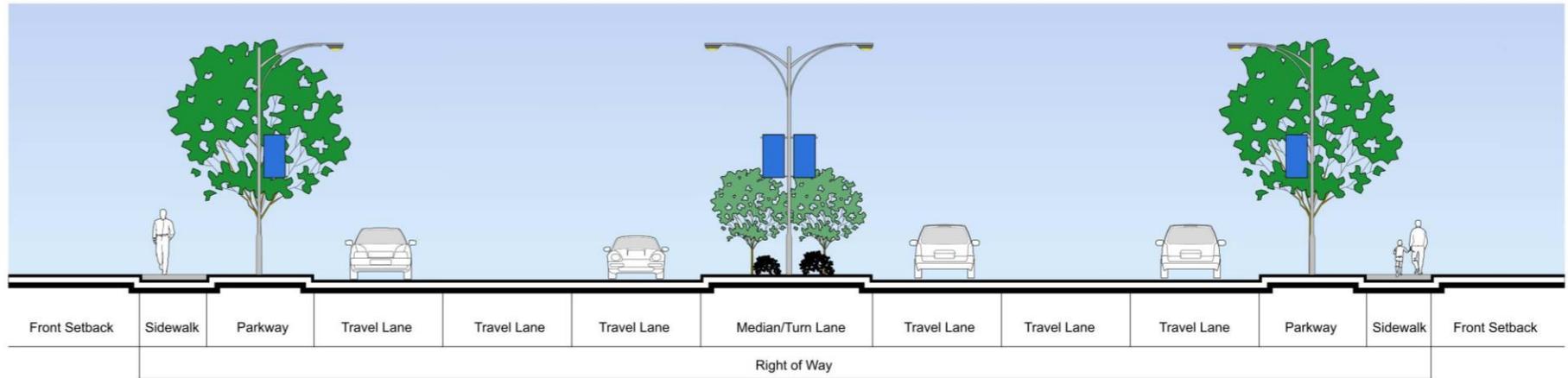
Principal Arterials

The primary function of the principal arterial is to provide continuous and high-volume traffic movement between major traffic centers within the City and neighboring cities. Principal arterials serve inner urban and sub-regional traffic and relieve freeways from being overloaded with short trips. These thoroughfares are typically spaced at approximately one-mile intervals, unless terrain or barriers create a need for greater or lesser spacing. Since these thoroughfares carry high volumes of traffic it is essential that they have continuous alignment and have minimal deterrents to the effectiveness of traffic flow. Principal arterials are six-lane divided roadways that consist of a typical right-of-way width of 120 feet as shown in **Figure 46**. On-street parking is not allowed on principal arterials.

The City’s principal arterial networks consist of:

- Spur 341 (Lockheed Boulevard)
- State Highway 183 (Alta Mere Drive)

Figure 46: Six-Lane Divided Principal Arterial Section





Minor Arterial

The primary function of the minor arterial is to provide continuity and effective traffic movement between major traffic centers within the City. It generally collects and distributes traffic from lower classified streets onto principal arterials, but due to principal arterial spacing and capacity may also function as a principal arterial in limited areas of the City. In comparison to principal arterials, minor arterials are intended to provide a higher degree of local access. Minor arterials consist of three street sections as noted in **Table 12** consisting of four-lane divided (100 feet right-of-way), four-lane undivided (68 feet of right-of-way), and five-lane undivided (80 feet of right-of-way) roadways. A cross section for the five-lane configuration is not included, but it is similar to the four-lane divided roadway with the exception that the landscaped median is substituted for a continuous left turn lane. The four-lane street sections are shown in **Figure 47** and **Figure 48**. On-street parking is not allowed on minor arterials.

The City's minor arterial network consists of:

- Dale Lane
- Westpoint Boulevard
- Western Hills Boulevard
- Cherry Lane
- Clifford Street
- Las Vegas Trail
- White Settlement Road
- Silver Creek Road



Figure 47: Four-Lane Divided Minor Arterial Section

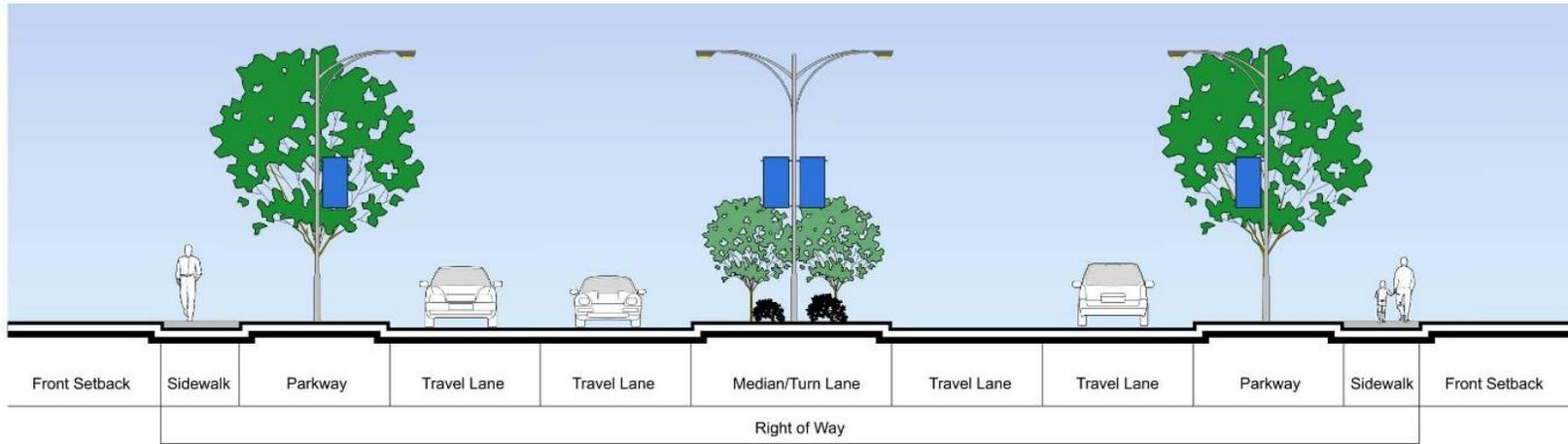
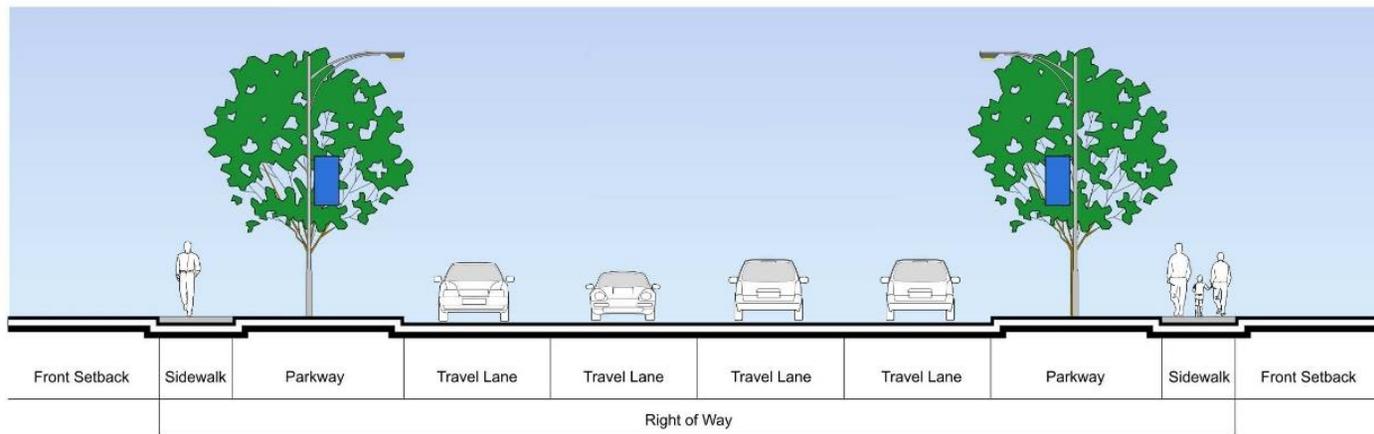


Figure 48: Four-Lane Undivided Minor Arterial Section





Collector

The collector's primary function is to collect and distribute traffic from local access streets to the arterial system. This thoroughfare type is usually positioned to deter through traffic movements. Collector streets should typically align across arterial streets to facilitate local mobility but can be interrupted near the center of the neighborhood so that they discourage longer trips. Collectors consist of two-lane undivided (60' right-of-way) and four-lane undivided (64' right-of-way) roadways. The two-lane undivided street section typically serve neighborhoods and elementary schools. The four-lane undivided roadway also serves residential uses but, in some instances, also serves commercial uses. Additionally, on-street parking is allowed in the two-lane undivided section but is not allowed in the four-lane undivided section.

The City's collector network consists of:

- Gibbs Drive
- Tumbleweed Trail
- Lakeview Ridge
- Meadow Park Drive
- Wyatt Drive
- Tacoma Drive
- Grants Lane
- Downe Drive
- Scott Street
- Mary K. Lane
- Bomber Road
- Saddle Road

Figure 49: Two-Lane Undivided Collector Section

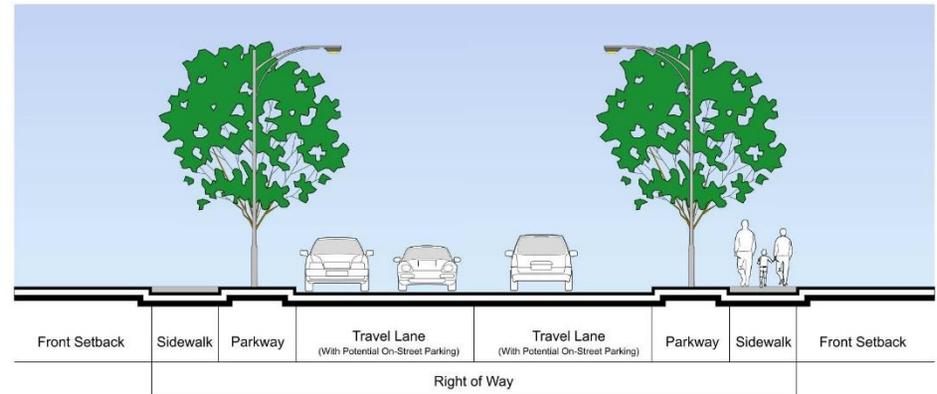
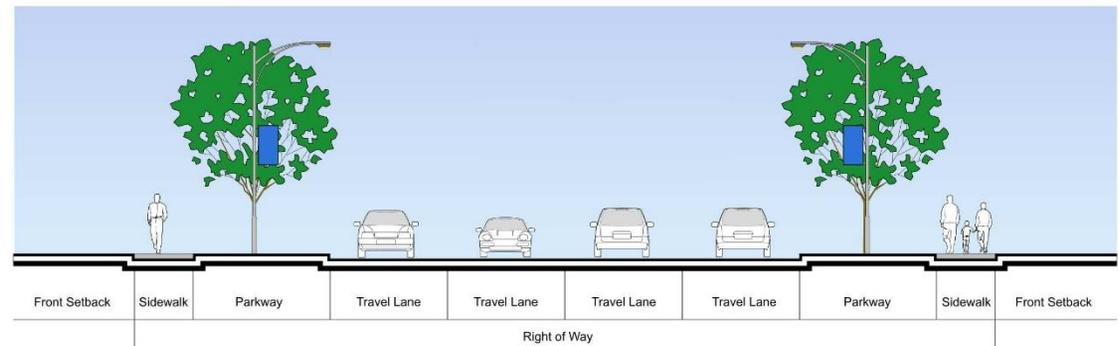


Figure 50: Four-Lane Undivided Collector Section





Local Street

Although the local street is not reflected as thoroughfare type in the Thoroughfare Plan, the local street was incorporated in the proposed street sections shown in **Figure 51** for internal neighborhood streets. On-street parking is allowed in this street type.

Figure 51: Local Street Section

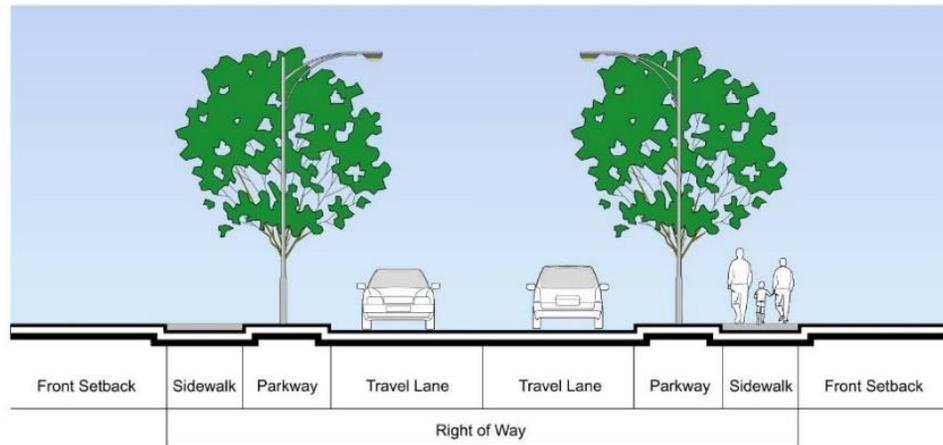




Figure 52: Complete Street Section



Design and Context

“Complete Streets” is a concept that supports the idea that streets should be designed for everyone, which should include safe access for pedestrians, bicyclist, and motorists. There is not a definitive street design for a complete street. “Complete Streets” are context sensitive and unique to the land use and character of the area for which they serve. Complete street design is particularly suited for roadways serving the Town Center Overlay and multimodal streets that include on-street bike facilities as shown in Figure 53 on page 112.

Context Sensitive Design

The process for designing context sensitive roadways is like designing traditional thoroughfares in that automobile traffic is considered with traffic counts, traffic demand and level of service. A context sensitive design aims to preserve the character of the surrounding area without compromising the flow of traffic. Street design for a context sensitive roadway requires a collaborative process with stakeholders and City officials to develop a cross section that fits into the character of the surrounding area while maintaining safety and mobility. For instance, a roadway may need to be designed as a six-lane boulevard as it travels through a commercial area but may need to be altered to a minor street configuration as it travels through a town center or mixed-use area.





Street Design Elements

Lane Width

The width allocated to lanes for motorists, bikes and parked cars is a crucial aspect of street design. Lane widths should be considered within the overall assemblage of the street. Narrower streets are typically recommended in a downtown or dense urban area to reduce vehicle speed and create a more comfortable experience for pedestrians and cyclists.

Sidewalks

Sidewalks play a vital role in activating the public realm. As conduits for pedestrian movement and access; as they help create social gathering spaces.

Curb Extensions

Curb extensions are a traffic calming measure primarily used to narrow roadways at crosswalks and extend the sidewalk for pedestrians crossing the street. Curb extensions may also be implemented to help allocate more space for street furniture in downtown areas.





The Benefits of a Complete Street Policy

Complete Streets improve safety, provide choices, and lead to better health and strong economies. By considering the many different users of the roadways, streets can be designed to accommodate everyone and improve the livability of the community by achieving the following benefits:

- **Improving Safety** – Incorporating sidewalks, designated bicycle lanes, and crosswalks increases safety for pedestrians and cyclists.
- **Providing Choices** – Building safe, comfortable and convenient infrastructure for alternative modes of transportation gives residents transit options.
- **Reducing Congestion** – Offering alternative modes of transportation encourages residents to bike for short destination trips as opposed to driving, relieving traffic volumes on the City’s street network.
- **Reducing Noise** – Complete Streets will contribute to a more pleasant atmosphere in the Town Center Overlay by reducing traffic volumes and noise.
- **Promoting Better Health** – Alternative modes of transportation, such as bike facilities, will encourage people to be more active; whether they choose to use them daily or recreational purposes only.
- **Creating Stronger Economies** - Areas that provide safe and comfortable walkability have lower commercial vacancies and higher home and office space values.
- **Consistency with Plan and Policies** - Complete Streets will help achieve the vision for the Town Center Overlay and implement the trail system recommended in the Pedestrian and Bicycle Plan.





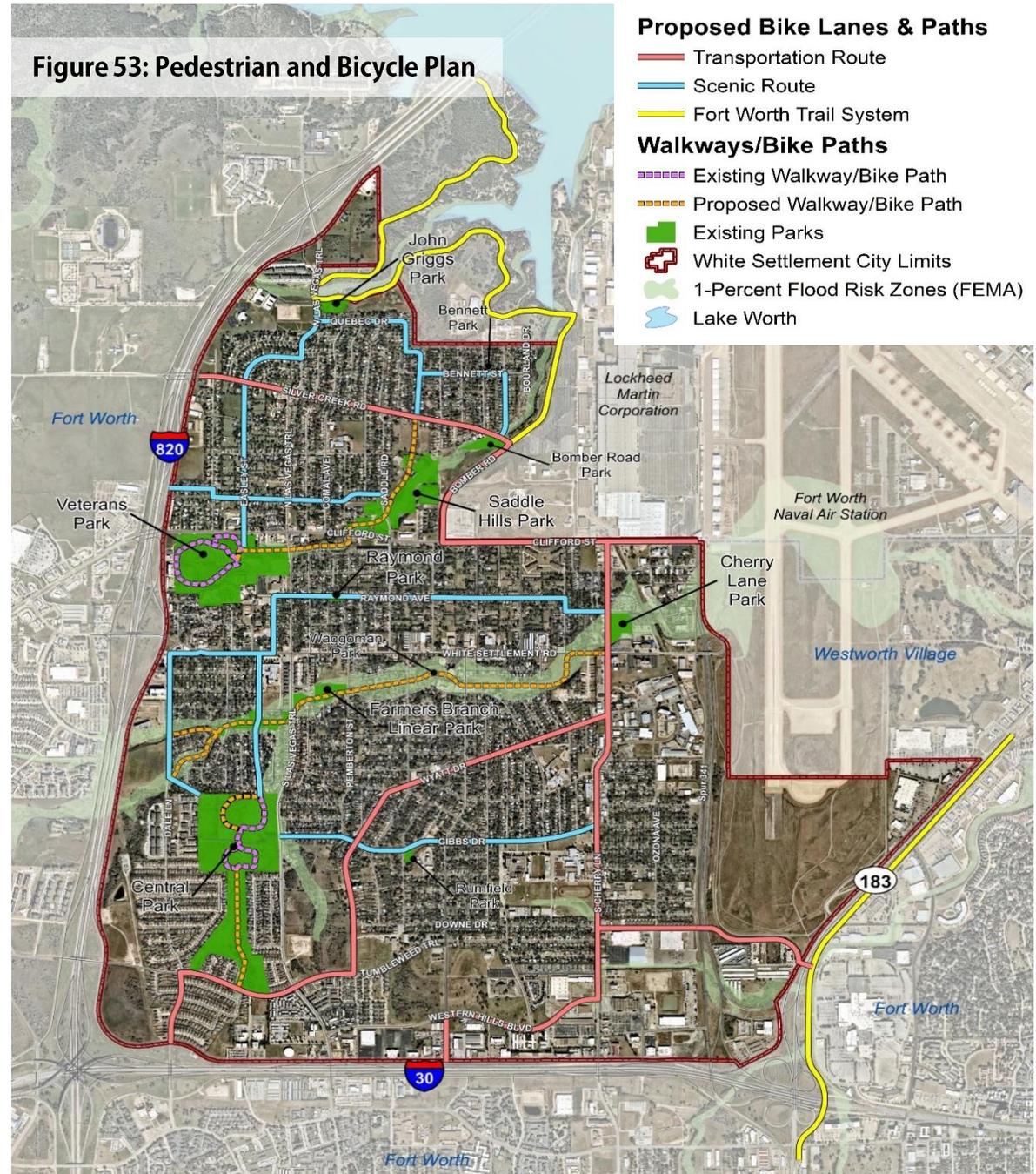
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Pedestrian and Bicycle Plan

The City of White Settlement has proactively planned and implemented a variety of pedestrian and bicycle routes with previous plans connecting trail systems to neighborhoods and existing parks. The use of sidewalks and trails promotes alternative modes of transportation that benefit personal health, reduce traffic congestion, and enhance quality of life by creating opportunities for cost savings and social interaction. The City's existing facilities are located near Veteran's Park, Central Park and Farmer's Branch Linear Park.

The Pedestrian and Bicycle Plan shown in Figure 53 builds upon the 2016 Parks Recreation and Open Space Master Plan and proposes new alignments to connect to the City of Fort Worth Trail system bordering the city limits of White Settlement. An 8.5"x11" map of the Pedestrian and Bicycle Plan is shown on the next page.

Figure 53: Pedestrian and Bicycle Plan



Proposed Bike Lanes & Paths

- Transportation Route
- Scenic Route
- Fort Worth Trail System

Walkways/Bike Paths

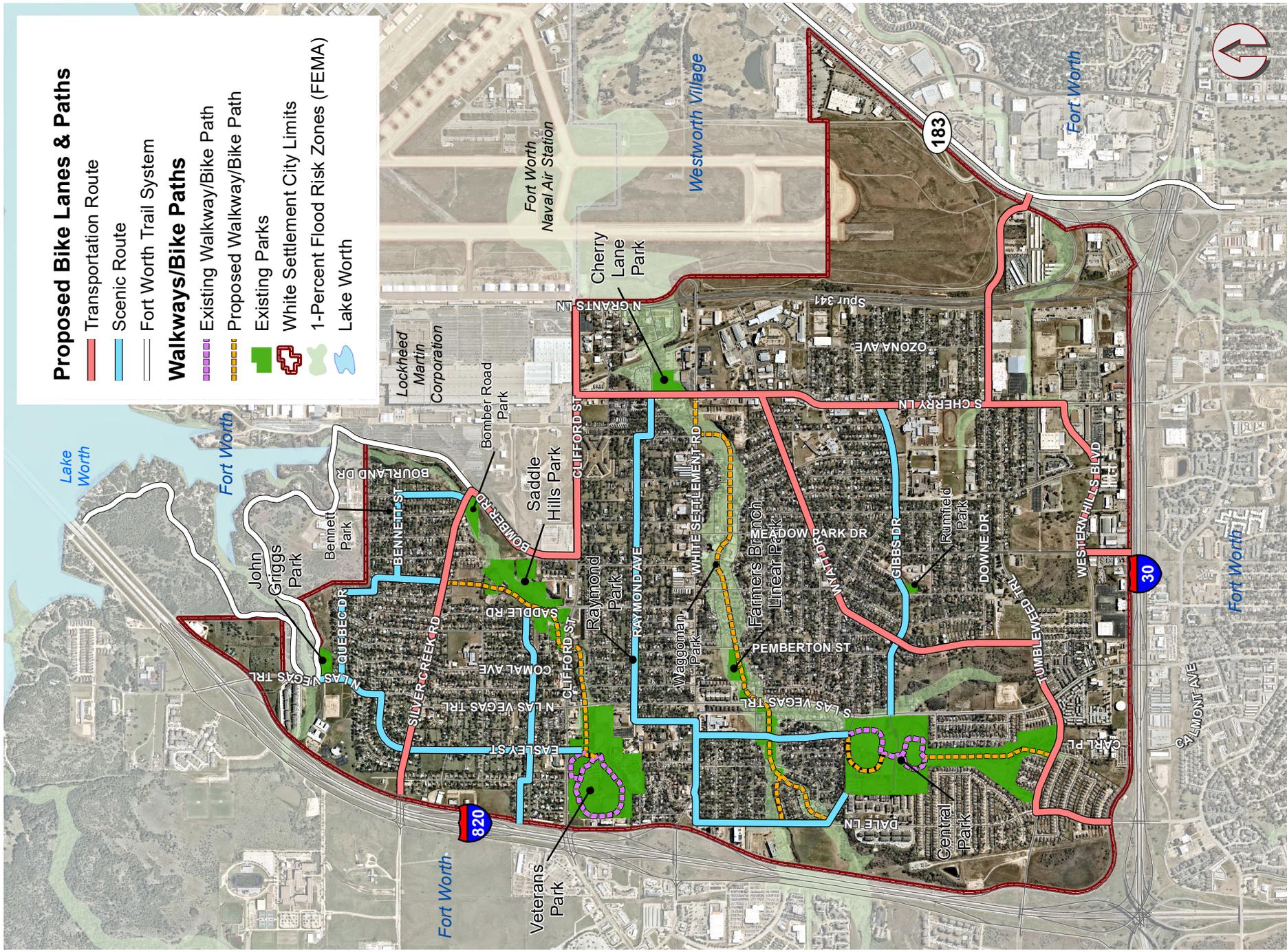
- Existing Walkway/Bike Path
- Proposed Walkway/Bike Path
- Existing Parks
- White Settlement City Limits
- 1-Percent Flood Risk Zones (FEMA)
- Lake Worth

Proposed Bike Lanes & Paths

- Transportation Route
- Scenic Route
- Fort Worth Trail System

Walkways/Bike Paths

- Existing Walkway/Bike Path
- Proposed Walkway/Bike Path
- Existing Parks
- White Settlement City Limits
- 1-Percent Flood Risk Zones (FEMA)
- Lake Worth





Pedestrian and Bicycle Network

The Parks, Recreation and Open Space Master Plan provided the foundation of data and information about how the community uses parks and open space. The report included an inventory and market analysis of existing facilities and a needs assessment, which resulted in the creation of the City's current Comprehensive Trail System Map adopted in 2017. Although the plan established the location of future pedestrian and bicycle facilities, it did not establish design guidelines for pedestrian and bike facilities. It is recommended that the City staff adopt a complete street policy to incorporate sidewalks and bike facilities and to consider the construction of sidewalks and bicycle facilities with the annual review of capital improvement projects to expand the pedestrian and bicycle network.

The Parks, Recreation and Open Space Master Plan envisioned a network of multi-use side paths and on-street bike facilities. Scenic routes were intended to be 10 foot to 12 foot sidewalks that serve both pedestrians and cyclists and connect through parks, floodplain, and residential areas as shown in **Figure 55**. Transportation routes are on-street bike facilities that align with city's existing street network as shown in **Figure 54**.

Figure 55: Multi-use Pathways for Pedestrians and Cyclists



Figure 54: On-Street Bike Facility





Access Management

One of the challenges the City currently faces is the lack of connectivity among nonresidential pad sites and existing arterials. Access management is the systematic control of the location, spacing, design and operation of intersections, driveways, median openings, and street connections. Managing roadway access can increase connectivity, safety and reduce traffic congestion.

The goals of access management are accomplished by applying the following principles:

- Provide a functional roadway system
- Limit direct access to major roadways
- Promote cross access among nonresidential developments
- Promote intersection hierarchy
- Limit the number of conflict points
- Provide a supporting street and circulation system

The example of arterial connectivity, shown in **Figure 56**, shows the street connections that could improve the City’s existing street network, specifically south of the Naval Air Station Fort Worth Joint Reserve Base. There is an opportunity to incorporate standards for access management given the amount of infill and redevelopment that can be anticipated in the future. Improved connectivity will allow for more cohesive development, which can increase appeal and land values. Incorporating standards for access management will improve and enhance internal street connectivity.

The Master Thoroughfare Plan is a tool to construct new street connections with new development and redevelopment. If any of the existing developments shown in **Figure 56** were to redevelop in the future, City staff should use the Master Thoroughfare Plan as a guide to require dedication and construction of public right-of-way to the extent that is proportional with the proposed development.

Figure 56: Arterial Connectivity





Best Practices for Transportation Solutions

Comprehensive Approach for Traffic Improvements

During the community input process, residents identified a couple of intersections within the City that commonly experienced traffic congestion. A list of these intersections is shown in **Figure 57**. A traffic study should be conducted to validate that these intersections warrant additional improvements to alleviate traffic congestion. A study will also help prioritize improvements by highlighting the busiest roadways in the City where improvements are most critical and should be addressed the soonest. The study should conclude with an action plan that establishes a timeline and a construction sequence in which traffic improvements will be incorporated on an annual basis. This initiative can also explore funding resources. Incorporating a traffic study initiative will streamline the process to incorporate any necessary traffic improvements, such as signals or signage, in a time- and cost-effective manner.

Figure 57: Citizen Traffic Input





Comprehensive Approach for Roadway Improvements

Four major recommendations from this chapter include 1) incorporating new street sections that works best for the City for each thoroughfare type discussed on page 102, 2) incorporating access management standards to increase connectivity discussed on page 115, 3) adopting a complete street policy discussed on page 108, and 4) implementing the pedestrian and bicycle plan shown on Figure 53 on page 112. All four recommendations are interconnected, and improvements should be evaluated comprehensively.

Prior to incorporating these recommendations, a feasibility study should be conducted to identify and prioritize transportation solutions and funding sources for these improvements. A feasibility study will offer a comprehensive approach to identify site constraints, traffic and utility conditions that can significantly impact funding for the proposed improvements. The study will explore alternative solutions to find the option that works best for City's budget and is sustainable for years to come until the project is complete. Most significantly, the study will result in a plan that establishes a timeline in which all improvements will be constructed. Traditionally, capital improvement projects are done in non-continuous segments, which can be inefficient and time consuming. The feasibility study will provide a road map to help City staff determine where funding and City resources should be allocated to achieve the recommendations outlined in this chapter. Moving forward the long-term vision and policies associated with Comprehensive Plan should always be considered at the time reconstruction or repair of any public facility is considered. It is very important that City staff consider whether future roadway or utility improvements are impacted by a complete street policy or designated as a scenic or transportation route on the pedestrian and bicycle plan so that additional improvements associated with these initiatives are also incorporated into the project scope.



Mobility Strategies

A summary of the recommendations noted in the Mobility chapter are listed below.

Focus Area	Goal No.	Objective	Action Item	Purpose
	Goal #4: Ensure adequate access to undeveloped parcels and opportunity sites	Objective 4.1 Utilize the Master Thoroughfare Plan to prioritize future roadway improvements and guide mobility decisions	Construct, improve or require right-of-way for roadway sections reflected on the Master Thoroughfare Plan that are critical to City's street network	The Master Thoroughfare Plan is designed to serve the community at full build-out.
	Goal #4: Ensure adequate access to undeveloped parcels and opportunity sites	Objective 4.2 Adopt guidelines for access management to increase street connectivity	Incorporate guidelines for access management with the City's street design standards.	Access management can encourage cross access by requiring minimum driveway distances. This will help with lot connectivity and reduce traffic congestion on public roadways.
	Goal #5: Promote and preserve access to nearby interstate systems	Objective 5.1 Coordinate with TxDOT and North Central Texas Council of Governments to understand the access needs and planned improvements	Continue to participate in regional transportation planning through North Central Texas Council of Governments understand the impact of planned improvements for freeways within and surrounding the City of White Settlement. Advocate for projects that will improve access and visibility for the City to support growth and mobility.	Partnerships with TxDOT and North Central Texas Council of Governments can help achieve mobility strategies reflected in the Master Thoroughfare Plan.



Focus Area	Goal No.	Objective	Action Item	Purpose
	<p>Goal #6: Enhance roadways design to increase connectivity and encourage alternative modes of transportation</p>	<p>Objective 6.1 Adopt policies and regulations to support better utilization of public infrastructure</p>	<p>Update street design criteria shown in Table 12 (page 102) to plan for more efficient use of right-of-way.</p>	<p>The City currently utilizes the City of Fort Worth’s street sections which can be designed more efficiently to condense the amount of right-of-way for each street section. This adjustment may allow the City of White Settlement more options within existing rights-of-way, especially in areas that are constrained due to existing development or environmental features such as floodplain.</p>
	<p>Goal #6: Enhance roadways design to increase connectivity and encourage alternative modes of transportation</p>	<p>Objective 6.2 Conduct traffic and feasibility studies and cost-benefit analysis of roadway improvements</p>	<p>Conduct Traffic and Feasibility Studies to determine cost, feasibility and construction timeline to conduct a cost-benefit analysis of roadways improvements.</p>	<p>The Comprehensive Plan has identified the vision and established the framework for future roadway and pedestrian/bicycle facilities. The next steps are to determine the logistics on how and when improvements will be constructed. The traffic and feasibility studies will help identify any problems that may arise in the future, determine final design specifications, cost estimates, and a construction timeline.</p>
	<p>Goal #6: Enhance roadways design to increase connectivity and encourage alternative modes of transportation</p>	<p>Objective 6.3 Develop context sensitive streets for the City’s Special Areas (Town Center and Mixed-Use Overlay) and on-street bike facilities</p>	<p>Adopt a complete street policy for streets within the Town Center Overlay and those planned with on-street bike facilities as shown in the Pedestrian and Bicycle Plan shown in Figure 53 (page 112).</p>	<p>“Complete Streets” will achieve context sensitive solution to enhance walkability in the Town Center Overlay and to incorporate proposed on-street bike facilities shown in Figure 53 (page 112).</p>



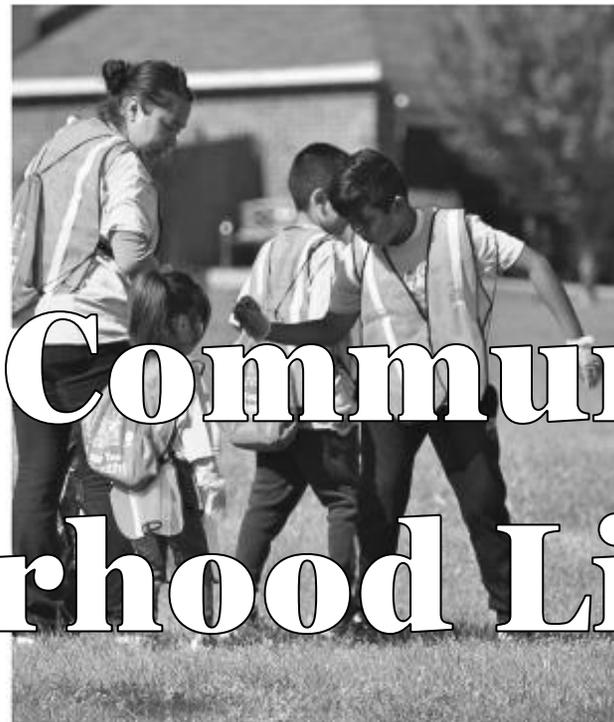
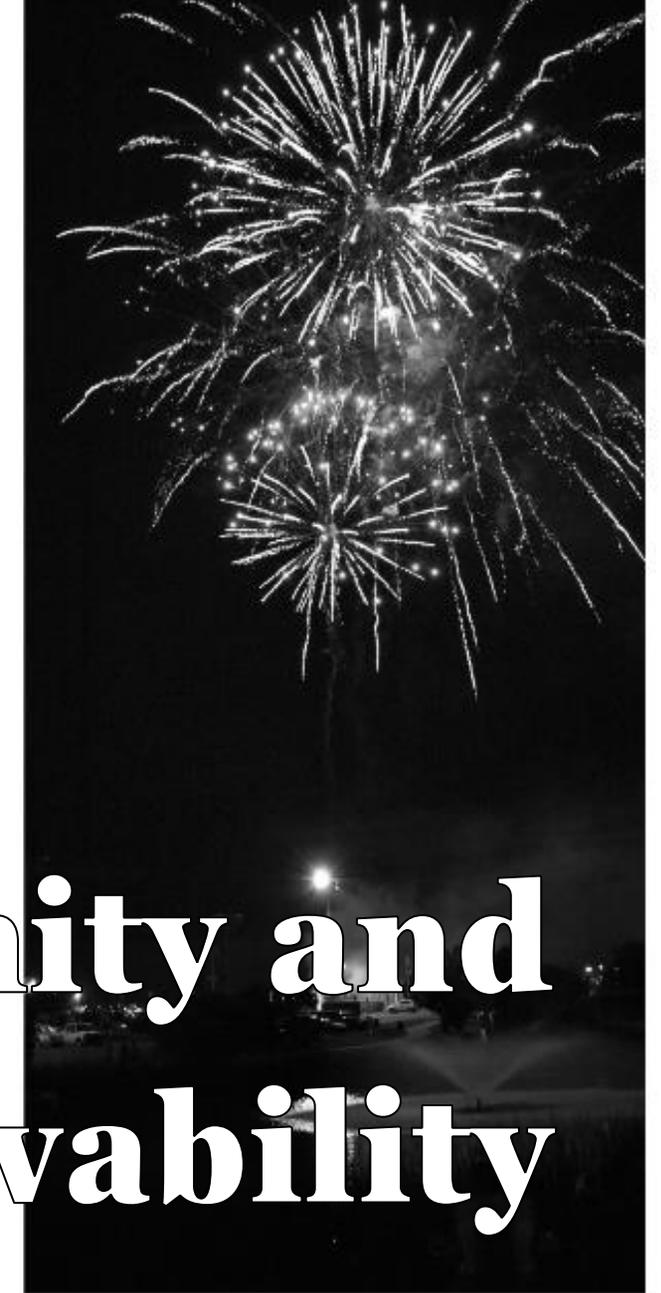
Focus Area	Goal No.	Objective	Action Item	Purpose
	Goal #6: Enhance roadways design to increase connectivity and encourage alternative modes of transportation	<p>Objective 6.4 Develop partnerships to improve awareness of public transportation options through outreach, marketing, and educational efforts; identify opportunities as they become available</p>	Work with North Central Texas Council of Governments and local transit providers to identify opportunities for public outreach and education about public transportation opportunities.	Introducing public transportation through marketing and outreach, builds understanding and advocacy. Initial efforts, such as park and ride lots or van-share and carpooling services, can set the stage for more robust efforts to bring more transportation options to the City. This should not require funding nor resources from the City. Providing for ride-share parking, bike parking and park and ride lots should be discussed when land development regulations are updated.
	Goal #7: Provide on-going maintenance for public infrastructure and facilities	<p>Objective 7.1 Evaluate the City's Capital Improvement Program (CIP) for on-going maintenance needs, as well as new facilities required to serve the community</p>	Program the new street section reflected in the Master Thoroughfare Plan (page 98) and the Pedestrian and Bike Facilities reflected in the Pedestrian and Bicycle Plan (page 112) in the City's Capital Improvement Program.	The Capital Improvement Program is a mechanism to implement Master Thoroughfare Plan and the Pedestrian and Bicycle Plan.
	Goal #7: Provide on-going maintenance for public infrastructure and facilities	<p>Objective 7.2 Develop an annual budget review process and priorities on continued maintenance and upkeep.</p>	Prioritize all the recommendations of the mobility chapter, specifically those pertaining to the Master Thoroughfare Plan, Pedestrian and Bicycle Plan, Complete Streets. Policy, and Traffic Studies. Every year, this list should be revisited with the annual review of capital improvements and updated once tasks associated with each recommendation are completed.	This is a methodical approach to ensure that all the recommendations of the Mobility Chapter (page 91) are completed especially since this will be an ongoing task for many years.



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WHITE SETTLEMENT



Community and Neighborhood Livability



Chapter 6: Community and Neighborhood Livability

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Livability includes the built and natural environments, social equitability, educational opportunity, and cultural possibilities that add up to the community’s quality of life. Planning for and creating these characteristics may seem difficult, but the intangible nature of certain elements should not serve as a deterrent. A sense of place, civic pride and quality neighborhoods are palpable items to anyone who visits or calls White Settlement home. Livability can be felt at the community gatherings and seen in quality designed development. Working towards a more livable White Settlement is an achievable and valuable task.

White Settlement is a unique community with its own values and visions. The following section describes in more detail some of those tangible aspects that, when tailored to fit the needs and vision of White Settlement, can help the City grow in a manner that enhances the quality of its neighborhoods, improves the visual appeal of the City, and creates quality neighborhoods and vibrant retail areas. This section is intended to be used to guide decision makers as the City grows.

Importance of Creating Livability and Long-Term Value





Current Planning Trends

The practice of urban planning has evolved over time. Today's trends are shaped and guided by in-depth research and lessons learned. The following trends are relevant to White Settlement and associated with the recommendations included in this chapter.

Mix of Land Uses

A variety of land use types contributes to a neighborhood's walkability and vibrancy. Providing a mix of land uses increases pedestrian activity and helps to create a sense of place within the community. Mixed land uses may be vertical mixed-use (typically retail at the ground level and office and or residential on upper levels), or horizontal mixed-use (each use is contained within its own structure but planned into a single development). Mixed-use development should be encouraged at key locations within White Settlement.

Examples of Vertical Mixed-Use Development





Traditional Neighborhood Design

Traditional neighborhood design places an emphasis on a grid street pattern rather than the use of cul-de-sacs, incorporating a variety of housing types and sizes within the neighborhood, integrating neighborhood retail within the neighborhood at appropriate areas, strategically placing parks in locations that maximize value and creating distinct architectural characteristics that enhance public space.

Homes in a Traditional Neighborhood Design typically have reduced front yard setbacks so that they are situated closer to the street. Although traditional front entry garages are typically provided, alternative designs such as, a j-swing garages can be considered to reduce the appearance of garages lining the street. Front porches are also included to facilitate neighborhood interaction and crime prevention. Medium-density residential, such as townhomes, are placed along collector roadways while single family homes are typically placed along local streets. Neighborhood services, such as a pharmacy and a neighborhood grocery store, are placed at locations within walking distance.

The advantage of Traditional Neighborhood Design should continue to be explored within White Settlement, particularly in areas of future residential development. Zoning regulations may need to be amended to accommodate Traditional Neighborhood Design elements.

Traditional Neighborhood Design Major Features:

- “Grid” street pattern helps disperse traffic and relieve congestion
- Different housing types and sizes
- Neighborhood retail centers
- Central parks and gathering features
- Distinct architectural design

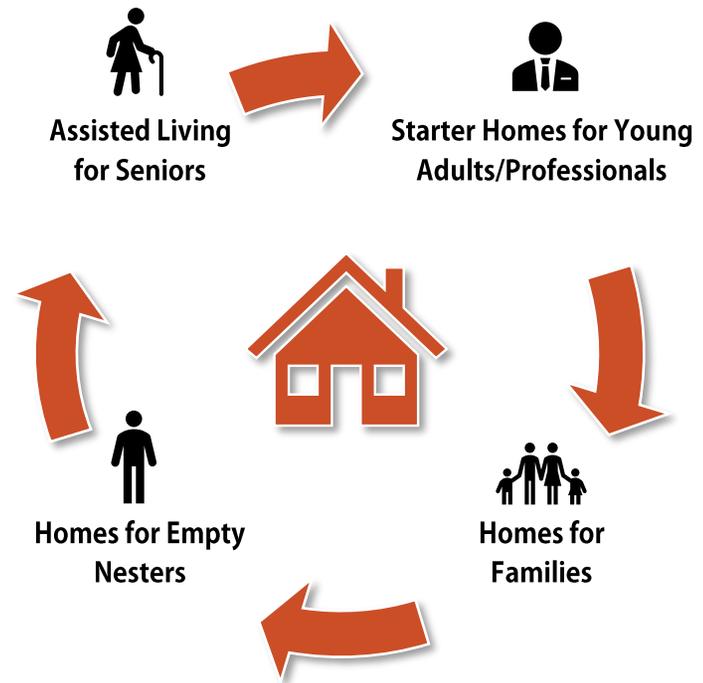
Example of a J-Swing Garage





Range of Housing Opportunities and Choices

A range of housing options is important to ensure that full life cycle housing is available. Enabling residents to stay within the community through their lives, even as housing desires change, is an invaluable component of a City. Smaller starter homes, apartments, townhomes, and retirement facilities are important to ensure adequate housing for young adults, families with children, empty nesters and retirees. Additionally, a range of housing options combats inequality and provides housing for all income levels.



Walkable Centers

Walkable centers within residential and nonresidential areas should be designed to be pedestrian friendly using sidewalks, signage, connectivity, seating, landscaping, lighting and scale and placement of buildings in relation to streets. This type of design creates a vibrant street atmosphere that improves the health of residents and promotes a better sense of public safety.





City of White Settlement | 2040 Comprehensive Plan

Strong Sense of Place

In large metropolitan areas, cities are faced with the challenge of establishing an identity. Often, the transition from one City to its neighbor is indistinguishable. Aesthetic appearance and improvements, when combined with community branding will help to make White Settlement distinguishable from its neighbors, giving the City a sense of place. Additionally, neighborhoods with detailed building design, streetscaping, and amenities create local character and charm, which help maintain property values over time.



Multi-use Pathway for Pedestrians and Cyclists

Variety of Transportation Choices

Transportation variety generally evokes images of light rail and bus service, but it can also refer to pedestrian connectivity, bike lanes and park and ride or carpool facilities. The availability of a range of transportation options provides residents of all income levels with mobility and accessibility. These options provide essential access to employment, healthcare, groceries and everyday goods and services.





Design Character

The character and feel of a community are in many ways defined in the visual realm. A look and feel that is recognizable, charming, and unique helps to define a community's character. There are numerous elements that play into a City's character. These range from building signage and design to landscaping and street design. Although it may appear to be an inordinate task to plan and implement comprehensive design standards, with the proper tools, a City can define their character and instill a sense of community pride. White Settlement is in an important transition; the existing built environment has many remarkable traits, and these assets should serve as the cornerstones for the future vision. There are some areas, however, such as older commercial corridors, that may be in need of attention. To achieve a cohesive design character, the City should work to transform critical visual elements. The recommendations outlined in this section will improve the aesthetic and quality of development. These recommendations will need to be incorporated into the City's development standards to help guide residents and decision makers through the process of revitalizing the design character of White Settlement.

The site elements combined with the architectural design contribute to the overall character and experience of the area as shown in the example below





Screening and Buffering

The purpose of screening and buffering is to enhance the visual appearance of the community by separating incompatible land uses, improving the appearance of parking areas and public rights-of-way. Screening typically focuses more on the visual impacts of the use while buffering focuses more on light and sounds. Although the City has screening and buffering guidelines, it is recommended that they be modified to utilize a tiered system based on adjacent land use types. For example, an industrial use adjacent to a residential use should be set back further and require more vegetation in comparison to an office use adjacent to a residential use.

Buffering incompatible uses with a tiered system based on the adjacent use can also help to reduce the negative impacts of development. Establishing Level One, Two and Three screening and buffering requirements (where Level One has the minimum requirements and Level Three has the maximum) can help to simplify the process for City staff and developers. More intense commercial uses adjacent to residential uses should have increased buffering and screening requirements (i.e., Level Three) and less intensive commercial uses, should have Level One screening and buffering.

Native and drought resistant vegetation, such as the example shown below, are more sustainable and cost effective alternatives



Landscaping

Landscape requirements can enhance the perception of the City. The City should consider modifying landscaping standards for nonresidential development for trees to be planted closer to street within a specified distance from the front property line along arterial and collector streets. These landscape modifications can help frame the streets with landscaping. Additionally, landscaping within parking areas should be incorporated to provide shaded parking areas and break up long expanses of parking.

Nonresidential and Multi-Family residential landscaping requirements should consider the following:

- Minimum landscape buffer along collector and arterial streets (e.g., within 20 feet of the front property line).
- Minimum tree and shrub requirements along all street frontages based on a specified linear length (e.g., every 40 linear feet)
- One canopy tree shall be planted within the landscape island provided at the end of a parking row.

Example of a Landscape Buffer with Landscaping along an Arterial





Architectural Guidelines

Architectural guidelines contribute to the character and positive image of a city, but most significantly they shape the way we experience and interact with the built environment. The City should consider modifying the City’s architectural guidelines to require unique site elements that improve the quality of the user’s experience, such as prominent sheltered entrance features or shaded walkways for pedestrians. Site elements will vary for residential and nonresidential uses and they should be explored for different types of development. For instance, a site enhancement for a Multi-Family complex could consist of certain amenities within reserved open space areas, such as a dog park or a pavilion. Site elements such as these can improve the quality of the development and better serve the intent of the open space provision. Incorporating these recommended guidelines can also help buildings retain their value and increase their appeal for future tenants and buyers.

It also recommended that the City establish unique architectural standards for development within the City’s Special Areas, specifically the Mixed-Use Overlay, the Town Center Overlay and the Commercial Corridors discussed in the land use chapter on page 80. Special Areas are intended to preserve a unique quality or character of an area. Guidelines for Special Areas should preserve the identity and enhance the character envisioned for the area. For example, the design of the Town Center Overlay should be pedestrian focused and should provide an environment where people feel safe to walk and enjoy the public gathering spaces and shopping amenities in the area. Design elements, such as locating the building close to the street, convenient access to crosswalks, and shaded walkways, and enhanced streetscaping can help improve the pedestrian experience. Unique development standards will need to be incorporated within each overlay to achieve the type of development for which they were intended.

Uniform building design and placement can contribute to a unique Town Center identity as shown in the example below



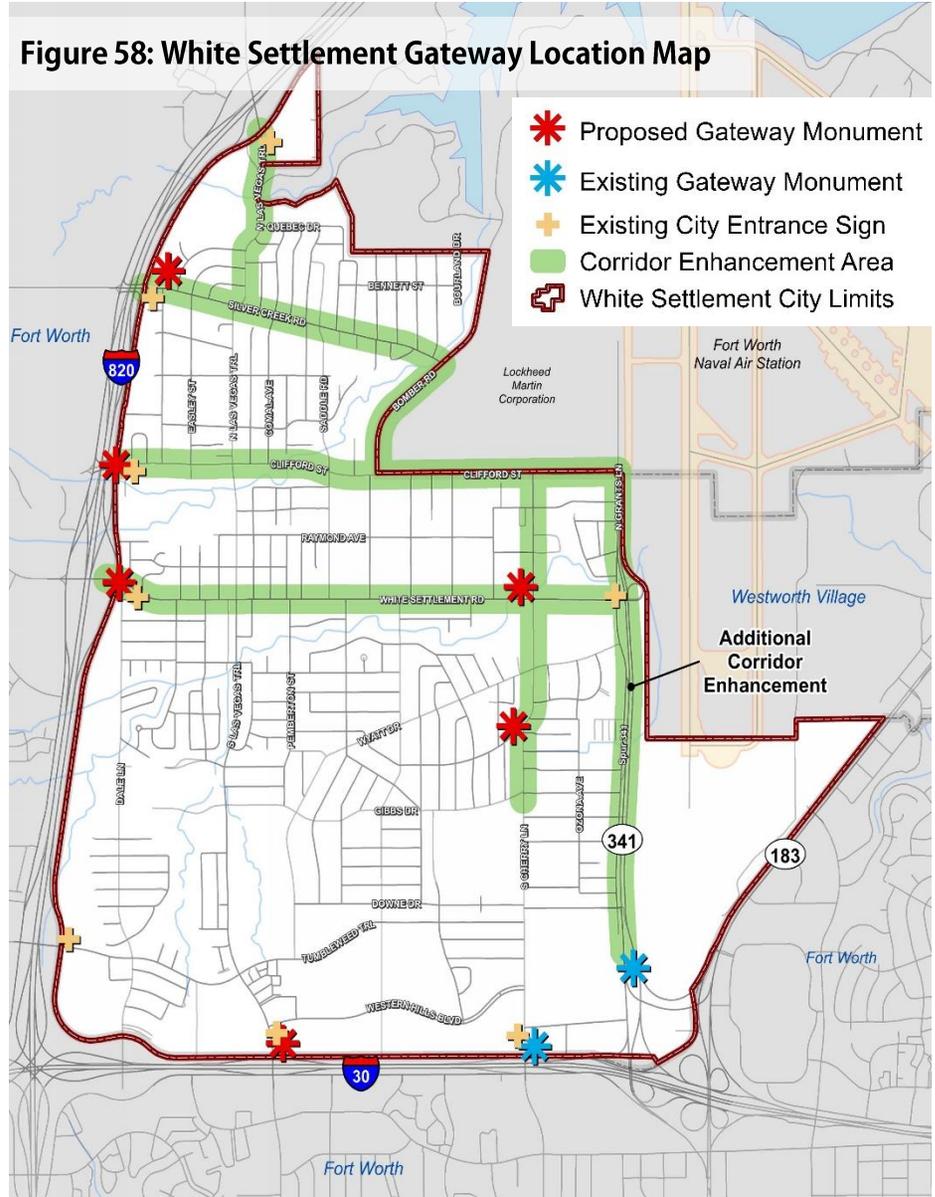


City of White Settlement | 2040 Comprehensive Plan

Gateways

Gateways can provide a strong sense of arrival to, as well as a sense of departure from, the community. These features are the first thing visitors see when they arrive, and the last impression visitors have when they leave. They can help distinguish White Settlement from the surrounding communities and improve the overall visual landscape of the City. Gateway markers are recommended at key entry points to the City as well as at the entrance/departure of the City's Special Areas, which include Spur 341 (Lockheed Boulevard), White Settlement Road, Cherry Lane, and Clifford Street. Recommended locations for gateway markers are shown in **Figure 58**. The City of White Settlement currently has two gateway monuments (shown with a blue asterisk) and seven City entry signs (represented by an orange cross symbol) as shown in **Figure 58**.

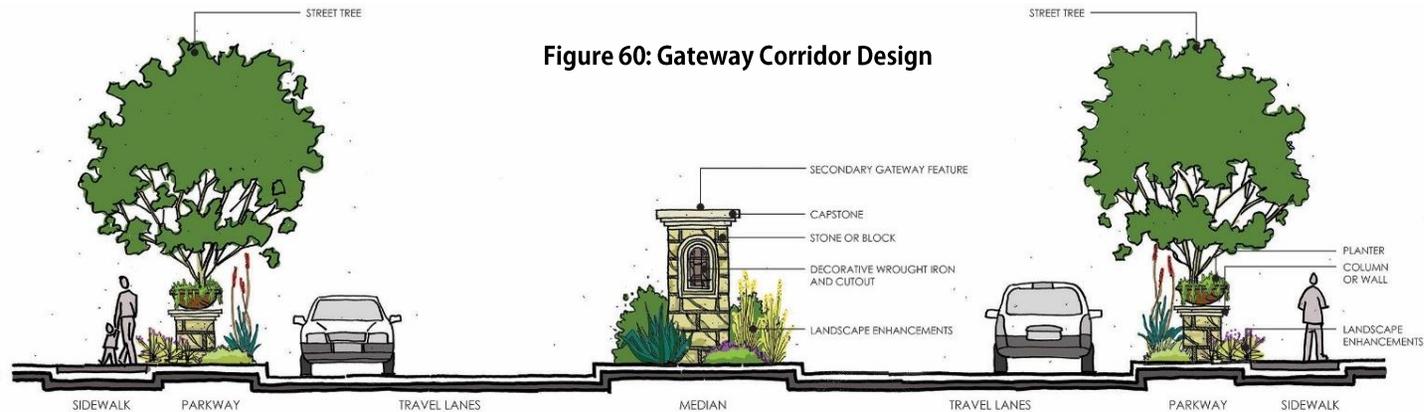
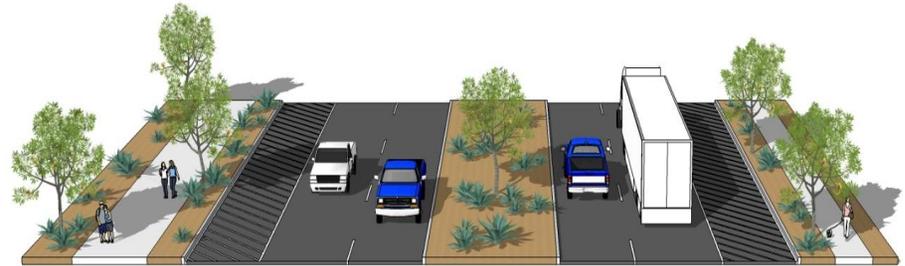
Existing White Settlement Gateway Monument





It is very important to establish a uniform design for gateway markers and to supplement with landscaping to highlight the prominence of the gateway. These features may be placed in roadway medians and consist of monument signage, enhanced landscaping, decorative street lighting, or decorative pavement treatments. Existing City entrance signs should be supplemented with additional landscaping or site features to emphasize arrival or departure from the city. Conceptual gateway considerations are shown in **Figure 59** and **Figure 60**. The figures are intended to provide visual alternatives for enhancing City's gateways. The landscaping depicted in **Figure 59** utilizes native and drought resistant plant species, while the landscaping in **Figure 60** utilizes traditional plant materials, such as grass, evergreen trees and shrubs. Drought resistant plant species, such as those shown in **Figure 59**, can significantly reduce maintenance cost while still providing the aesthetic value to the City's entryways as traditional landscaping options. Native and drought resistant plant species are a sustainable and cost effective alternative. Consider evaluating construction, material and long-term maintenance cost of the elements selected for City's gateway design to find the option that will best work for the City's resources and long-term sustainability.

Figure 59: Corridor Design Plan View



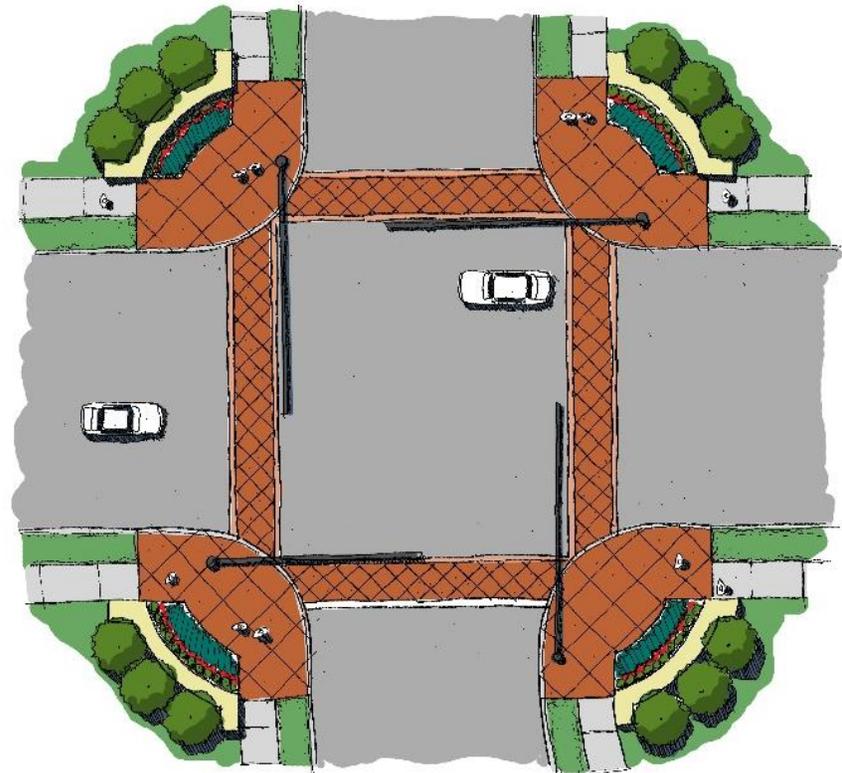


Corridor Enhancements

Gateway markers with median enhancements help to revitalize the City's commercial corridors specifically along White Settlement Road, Cherry Lane, Clifford Street and Las Vegas Trail. Median enhancements advance the branding and community image of White Settlement, and require less investment by the City, while providing a substantial visual impact. Median treatments generally consist of street trees, increased landscaping, raised masonry planter boxes and decorative street lighting as shown in **Figure 59** and **Figure 60**. Median enhancements could also be combined with intersection enhancements to improve the look and feel of an intersection within the corridor. These improvements assist in raising awareness of pedestrian traffic and providing visual enhancements to the corridor.

The most appropriate elements to include in intersection enhancements are generally decorative pavement treatments, such as brick pavers or stamped concrete combined with low masonry planter boxes, landscape enhancements, and decorative lighting. While all the recommended elements may not be utilized at each location, the City should consider the most appropriate elements for each designated corridor. The City can help encourage private investment in the City's commercial corridors by investing in the public realm with the type of elements recommended in this section. Additionally, the City could consider utilizing native and drought plant species shown in **Figure 59** to incorporate a more sustainable and cost effective option for enhancing the City's corridors.

Intersections Enhancements





Wayfinding Signage

Wayfinding ties brand identity with directing residents and visitors to a City's main attractions while also allowing them to discover new areas of interest. Wayfinding signage should be located at the point of destination to help direct visitors and residents to attractions. Wayfinding signage should also focus on the pedestrian realm. For the City of White Settlement to maintain a successful and effective wayfinding system, the signage must feature consistent and recognizable graphics and placement standards. The City should also consider incorporating existing branding elements taken from gateway monuments into all wayfinding signage. Wayfinding signage will be an important element to incorporate in the City's Special Areas including the Town Center Overlay and the City's commercial corridors.

Example of Wayfinding Signage





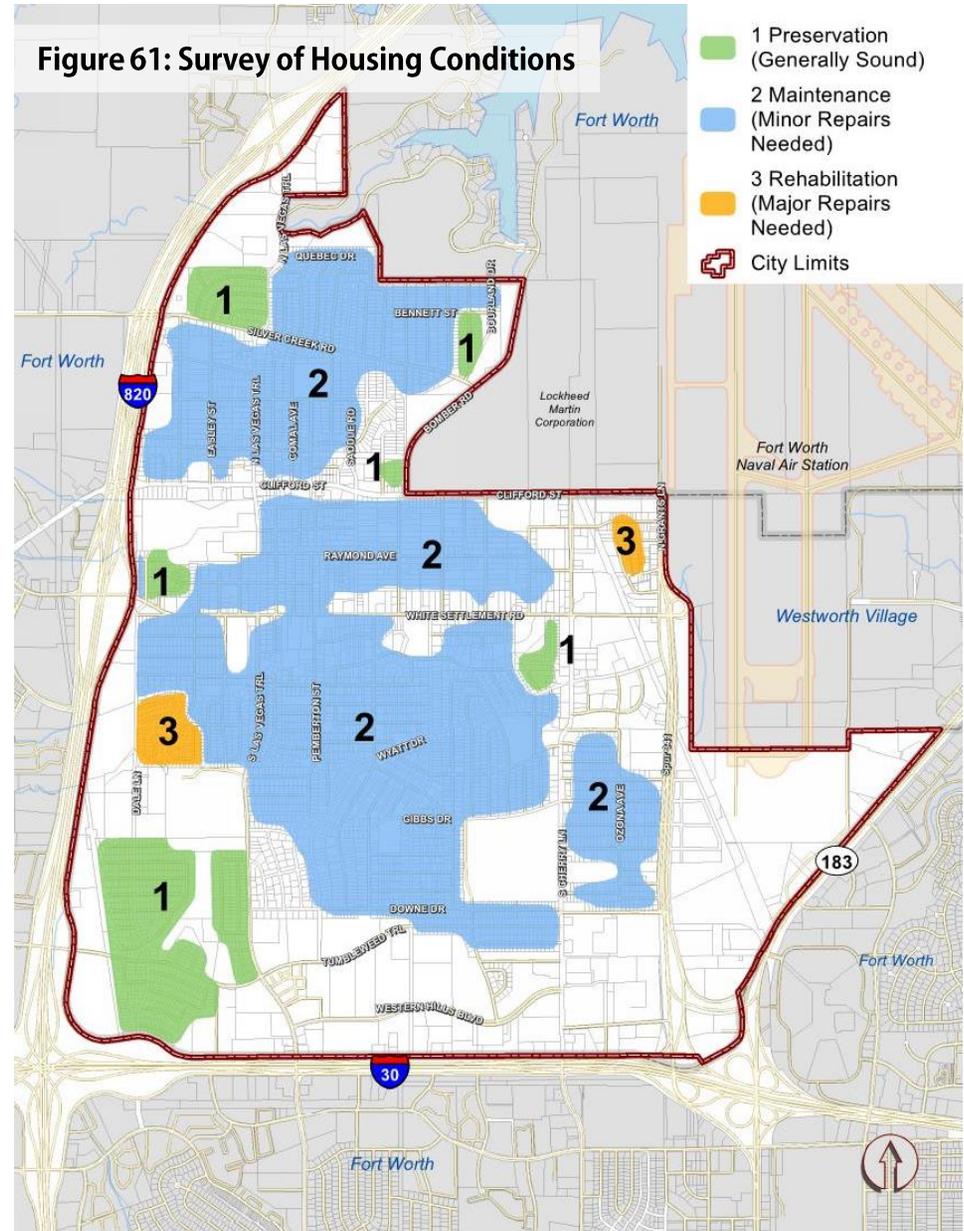
Housing and Neighborhoods

Existing Conditions

A survey of housing conditions was conducted at the onset of the planning process, refer to **Figure 61**. The housing survey evaluated each neighborhood area in White Settlement based upon the scale of:

- Type 1: Preservation (Generally Sound)
- Type 2: Maintenance (Minor Repairs Needed)
- Type 3: Rehabilitation (Major Repairs Needed)

Neighborhood strategies developed in accordance with each of the three evaluation categories are 1) Housing Preservation 2) Housing Maintenance, and 3) Housing Rehabilitation. It is important to note that simply because a neighborhood was classified in a particular category does not necessarily mean that each and every structure within the neighborhood falls into that category. Rather, it is a tool for general analysis and attempts to identify areas of the community where different strategies may be appropriately utilized.





Example of New Housing in White Settlement



Neighborhood Preservation for Type 1 Areas

Preservation strategies are appropriate for areas designated as having predominantly sound, quality housing. These are typically newer neighborhoods. Strategies in these areas should encourage upkeep and maintenance of quality housing and quickly addressing any code violations to maintain a positive visual image. Infill development and adjacent land uses should be evaluated for compatibility to protect neighborhood integrity and facilitate long term reinvestment and attractiveness. New residential developments should include quality building materials, neighborhood amenities, and access to parks, open space and public facilities to ensure long term neighborhood sustainability.

Neighborhood Maintenance for Type 2 Areas

Neighborhood maintenance strategies are typically associated with minor repairs, which can typically be performed by the property owner consisting of painting, yard maintenance, fence repair, etc. Minor defects should be addressed quickly in order to prevent continued deterioration of both housing structures and neighborhood perception. The City may establish code compliance programs, which are aimed at addressing a specific issue or area at a time. Grant funding programs aimed at neighborhood maintenance are also available and should be considered by the City. Finally, a volunteer organization may be utilized to help the elderly or those unable to perform basic home repairs. Volunteerism not only allows issues to be addressed, but also creates an avenue for social interaction and civic pride.

Example of Housing within Type 2 Areas





Example of Housing within Type 3 Housing



Neighborhood Rehabilitation for Type 3 Areas

The final and most extreme neighborhood strategy is rehabilitation. Housing rehabilitation is needed when structural issues are present that cannot be performed by the owner and where contracting assistance will be required. Grant funding is available to communities to aid in rehabilitation projects and may be used as financial assistance (zero interest loans) to encourage private solutions to rehabilitation issues. If and when a structure reaches a point where it becomes physically unsafe, the City may be forced to take action by demolishing the structure. Removing dilapidated structures not only protects public safety, but also reduces community eye sores, making reinvestment and development more attractive.

Neighborhood Condition Analysis

Over 72 percent of the City’s housing inventory was built before 1989, see **Age of Housing** map on page 30. Although minor repairs will need to be performed to improve the existing housing conditions, there are also other elements that the City can incorporate to continue improving the livability of existing residential areas, such as pedestrian and open space connectivity. The pedestrian and bicycle plan shown in **Figure 61** is an amenity that will make a significant contribution to the quality of residential areas in White Settlement. Connectivity enhancements in combination with housing improvements can significantly improve the quality of life for residents. Architectural elements for new and infill construction can also be considered, such as requiring entry features like a patio, requiring buildings to be oriented to open space and parks, and use of diverse exterior finishing materials, are elements that can be used to enhance the character of the new residential areas. Currently, the City requires 100 percent masonry for residential structures; while this does improve the quality of housing, it can also limit architectural variety. The masonry percentage could be reduced to allow the option to incorporate other types of exterior finishing materials. These and other considerations may be incorporated in the City’s development code to enhance the character and quality of residential uses.

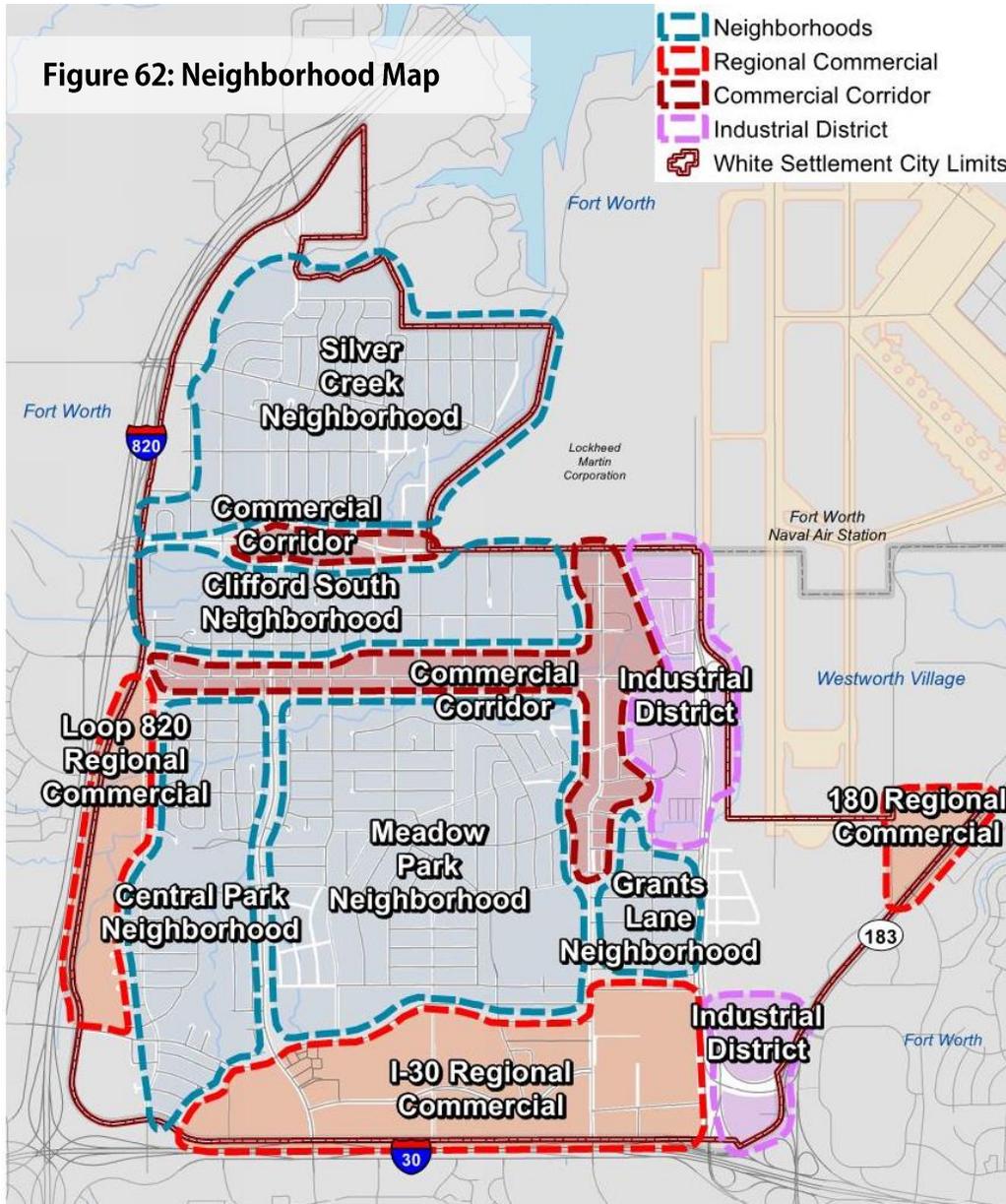


Housing Redevelopment Strategies

Desirable Neighborhoods

The most basic approach to ensuring the long-term viability and sustainability of neighborhoods in White Settlement is the creation of quality and desirable neighborhoods. Quality neighborhoods are those that incorporate and consider several different factors in a neighborhood's design including park amenities, various housing types and sizes, ensuring that neighborhoods are connected to one another via pedestrian and roadways networks, and ultimately ensuring that residential areas are compatible with adjacent land uses. Distinctive neighborhood characteristics should be utilized to create an individual "personality" within each neighborhood further solidifying a "sense of community" for residents.

Existing residential areas in White Settlement and surrounding commercial corridors planned in the Future Land Use Map shown on page 74 are also reflected in Figure 62. This map should serve as guide to maintain neighborhood character and to determine which residential areas lack connectivity and transition with adjacent commercial and retail services.

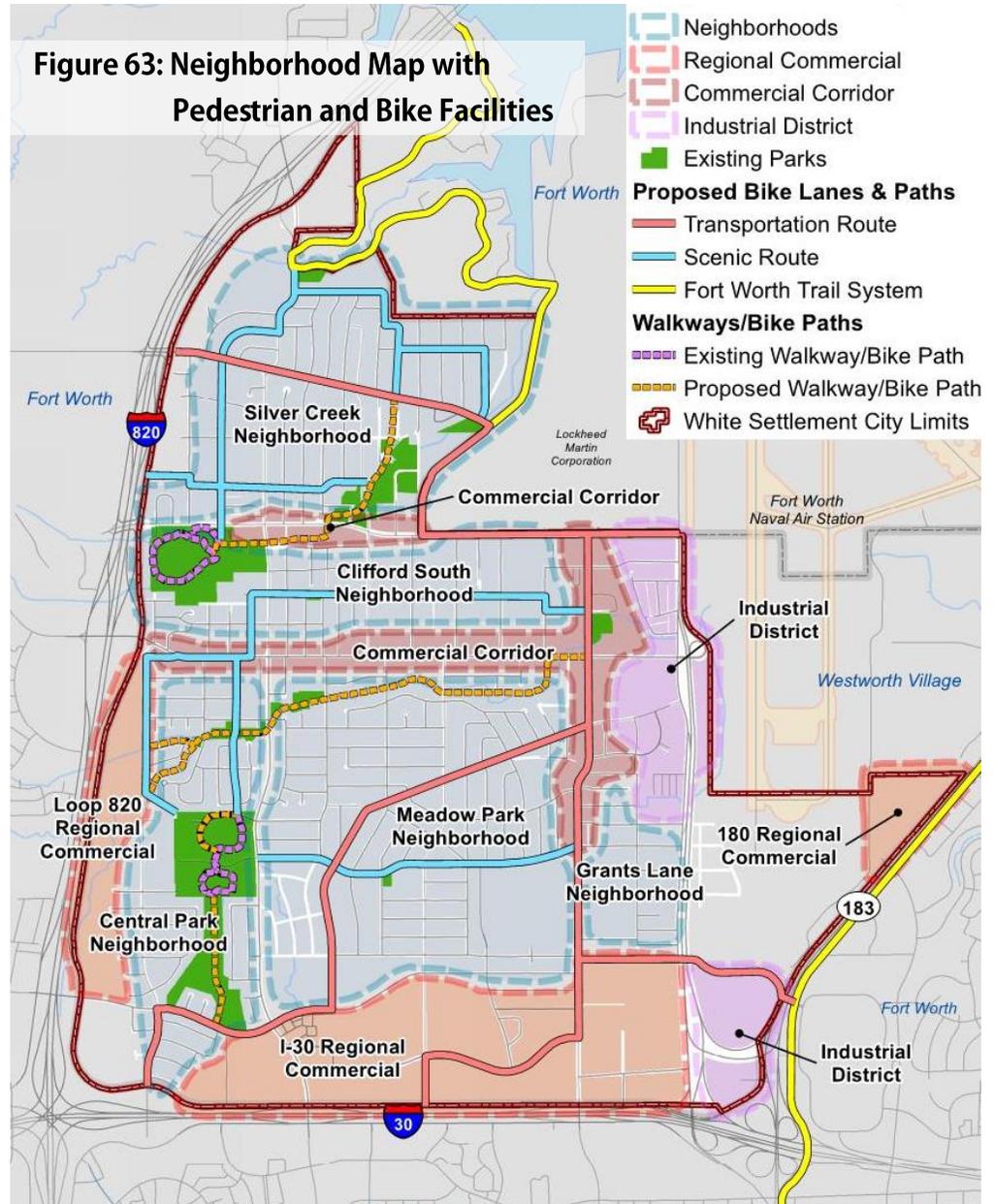




Neighborhood Amenities

The map on the right shows the location of the proposed pedestrian and bicycle facilities within the residential areas throughout the City, refer to **Figure 63**. This map should be used to prioritize new pedestrian and bike facilities to enhance connectivity throughout residential areas. Given the number of parks situated throughout White Settlement, the City should continue their efforts on enhancing existing parks areas and connecting them to the proposed trail system. The City's existing parks are situated in optimal locations that best serve the residents of White Settlement. Tying together parks, open spaces, public facilities, and schools contributes to the long-term livability and sustainability of residential areas.

Since new residential development can also be anticipated in the City of White Settlement, the City could consider the incorporation of Homeowner Associations with the development of new residential areas. Homeowner Associations help maintain shared amenities and open spaces internal to the residential development relieving the City of the responsibility and maintenance of private open space amenities.





Recommended Neighborhood Elements



IDENTITY

Distinctive neighborhood characteristics should be utilized to create an individual personality within each neighborhood to further solidify the creation of sense of community. Variation in housing design and types with pedestrian connectivity to parks, community facilities and schools will enhance social interaction and character of residential areas.



CONNECTIVITY

Encourage connected neighborhoods both internal and external connectivity. Neighborhoods should be linked to each other via pedestrian and roadway connections as in accordance to the Pedestrian and Bicycle Plan on page 112.



AMENITIES

Parks and open spaces, public facilities, schools and necessary infrastructure contribute to the long-term attractiveness and sustainability of neighborhoods. Amenities should be incorporated at strategic locations, considering where they may best serve most residents.



LIFE CYCLE

Incorporate a variety of housing sizes and types to provide opportunities for residents of all ages, socio-economic situations and life stages. Encourage dispersed housing types within individual neighborhoods through varying lots and housing sizes.



Aesthetically Pleasing and Pedestrian Friendly Streets

An important aspect of a desirable neighborhood is the streetscape and the level to which it accommodates pedestrian activity. The street should not diverge from the “urban fabric” of the neighborhood but rather complement the surroundings. The following are recommendations to help promote aesthetically pleasing and pedestrian friendly streets.

- Continue to connect pedestrian and bike facilities through residential and nonresidential development to increase connectivity.
- Enhance existing parks near residential areas with public amenities, such as pavilions and play structures for children.
- Design streets in new residential areas in a “grid” fashion to reduce walking distances and enhance connectivity.
- Ensure that sidewalks are sufficiently wide and that canopy trees are located between sidewalks and the curb to provide shaded walkways for pedestrians.

Example of Pedestrian Friendly Streets



Example of Sidewalk Connections from the Street to Neighborhoods





Neighborhood Improvements

Since the majority of residential areas are built, White Settlement should continue retrofitting existing neighborhoods and increasing design standards for infill development. The City may support the creation of a neighborhood partnership program that encourages the City and residents to collaborate on community improvement projects to improve existing conditions. Coordinated efforts may include a tree planting program, streetscape improvements, painting the exterior of homes or public art installations. A city staff member can be designated as the project manager to ensure completion of the project. Volunteer based programs are essential for existing neighborhood improvements. Working to establish partnerships between the City, residents and other local organizations may help raise funds, awareness and participation for improving, rehabilitating and preserving existing neighborhoods in White Settlement.

Regulatory Recommendations

- New local street connections should utilize a “grid” pattern where possible for connectivity.
- Housing should be oriented towards parks and open space areas.
- Pathways and trails should link residential areas to nonresidential areas, providing convenient pedestrian access.
- Require trees to be planted at 30 to 40 feet along both sides of residential streets to provide shaded walkways.
- Consider rear entry garages for higher density residential types such as townhomes, to hide garage entrances from public view and reduce curb cuts.
- Consider j-swing driveways or other garage arrangements for single family detached homes to frame the residential street.
- Include lighting fixtures within residential areas to improve safety.
- Incorporate variety of exterior finishing materials for residential structures to encourage architectural diversity.
- Incorporate different housing types in residential districts for life cycle housing.
- Continue enhancing open space amenities in public parks near residential areas.



Community and Neighborhood Livability Strategies

Strategies to implement the recommendations outlined in this section are summarized in the table below.

Focus Area	Goal No.	Objective	Action Item	Purpose
	Goal #1: Improve and enhance the visual identity of commercial corridors	Objective 1.3 Provide transitions between land uses to address potential adverse impacts of higher intensity development	Incorporate development standards that will buffer and mitigate any adverse impacts of noncomplimentary (or conflicting) land uses. A tiered system for screening and buffering based on land use intensity will improve compatibility of existing land uses.	Land use types are strategically placed on the Future Land Use Map to remain compatible with surrounding land uses and encourage the development of desirable land uses, however guidelines to mitigate any adverse impacts or appropriate transition from conflicting land uses is not addressed. Development standards to transition from conflicting land uses can include landscape setbacks with vegetation, which would be outlined in the City's development guidelines.
	Goal #2: Establish Special Areas to promote vibrant, walkable destinations.	Objective 2.1 Incorporate unique site and architectural standards for the City's Special Areas consisting of the Town Center Overlay, Mixed-Use Overlay and Commercial Corridor	Create unique development and architectural standards for the City's Special Areas to create the identity envisioned for each area. The design criteria for each Special Area should be reviewed and considered for approval by the City Council.	Unique sense of identity and character will be contributed by the development standards tailored for each Special Area. Implementing the design criteria for each overlay is important for executing the vision.
	Goal #8: Protect and strengthen neighborhoods to improve quality of life	Objective 8.1 Promote and support the creation of Neighborhood Partnership Program	Support the creation of a Neighborhood Partnership Program to organize community improvements projects with residents and local organizations. It is recommended that a staff member be the point of contact and project manager for neighborhood improvement projects.	The creation of a neighborhood partnership program will encourage City and public collaboration on community improvement projects.



Focus Area	Goal No.	Objective	Action Item	Purpose
	Goal #8: Protect and strengthen neighborhoods to improve quality of life	Objective 8.2 Incorporate site enhancements to improve the quality of residential and nonresidential development	Site enhancements should be explored for both residential and nonresidential land uses. A comprehensive list of which would serve the community best should be created and considered for approval by the City Council.	Site enhancements can be incorporated in the City's development standards for residential and nonresidential development.
	Goal #8: Protect and strengthen neighborhoods to improve quality of life	Objective 8.3 Modify landscaping standards to require trees located closer to the street to shade sidewalks and frame the roadways	Amend the City's landscaping regulations to require street trees within a specified distance from street right-of-way.	Minor landscaping modifications can improve the aesthetic of the City and frame the street. Within the City's current landscaping standards trees can be planted anywhere within the front yard.
	Goal #8: Protect and strengthen neighborhoods to improve quality of life	Objective 8.4 Incorporate gateway markers and wayfinding signage	Create a comprehensive sign design and plan to incorporate gateway markers and wayfinding signage.	The installation of gateway markers and wayfinding signage can enhance the City's identity and branding.
	Goal #8: Protect and strengthen neighborhoods to improve quality of life	Objective 8.5 Promote quality infill development to expand the supply and the type of available housing	Review housing types permitted within the current zoning code. Update regulations to allow a greater variety of housing options. Update regulations to ensure infill development is properly integrated into existing, stable neighborhoods.	A variety of housing options will facilitate the concept of providing life cycle housing as discussed on page 126 (Range of Housing Opportunities and Choices).
	Goal #9: Protect the City's natural assets and unique qualities that contribute to the City's hometown feel	Objective 9.1 Create a connected network of parks, trails and open spaces throughout the City	Prioritize sections of the Pedestrian and Bicycle plan that will help close the gaps and be more beneficial to the community.	Construct sections of the pedestrian and bicycle system that will be continuous with existing trails.
	Goal #9: Protect the City's natural assets and unique qualities that contribute to the City's hometown feel	Objective 9.2 Connect to the region's planned bicycle and pedestrian network	Prioritize construction of trails connecting to the City of Fort Worth trail system which will allow for regional connectivity.	City of White Settlement has an opportunity to expand the local trail system to the Fort Worth regional trail systems.



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WETLAND SETTLEMENT



Implementation



Chapter 7: Implementation Plan

Successful communities establish a clear vision for their future and identify the steps necessary to achieve that vision. This Implementation Plan is structured in a way that City leaders, staff, and other decision-makers can easily identify the next steps necessary to achieve the vision described within this Plan. This section prioritizes the recommendations and policies of previous chapters into short-term, long-term and on-going priorities, including the next steps following adoption of the comprehensive plan.



Implementation Strategy

Connecting as many City initiatives as possible to the Vision and Goals of the City's Comprehensive Plan will ensure decision-making represents top priorities identified by the community through the planning process. The implementation plan is designed to serve as a guide for implementing the recommendations of the comprehensive plan. It is structured to offer a roadmap for staff to align resources and determine the best ways to approach challenging next steps. Each recommended task may accomplish multiple objectives.

Recommendations are divided into Short-Term (1 to 3 years), Long-Term (3 to 5 years), and On-Going Priorities. Short-term priorities are tasks that should be completed in the next one (1) to three (3) years because they will have the greatest impact in the implementation of the plan. Short-term priorities are the most critical because they set the foundation for implementing long-term and on-going priorities. Long-term priorities are the tasks that should be completed after short-term priorities within the next three (3) to five (5) years following adoption of the plan. On-going priorities do not have a timeframe in which they are completed, because they are tasks that must be monitored frequently throughout the lifetime of the plan. Since time and resources are limited tasks within each priority term are addressed incrementally. Establishing a realistic timeline to accomplish each task will carry the City toward achieving the vision expressed in the Plan.

The success of the Comprehensive Plan will, in part, be the result of a sustained implementation effort by City staff and elected officials over time. Fostering partnerships with key stakeholders and engaging citizens will strengthen the effectiveness of implementation. With focus and intent, many of these recommendations can be achieved. Monitoring the implementation progress of the plan will ensure orderly growth and a path forward to achieving the City's vision.





City of White Settlement | 2040 Comprehensive Plan

Short-Term Priorities

- Task #1** Adopt the 2040 Comprehensive Plan
- Task #2** Initiate an Update of the City's Land Use (Zoning and Subdivision) Regulations
- Task #3** Develop Tools for Evaluating Development Proposals
- Task #4** Process Minor and Major Amendments when Necessary to Keep the Plan Current
- Task #5** Update Street Sections for more Efficient Use of Right-of-Way
- Task #6** Create a Neighborhood Partnership Program
- Task #7** Establish Special Areas as Recommended in the Plan



Long-Term Priorities

- Task #8** Update the Design Standards for Mixed-Use Development
- Task #9** Adopt a Complete Streets Policy
- Task #10** Conduct Traffic and Feasibility Studies
- Task #11** Adopt the Naval Air Station Fort Worth Joint Reserve Base Overlay
- Task #12** Encourage the Installation of Wayfinding and Gateway Signage
- Task #13** Update the Pedestrian and Bicycle Plan
- Task #14** Connect to the City of Fort Worth Trail System

On-Going Priorities

- Task #15** Incorporate the 2040 Comprehensive Plan into the Zoning and Development Review Process
- Task #16** Develop a Plan or Program to Monitor and Track Plan Implementation
- Task #17** Create an Annual Report; Distribute and Share the Report with the Community
- Task #18** Ensure Regional Coordination in Transportation Projects



Short-Term Priorities

These priorities are actions expected to originate within the first one (1) to three (3) years after plan adoption. Short-term priorities help establish the foundation for long-term and on-going priorities.

Task #1 Adopt the 2040 Comprehensive Plan (Immediate Action)

In order to establish the City of White Settlement 2040 Comprehensive Plan as official City policy, formal adoption is required following a properly noticed public hearing.

- The Planning and Zoning Board or Planning Department should conduct a review of the proposed Plan providing a recommendation to the City Council
- The City Council should conduct a public hearing that allows for public comment on the Plan (as required by statute)
- The ordinance adopting the Plan should define “the relationship between the comprehensive plan and development regulations.”
- The adopting ordinance “may provide standards for determining the consistency required between a plan and development regulations.” (TX Local Government Code; Chapter 213)
- The adopting ordinance should specifically include the full City of White Settlement 2040 Comprehensive Plan document, the updated Future Land Use Map, the Master Thoroughfare Map and the Pedestrian and Bicycle Plan Map



Short-Term Priorities

Task #2 Initiate an Update of the City's Land Use (Zoning and Subdivision) Regulations

One of the most impactful ways to immediately begin implementation of a comprehensive plan is to ensure the community's land use regulations and policies are calibrated to properly support development that represents the vision and goals of the Plan. Creating successful zoning tools that make the desired outcome the easiest kind of development to achieve is key.

Several action items within the Plan call for updated land use regulations. This is a priority because many of the community's goals will not be achieved without new or updated regulatory tools. The Implementation Plan informs this effort by identifying the key issues and tools that must be incorporated into the regulatory structure of the community. Steps to accomplish this task include:

- Conduct a diagnostic review of existing regulatory ordinances and policies with an emphasis on topics addressed in the Plan, including:
 - Transitions, screening and buffering (related to compatibility)
 - Site amenities for multi-family and commercial site development
 - Options for additional housing types (configuration, lot size, value, etc.)
- Draft ordinance changes
- Facilitate workshop(s) for Planning and Zoning Board and City Council on proposed changes
- Conduct a public hearing after providing the required notice
- Adopt updated regulations amending the current code



Short-Term Priorities

Task #3 Develop Tools for Evaluating Development Proposals

Standardization of the review process and materials used to evaluate development proposals helps decision-makers and stakeholders better understand issues related to the development process; this may also improve efficiency and ensure consistent recommendations.

Create report templates and checklists for review of development proposals including zoning change applications and Plan map amendments.

- Provide a list of review criteria
- Provide a list of key data to be included in all staff reports

Task #4 Process Minor and Major Amendments when Necessary to Keep the Plan Current

The Plan is a living document that will require adjustment over the course of the coming years. In order to keep the Plan relevant and useful, it is expected that amendments will be necessary. The Plan describes minor and major amendments in the Introduction chapter. The City should anticipate these actions and ensure that there is a process in place for facilitating them.

Processing Minor Amendments:

Minor amendments, affecting individual properties based on development and/or zoning applications should be processed in advance of City action on the application. An application for a Minor Amendment may accompany a zoning change application and may be scheduled to be heard at the same public hearing; however, it should be heard first. This allows the Planning and Zoning Board to consider the policy implications on their own merits before making a specific decision about zoning.

Minor amendments may be initiated by property owners, applicants, or the City (City Council or Planning and Zoning Board). As with zoning

changes, the request to amend the Comprehensive Plan (Future Land Use Map) will be sent forward to the City Council with a recommendation from the Planning and Zoning Board.

Processing Major Amendments:

Major amendments are generally related to larger issues or changes that affect the entire community and not just a single property. Text amendments that change policy direction or include additional goals or more significant adjustments to the map components of the Plan should be considered at least every five (5) to (10) years and should be initiated by the City Council and/or the Planning and Zoning Board.



Short-Term Priorities

Task #5 Update Street Sections for more Efficient Use of Right-of-Way

Update the City’s current street sections discussed in Chapter 5 (Mobility) of the Comprehensive Plan and identified in the Master Thoroughfare Plan. The total right-of-way width may be reduced, and street sections redesigned for more efficient use of right-of-way. Along with this initiative, determine the type and level of amenities to be located within the public right-of-way to improve commercial corridors and incentivize development and redevelopment. Updated street design policies for the City should also address:

- Corridor enhancements (lighting, signage, furnishings, landscaping, etc.)
- Access management
- Street tree placement and the use of native plant species

Task #6 Create a Neighborhood Partnership Program

Look to other communities to research and explore programs that support neighborhood-level organizations that partner with the City to keep residents engaged and involved in the City. Pride of ownership and shared responsibilities can improve conditions in neighborhoods and make communications between the City and property owners/residents more effective. Examples of cities with such programs include:

- [Bryan, TX](#)
- [Dublin, GA](#)
- [Oklahoma City, OK](#)
- [North Richland Hills, TX](#)



Short-Term Priorities

Task #7 Establish Special Areas as Recommended in the Plan

Special Areas are discussed in Chapter 4 (Future Land Use Plan) of the Comprehensive Plan and mapped as “overlays” in the Future Land Use Plan. Additional steps are needed to establish them formally. Unique regulations should be crafted for each based on desired outcomes and the way each place will serve the community. Adoption of amendments to the zoning map as well as the zoning ordinance text will need to be approved by the City Council to fully recognize these areas through a regulatory tool such as an overlay district.

- Determine the purpose and specific design characteristics that define each special area
- Facilitate placemaking workshops – include key stakeholders
- Draft regulations for each overlay
- Conduct a public hearing after providing required notice (Planning and Zoning Board makes a recommendation to the City Council)
- Adopt boundaries and unique regulations by ordinance (requires map and text amendments)



Long-Term Priorities

Long-term priorities, while still quite impactful, are not critical to the immediate success of the Plan and should be initiated after short-term priorities are completed. Long-term priorities should be completed within three (3) to five (5) years following adoption of the plan. Since the tasks associated with long-term priorities may require additional partnerships or alternative funding sources, such as grants they are implemented over a longer time period.

Task #8 Update the Design Standards for Mixed-Use Development

Incorporating standards for mixed-use development will require an update to the City's zoning code. It should also include a focused effort to bring stakeholders to the table to discuss the topic and help identify issues that need to be addressed. The development community, property owners and design professionals should work together to achieve the best outcomes in this kind of effort. The basic steps are similar to the items shown above for implementing an overlay district, including:

- Determine the purpose and desired outcomes of having this regulatory tool in place
- Work with local stakeholders to understand issues and concerns that need to be addressed within the new regulations
- Draft overlay district ordinance
- Conduct a public hearing after providing required notice (Planning and Zoning Board makes a recommendation to the City Council)
- Adopt regulations



Long-Term Priorities

Task #9 Adopt a Complete Streets Policy

Approaching street construction and rehabilitation in a holistic manner will require a firm policy to direct the allocation of resources and ensure proper coordination. This policy should address context sensitive design solutions; meaning the land use and character of the surrounding property should influence the design of the street and inform the kinds of facilities that need to be included to address all appropriate modes of transportation (vehicular and pedestrian).

- Resources are available through [Smart Growth America's National Complete Streets Coalition](#)
- This policy may require changes to adopted design standards for capital projects
- Review and approval by the Planning and Zoning Board as well as the City Council is appropriate
- Development of this policy should involve stakeholders including:
 - Representatives from the development community
 - Business owners
 - Homeowners
 - Cycling enthusiasts
 - Representatives from the design community
 - City staff
 - Elected and appointed officials
 - Others as appropriate



Long-Term Priorities

Task #10 Conduct Traffic and Feasibility Studies

Engage a traffic consultant to look closely at traffic issues in the City. Studies should examine the signal system, and adequacy and capacity of the street network in relation to the existing and future land uses to address potential development in accordance with the new Future Land Use Plan. Any study should inform capital program expenditures that will alleviate traffic congestion in the community, particularly in relation to large employers.

Task #11 Adopt the Naval Air Station Fort Worth Joint Reserve Base Overlay

Adjoining cities, including Fort Worth, have adopted overlay districts to address noise and use compatibility issues related to adjacent military installations, specifically the Naval Air Station Fort Worth Joint Reserve Base. To establish the overlay district, the City will need to:

- Identify the appropriate boundary (the area indicated within the Plan is based on noise contours maintained by North Central Texas Council of Governments and may serve as the selected boundary or a suitable starting point)
- Determine the purpose and desired outcomes of having this regulatory tool in place (guidance is available in the Joining Forces Regional Joint Land Use Study)
- Work with local stakeholders to understand issues and concerns that need to be addressed within the new district regulations
- Draft an overlay district ordinance
- Conduct a public hearing after providing required notice (Planning and Zoning Board makes a recommendation to the City Council)
- Adopt regulations



Long-Term Priorities

Task #12 Encourage the Installation of Wayfinding and Gateway Signage

Develop a policy and design standard to support the installation of signage within the City that is appropriate for the special area, overlay district, or location including:

- Gateways into White Settlement from adjoining communities and the surrounding interstate highway system
- Wayfinding signage essential for advertising destinations within the City
- Landscaping, lighting, and other amenities that need to be included in these installations should be identified and included in the standards.

Task #13 Update the Pedestrian and Bicycle Plan

Close the gaps in the City's sidewalk and trail networks in order to support alternative means of transportation, improve quality of life and accessibility for all residents.

- Create a map that identifies sidewalk and trail gaps and desired extensions
- Review regulations to determine whether updated site development requirements are needed
- Develop cost estimates and timelines for completing required improvements
- Include construction projects in the City's Capital Improvement program and allocate funds to complete the task

Task #14 Connect to the City of Fort Worth Trail System

First, establish a team to explore the feasibility of connections and meet with the City of Fort Worth. Then, identify funding, design, and install trail segments to allow for regional connectivity to the extensive Fort Worth trail system.



On-Going Priorities

The tasks in this section establish a culture around using the Plan and making it part of the City's toolkit for addressing all types of decisions. They also help monitor progress of the implementation plan.

Task #15 Incorporate the 2040 Comprehensive Plan into the Zoning and Development Review Process

Land use is constantly evolving within a city. Once a policy such as the Future Land Use Map is in place, it is expected that conformance will be sustained, yet incremental in nature. The City may, in certain instances, choose to initiate zoning changes taking a proactive approach to implementation. However, the more common practice is to work with property owners and the development community to gradually achieve conformance by reacting to requests and proposals for new development and redevelopment within the City over the course of many years.

It is possible to realize the community's vision using either approach, but the timing and sequencing of these actions are also important. For example, while property may be indicated on the Future Land Use Map as desirable for higher density development, factors such as infrastructure capacity and existing adjacent land uses must be considered when looking at a possible zoning change.

As development requests are presented to the City, it is important to use the Plan to guide discretionary actions. Not every request will conform precisely with the Plan, and often several factors should be considered to determine the best outcome.

Task #16 Develop a Plan or Program to Monitor and Track Plan Implementation

Using the nine goals and related objectives within the Plan's Implementation Strategies, develop specific metrics (based on original source data if possible) to track changes for the action items. It is necessary to determine what success looks like for each goal. Elected and appointed officials should be included in the development of this program and understand how it will be used in the Capital Improvement Projects, budgeting, and development review processes within the City.



Task #17 Create an Annual Report; Distribute and Share the Report with the Community

Draft a brief informational report to convey to the community the year in review. Provide data related to the progress that has been made toward implementation. For instance, the City may have reviewed and approved zoning changes in a development proposal that were all found to be in conformance with the comprehensive plan. This is a statistic that can be easily shown in a short flyer or report that is inserted annually into water bills, posted on the City's website and located in key public spaces such as the library and senior citizen center.

A short presentation that can be offered at meetings of the Chamber of Commerce, Rotary or other community organizations is another approach to disseminate information widely to a large group of collective stakeholders. This type of community outreach is essential for elected and appointed officials. Keeping the Plan in front of decision-makers is important. Annual, quarterly or even monthly updates that demonstrate effective use of the Plan in the City's day-to-day activities are essential to monitor implementation of the plan.

Task #18 Ensure Regional Coordination in Transportation Projects

On-going participation in regional transportation planning efforts through North Central Texas Council of Governments is necessary. Good communication with North Central Texas Council of Governments and other regional and state-level partners will ensure City staff is aware of funding availability as well as projects or programs that may have an impact on the long-term growth of the City.



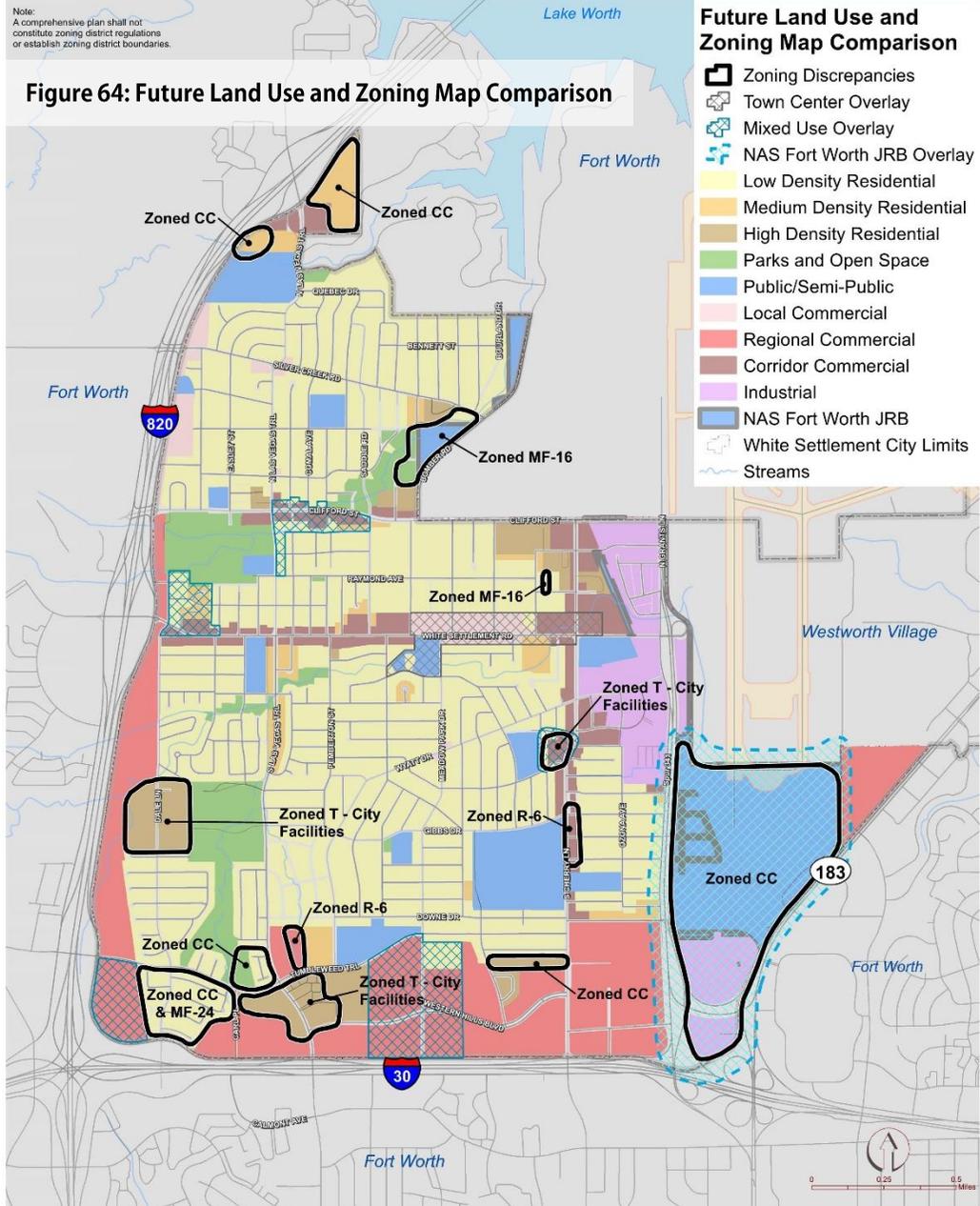
Zoning Alignment

The Future Land Use Plan in the 2040 Comprehensive Plan updated the land use categories used in the 1988 Future Land Use Plan. Below is a comparison table of the land use categories in the 1988 Comprehensive Plan versus the 2040 Comprehensive Plan.

1988 Future Land Use Plan	2040 Future Land Use Plan
Single Family Residential	Town Center Overlay
Medium Density Residential	Mixed Use Overlay
Mobile Home Residential	NAS Fort Worth JRB Overlay
Multifamily Residential	Low Density Residential
Parks/Open Space	Medium Density Residential
Public/Semi-Public	High Density Residential
Commercial	Parks and Open Space
Industrial	Public/Semi-Public
U.S. Government Property	Local Commercial
	Regional Commercial
	Corridor Commercial
	Industrial
	NAS Fort Worth Joint Reserve Base

The Future Land Use Plan should not be confused with a zoning map. The purpose of the Future Land Use Plan is to help guide future land use decisions to achieve the development pattern that is desirable for the community. The map shown in **Figure 64** is a comparison of the Future Land Use Plan with the City’s zoning map (last updated in 2006). The zoning of a property can be altered either through a 1) petition by the property owner to alter the zoning on the property or 2) through a City initiated zoning request. However, it is not necessary that the zoning map match the Future Land Use Plan. Staff should ensure that any future zoning request conforms to the Future Land Use Plan to align future development with the Plan.

Furthermore, any future zoning petition that does not match the land use designation in the Future Land Use Plan should also be processed as an amendment to the 2040 Comprehensive Plan, as discussed in Chapter 1 (Introduction) of the Comprehensive Plan. The comprehensive plan amendment should be considered by the Planning and Zoning Board and approved by City Council prior to the associated zoning request being approved.

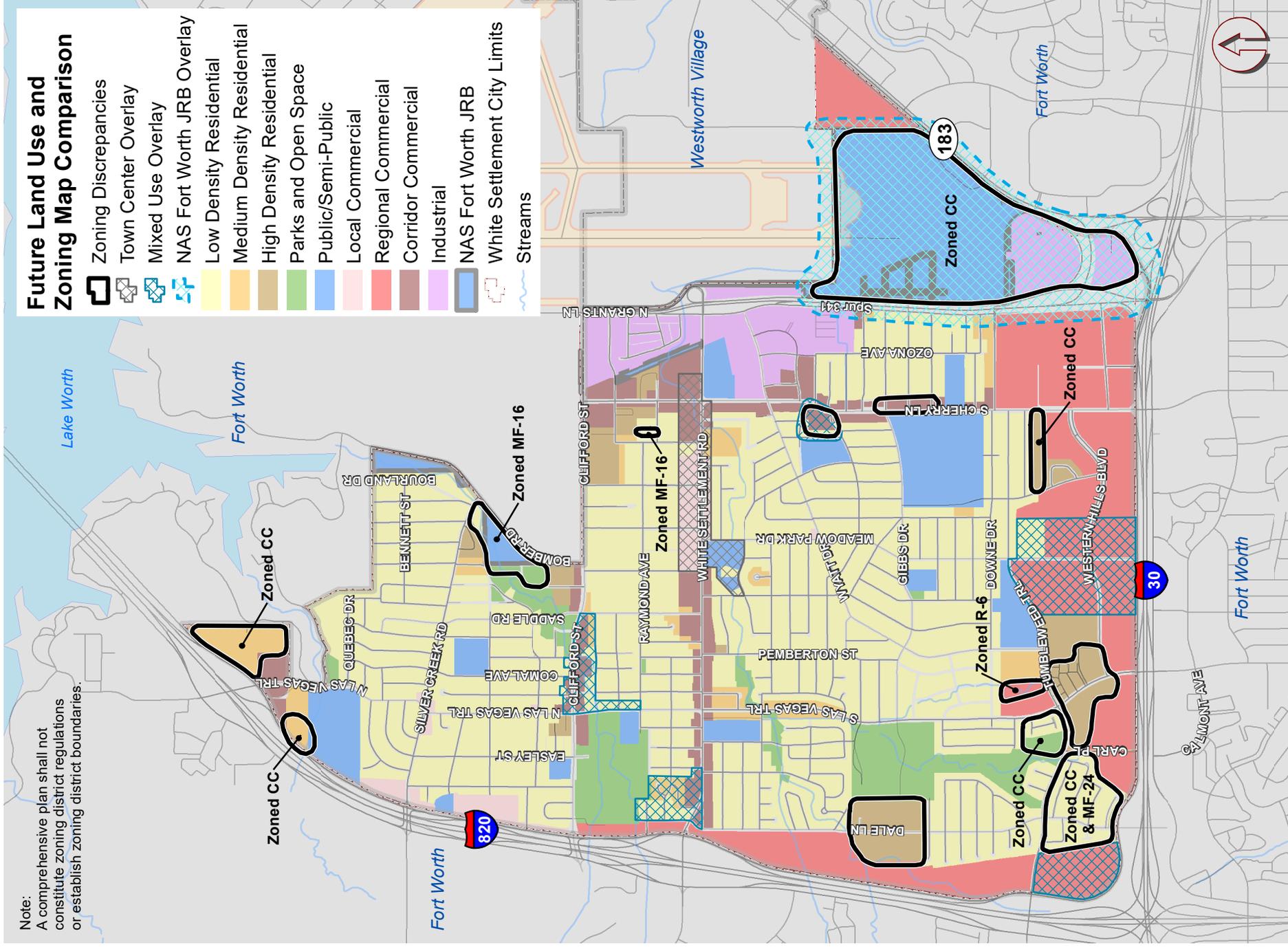


Note:

A comprehensive plan shall not constitute zoning district regulations or establish zoning district boundaries.

Future Land Use and Zoning Map Comparison

-  Zoning Discrepancies
-  Town Center Overlay
-  Mixed Use Overlay
-  NAS Fort Worth JRB Overlay
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Parks and Open Space
-  Public/Semi-Public
-  Local Commercial
-  Regional Commercial
-  Corridor Commercial
-  Industrial
-  NAS Fort Worth JRB
-  White Settlement City Limits
-  Streams





Chapter Recommendation Summary



Land Use



Mobility



**Community & Neighborhood
Livability**

The table below provides a summary of the recommendations in the Land Use, Mobility and Community and Neighborhood Livability Chapters. Each objective has a priority ranking denoting the time period in which the objective should be completed. Additionally, a City department has been identified to complete each action item.



Focus Area	Goal No.	Objective	Action Item	Priority Ranking				Implementation Mechanism	Lead Dept.
				1-Yr.	3-Yr.	5-Yr.	On-Going		
	Goal #1: Improve and enhance the visual identity of commercial corridors	Objective 1.1 Prioritize revitalization efforts for commercial corridors	Since the Future Land Use Plan identifies the City's commercial corridors, the next step should be to identify priority areas to enhance existing conditions to capitalize on infill and redevelopment opportunities that can be anticipated in these areas. Corridor Enhancements are discussed in Community and Neighborhood Livability on page 133.	✓				Zoning Ordinance	Community Services Departments
	Goal #1: Improve and enhance the visual identity of commercial corridors	Objective 1.2 Encourage quality mixed-use development where appropriate	Incorporate development standards to establish location criteria, urban design features and building aesthetics to ensure quality mixed-use developments.		✓			Zoning Ordinance	Community Services Departments



Focus Area	Goal No.	Objective	Action Item	Priority Ranking				Implementation Mechanism	Lead Dept.
				1-Yr.	3-Yr.	5-Yr.	On-Going		
	Goal #1: Improve and enhance the visual identity of commercial corridors	Objective 1.3 Provide transitions between land uses to address potential adverse impacts of higher intensity development	Incorporate development standards that will buffer and mitigate any adverse impacts of noncomplimentary (or conflicting) land uses. A tiered system for screening and buffering based on land use intensity will improve compatibility of existing land uses.	✓				Zoning Ordinance	Community Services Departments
	Goal #2: Establish Special Areas to promote vibrant, walkable destinations.	Objective 2.1 Incorporate unique site and architectural standards for the City's Special Areas consisting of the Town Center Overlay, Mixed-Use Overlay and Commercial Corridor	Create unique development and architectural standards for the City's Special Areas to create the identity envisioned for each area. The design criteria for each Special Area should be reviewed and considered for approval by the City Council.		✓			Zoning Ordinance	Community Services Departments
	Goal #2: Establish Special Areas to promote vibrant, walkable destinations.	Objective 2.2 Encourage local business, promote a business-friendly environment	Locate land use categories on the Future Land Use Map that support small-scale, flexible businesses and tenant spaces. Review land development regulations to ensure adequate requirements for landscaping, screening and accessibility for all modes of transportation to position these locations for success.	✓				Zoning Ordinance	Community Services Departments



Focus Area	Goal No.	Objective	Action Item	Priority Ranking				Implementation Mechanism	Lead Dept.
				1-Yr.	3-Yr.	5-Yr.	On-Going		
	Goal #2: Establish Special Areas to promote vibrant, walkable destinations.	Objective 2.3 Organize Placemaking Workshops with key stakeholders for each of the City's Special Areas (Commercial Corridors, Town Center Overlay and Mixed-Use Overlay) to better understand an area's assets and challenges, to identify a vision, and to develop a strategy to reshape the area's character and identity	Prioritize when development standards for each Special Area in the Future Land Use Plan should be prepared/implemented. Organize Placemaking Workshops when development standards are being written for each Special Area.		✓			Zoning Ordinance	Community Services Departments
		Objective 3.1 Update land development regulations to ensure the necessary tools are available to encourage high-quality development and redevelopment of property within the City	Review and improve development regulations related to transitions, screening and buffers between disparate uses. Ensure standards are in place to support infill development and that it is required to meet or exceed standards for existing development.		✓			Zoning Ordinance	Community Services Departments



Focus Area	Goal No.	Objective	Action Item	Priority Ranking				Implementation Mechanism	Lead Dept.
				1-Yr.	3-Yr.	5-Yr.	On-Going		
	Goal #3: Address incompatible land uses by re-examining land use patterns	Objective 3.2 Utilize the Future Land Use Map within this Plan to guide land use decisions	Create a review checklist and a process for evaluating applications for land use actions. Process all requests using the same criteria, providing all notices and information necessary to proactively engage the applicant, impacted property owners and stakeholders.	✓				Zoning Ordinance	Community Services Departments
	Goal #3: Address incompatible land uses by re-examining land use patterns	Objective 3.3 Minimize compatibility issues associated with noise exposure from nearby aviation operations	Adopt the Naval Air Station Fort Worth Joint Reserve Base overlay district to preserve the livability and compatibility of land uses adjacent to the Naval Air Station Fort Worth Joint Reserve Base and to minimize conflicts with the safety and operations of the airfield.		✓			Zoning Ordinance	Community Services Departments
	Goal #4: Ensure adequate access to undeveloped parcels and opportunity sites	Objective 4.1 Utilize the Master Thoroughfare Plan to prioritize future roadway improvements and guide mobility decisions	Construct, improve or require right-of-way for roadway sections reflected on the Master Thoroughfare Plan that are critical to City's street network				✓	City Policy	Community Services Departments



City of White Settlement | 2040 Comprehensive Plan

Focus Area	Goal No.	Objective	Action Item	Priority Ranking				Implementation Mechanism	Lead Dept.
				1-Yr.	3-Yr.	5-Yr.	On-Going		
	Goal #4: Ensure adequate access to undeveloped parcels and opportunity sites	Objective 4.2 Adopt guidelines for access management to increase street connectivity	Incorporate guidelines for access management at the time street design standards are updated.	✓				City Policy	Community Services Departments
	Goal #5: Promote and preserve access to nearby interstate systems	Objective 5.1 Coordinate with TxDOT and North Central Texas Council of Governments to understand the access needs and planned improvements	Continue to participate in regional transportation planning through North Central Texas Council of Governments understand the impact of planned improvements for freeways within and surrounding the City of White Settlement. Advocate for projects that will improve access and visibility for the City to support growth and mobility.				✓	Partnership with North Central Texas Council of Governments	Community Services Departments
	Goal #6: Enhance roadways design to increase connectivity and encourage alternative modes of transportation	Objective 6.1 Adopt policies and regulations to support better utilization of public infrastructure	Update street design criteria shown in Table 12 (page 102) to plan for more efficient use of right-of-way.	✓				Zoning Ordinance	Community Services Department; Consultant Teams



Focus Area	Goal No.	Objective	Action Item	Priority Ranking				Implementation Mechanism	Lead Dept.
				1-Yr.	3-Yr.	5-Yr.	On-Going		
	Goal #6: Enhance roadways design to increase connectivity and encourage alternative modes of transportation	Objective 6.2 Conduct traffic and feasibility studies and cost-benefit analysis of roadway improvements	Conduct Traffic and Feasibility Studies to determine cost, feasibility and construction timeline to conduct a cost-benefit analysis of roadways improvements.		✓			City Policy	Community Services Departments; Consultant Team
	Goal #6: Enhance roadways design to increase connectivity and encourage alternative modes of transportation	Objective 6.3 Develop context sensitive streets for the City's Special Areas (Town Center and Mixed-Use Overlay) and on-street bike facilities	Adopt a complete street policy for streets within the Town Center Overlay and those planned with on-street bike facilities as shown in the Pedestrian and Bicycle Plan shown in Figure 53 (page 112).		✓			Subdivision Ordinance; City Policy	Community Services Departments ; Consultant Team
	Goal #6: Enhance roadways design to increase connectivity and encourage alternative modes of transportation	Objective 6.4 Develop partnerships to improve awareness of public transportation options through outreach, marketing, and educational efforts; identify opportunities as they become available	Work with North Central Texas Council of Governments and local transit providers to identify opportunities for public outreach and education about public transportation opportunities.				✓	Partnership with North Central Texas Council of Governments	Community Services Departments



Focus Area	Goal No.	Objective	Action Item	Priority Ranking				Implementation Mechanism	Lead Dept.
				1-Yr.	3-Yr.	5-Yr.	On-Going		
	Goal #7: Provide on-going maintenance for public infrastructure and facilities	Objective 7.1 Evaluate the City's Capital Improvement Program (CIP) for on-going maintenance needs, as well as new facilities required to serve the community	Program the new street section reflected in the Master Thoroughfare Plan (page 98) and the Pedestrian and Bike Facilities reflected in the Pedestrian and Bicycle Plan (page 112) in the City's Capital Improvement Program.				✓	Capital Improvement Program	Community Services Departments
	Goal #7: Provide on-going maintenance for public infrastructure and facilities	Objective 7.2 Develop an annual budget review process and priorities on continued maintenance and upkeep	Prioritize all the recommendations of the mobility chapter, specifically those pertaining to the Master Thoroughfare Plan, Pedestrian and Bicycle Plan, Complete Streets. Policy, and Traffic Studies. Every year, this list should be revisited with the annual review of capital improvements and updated once tasks associated with each recommendation are completed.				✓	Capital Improvement Program	Community Services Departments



Focus Area	Goal No.	Objective	Action Item	Priority Ranking				Implementation Mechanism	Lead Dept.
				1-Yr.	3-Yr.	5-Yr.	On-Going		
	Goal #8: Protect and strengthen neighborhoods to improve quality of life	Objective 8.1 Promote and support the creation of Neighborhood Partnership Program	Support the creation of a Neighborhood Partnership Program to organize community improvements projects with residents and local organizations. It is recommended that a staff member be the point of contact and project manager for neighborhood improvement projects.	✓				City Policy	Community Services Departments
	Goal #8: Protect and strengthen neighborhoods to improve quality of life	Objective 8.2 Incorporate site enhancements to improve the quality of residential and nonresidential development	Site enhancements should be explored for both residential and nonresidential land uses. A comprehensive list of which would serve the community best should be created and considered for approval by the City Council.	✓				Zoning Ordinance	Community Services Departments
	Goal #8: Protect and strengthen neighborhoods to improve quality of life	Objective 8.3 Modify landscaping standards to require trees located closer to the street to shade sidewalks and frame the roadways	Amend the City's landscaping regulations to require street trees within a specified distance from street right-of-way.	✓				Zoning Ordinance	Community Services Departments
	Goal #8: Protect and strengthen neighborhoods to improve quality of life	Objective 8.4 Incorporate gateway markers and wayfinding signage	Create a comprehensive sign design and plan to incorporate gateway markers and wayfinding signage.		✓			City Policy	Community Services Departments



City of White Settlement | 2040 Comprehensive Plan

Focus Area	Goal No.	Objective	Action Item	Priority Ranking				Implementation Mechanism	Lead Dept.
				1-Yr.	3-Yr.	5-Yr.	On-Going		
	Goal #8: Protect and strengthen neighborhoods to improve quality of life	Objective 8.5 Promote quality infill development to expand the supply and the type of available housing	Review housing types permitted within the current zoning code. Update regulations to allow a greater variety of housing options. Update regulations to ensure infill development is properly integrated into existing, stable neighborhoods.	✓				Zoning Ordinance	Community Services Departments
	Goal #9: Protect the City's natural assets and unique qualities that contribute to the City's hometown feel	Objective 9.1 Create a connected network of parks, trails and open spaces throughout the City	Prioritize sections of the Pedestrian and Bicycle plan that will help close the gaps and be more beneficial to the community.		✓			Capital Improvement Projects (CIP)	Community Services Departments
	Goal #9: Protect the City's natural assets and unique qualities that contribute to the City's hometown feel	Objective 9.2 Connect to the region's planned bicycle and pedestrian network	Prioritize construction of trails connecting to the City of Fort Worth trail system which will allow for regional connectivity.			✓		Capital Improvement Projects (CIP)	Community Services Departments

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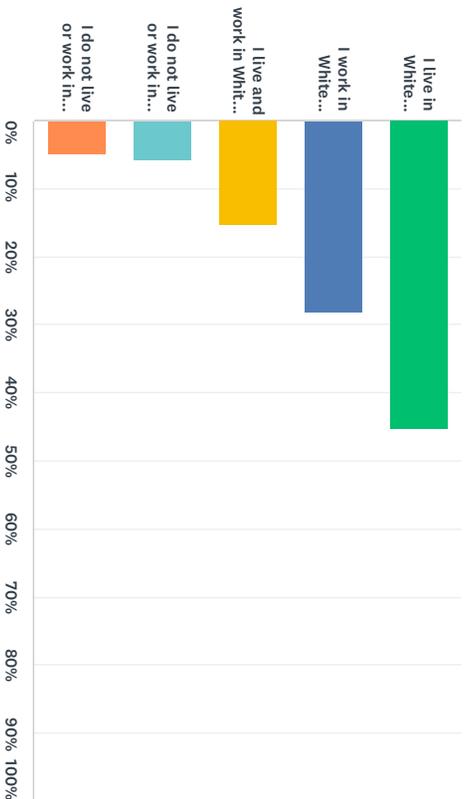


Appendix

Comprehensive Plan Community Survey

Q1 Which best describes you?

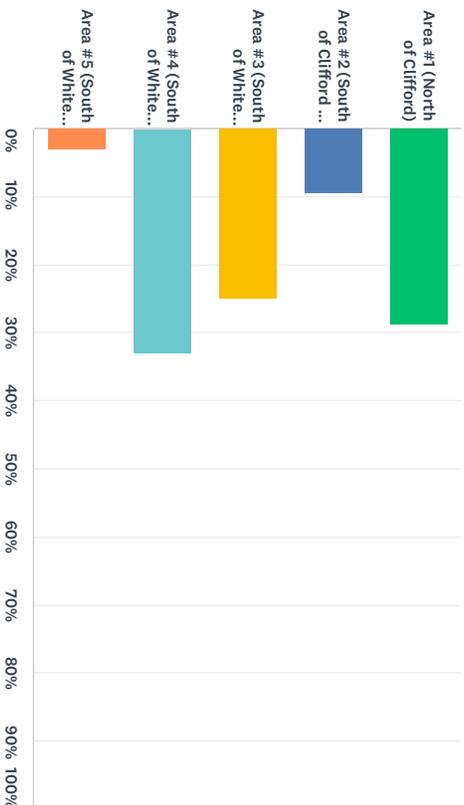
Answered: 607 Skipped: 2



ANSWER CHOICES	RESPONSES
I live in White Settlement	45.47% 276
I work in White Settlement	28.17% 171
I live and work in White Settlement	15.49% 94
I do not live or work in White Settlement, but I/my children go to school in White Settlement (SD	5.77% 35
I do not live or work in White Settlement but visit White Settlement frequently	5.11% 31
TOTAL	607

Q2 Using the map above, indicate which area you live in.

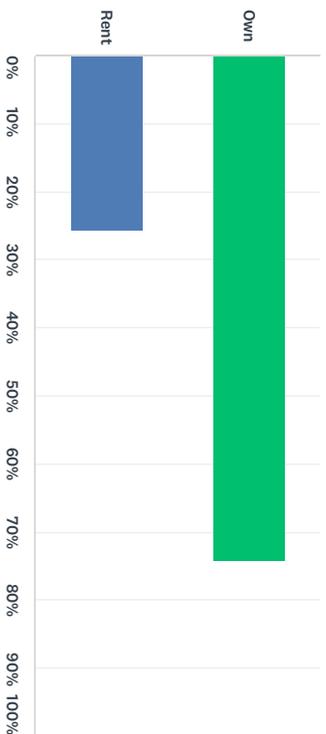
Answered: 342 Skipped: 267



ANSWER CHOICES	RESPONSES
Area #1 (North of Clifford)	28.95% 99
Area #2 (South of Clifford / North of White Settlement)	9.65% 33
Area #3 (South of White Settlement / West of Las Vegas Trail)	25.15% 86
Area #4 (South of White Settlement / Between Las Vegas Trail and Cherry Ln)	33.04% 113
Area #5 (South of White Settlement / East of Cherry Ln)	3.22% 11
TOTAL	342

Q3 Do you own or rent a home in the City of White Settlement?

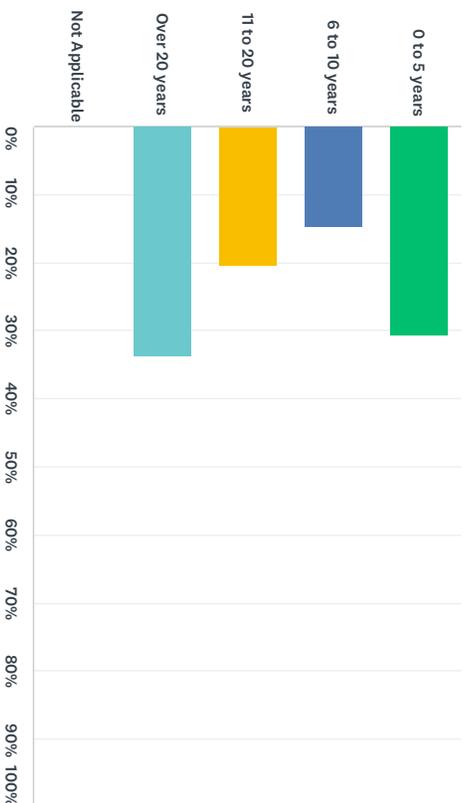
Answered: 346 Skipped: 263



ANSWER CHOICES	RESPONSES
Own	257 74.28%
Rent	89 25.72%
TOTAL	346

Q4 How long have you lived in the City of White Settlement?

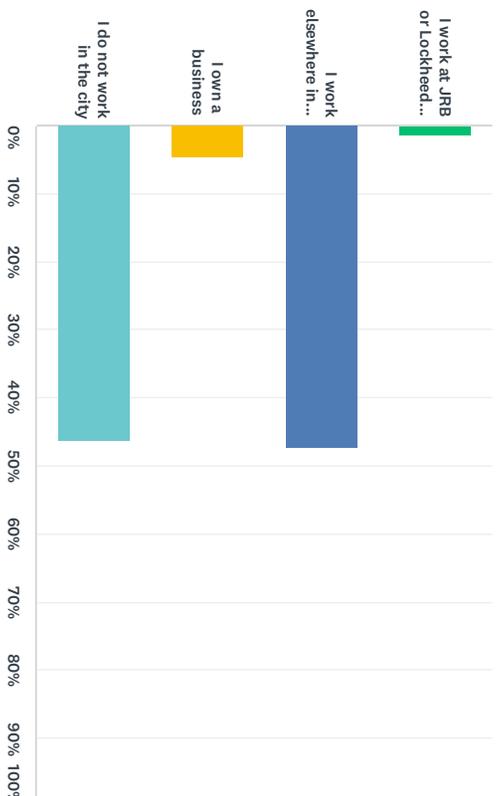
Answered: 345 Skipped: 264



ANSWER CHOICES	RESPONSES
0 to 5 years	30.72%
6 to 10 years	14.78%
11 to 20 years	20.58%
Over 20 years	33.91%
Not Applicable	0.00%
TOTAL	345

Q5 Which describes you best?

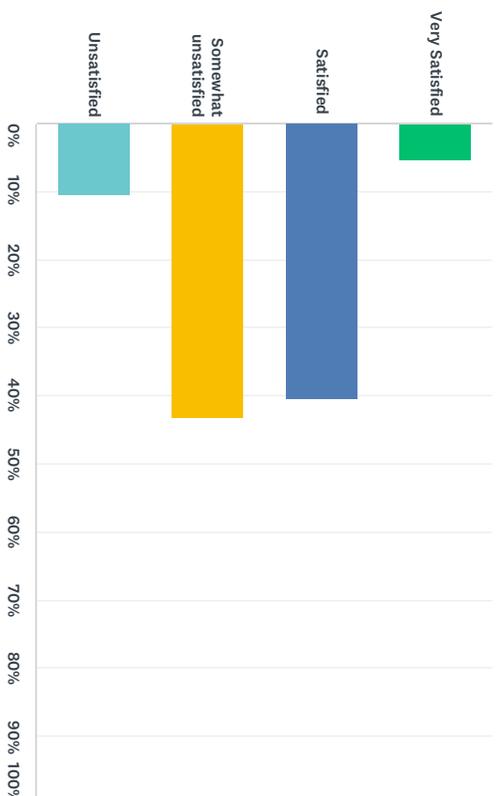
Answered: 403 Skipped: 206



ANSWER CHOICES	RESPONSES
I work at JRB or Lockheed Martin	1.49%
I work elsewhere in White Settlement	47.39%
I own a business	4.71%
I do not work in the city	46.40%
TOTAL	403

Q6 How satisfied are you with the quality of life in White Settlement?

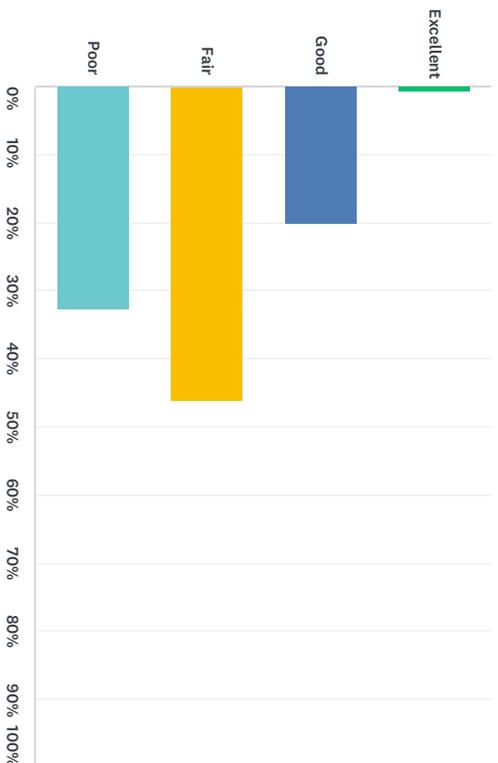
Answered: 406 Skipped: 203



ANSWER CHOICES	RESPONSES
Very Satisfied	22 5.42%
Satisfied	165 40.64%
Somewhat unsatisfied	176 43.35%
Unsatisfied	43 10.59%
TOTAL	406

Q7 How would you rate White Settlement in terms of attractiveness (views, interest, charm) and general appearance?

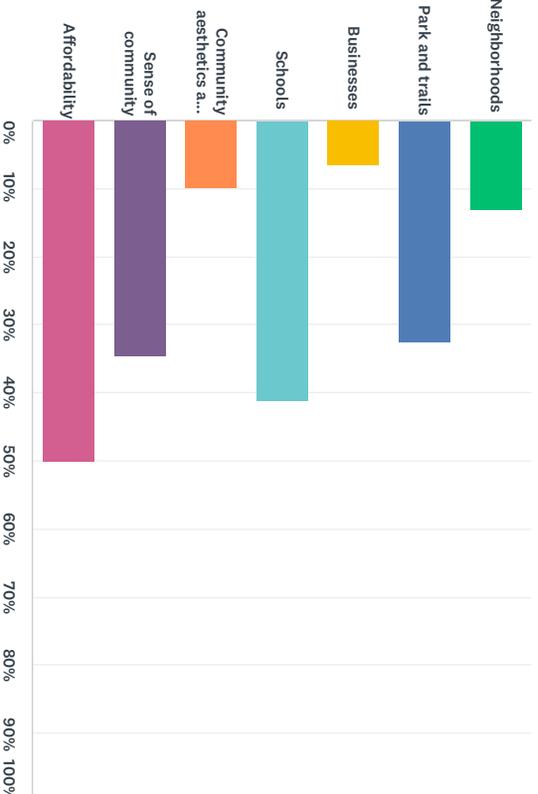
Answered: 406 Skipped: 203



ANSWER CHOICES	RESPONSES
Excellent	0.74%
Good	20.20%
Fair	46.31%
Poor	32.76%
TOTAL	406

Q8 What makes White Settlement attractive and distinguishable from surrounding communities? (Select all that apply)

Answered: 377 Skipped: 232



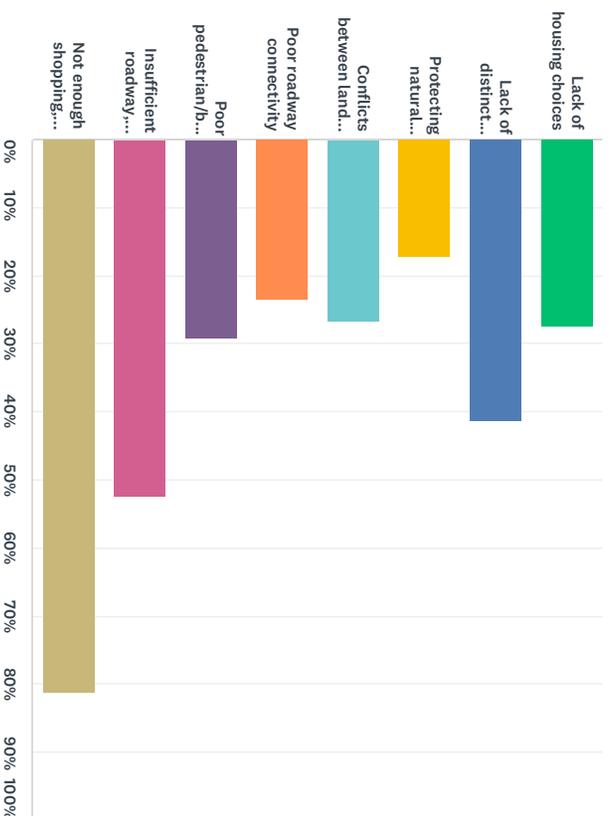
ANSWER CHOICES		RESPONSES
Neighborhoods		13.26%
Park and trails		32.63%
Businesses		6.63%
Schools		41.11%
Community aesthetics and character		10.08%
Sense of community		34.75%
Affordability		50.13%
Total Respondents: 377		189

#	OTHER (PLEASE SPECIFY)	DATE
1	For me its home, its familiar	4/23/2019 3:17 PM
2	library	4/23/2019 3:10 PM
3	Nothing really, unfortunately	4/17/2019 3:41 AM
4	Location and even though there is not that many police officers their presence in the neighborhoods. (At least where we live)	4/15/2019 5:20 AM
5	None	4/14/2019 1:51 PM
6	Proximity to Lockheed and NASURB	4/9/2019 10:27 PM
7	LOCKHEED	4/3/2019 12:54 PM
8	Nothing White Settlement needs to do more. Fix the streets, add more parks, add more community gardens	3/26/2019 11:19 PM
9	COUNTRY FEEL	3/26/2019 4:23 PM
10	Being a small town	3/26/2019 9:17 AM
11	Nothing	3/21/2019 12:43 PM
12	only a few of the neighborhoods. The neighborhoods around West and Liberty are not attractive at all.	3/19/2019 8:55 AM
13	Library Senior Center Rec Center	3/12/2019 7:06 PM
14	Fairly small communities	3/12/2019 11:20 AM

15	Making roads and streets smooth and in good condition, especially in residential homes. (potholes, cracks, etc.)	3/12/2019 8:44 AM
16	there isn't any	3/12/2019 8:23 AM
17	There's not really anything that makes it attractive. It's like a ghost town	3/9/2019 6:05 PM
18	New housing developments are going great. need to continue with the urban renewal to remove the outdated run down homes. This city needs more attractive business and restaurants along with newer shopping facilities. HEB, Dicks Sporting Goods, movie bistro, more attractive small eateries	3/8/2019 9:55 AM
19	I moved here 4 years ago because for residential reasons. I enjoy the community, and grew up in the West side of Fort Worth. Easy access to I30 doesn't hurt	3/7/2019 10:08 PM
20	Safety, sidewalks	3/7/2019 3:51 PM
21	One side of 820 is amazing, the other looks like a dump.	3/6/2019 7:43 PM
22	Best customer service department	3/6/2019 4:21 PM
23	n/a	3/6/2019 4:07 PM
24	Nothing really maybe quaint and quiet slower pace.	3/6/2019 1:15 PM
25	Nothing is attractive in White Settlement. It is old, the streets are horrible and too much drug traffic as well as the city catering to the criminals call the gypsies	3/5/2019 10:22 PM
26	VISTA WEST AND SILVER CREEK ESTATES ARE PROBABLY THE BEST PART OF WHITE SETTLEMENT.	3/5/2019 7:43 PM
27	Community activities such as parades, etc.	3/5/2019 2:57 PM
28	Your streets are horrible! Your traffic lights are worse than horrible!	3/5/2019 12:55 PM
29	Location	3/5/2019 12:50 PM
30	None	3/5/2019 12:30 PM
31	Larger backyards or lots.	3/5/2019 12:15 PM
32	Honestly it's not affordable anymore and the crime rate has gone through the roof. White Settlement use to been this sleepy little community that everyone knew everyone else and now it's not that way with all of these bigger chains coming in and the massive amount of apartments and low income don't help	3/5/2019 10:51 AM
33	I find very little attractive.....sad but true	3/5/2019 10:09 AM
34	None	3/5/2019 12:29 AM
35	None	3/4/2019 9:43 PM
36	none of above at this time	3/4/2019 8:28 PM
37	Lack of code enforcement, stray animals, and too many rent houses/vacant houses	3/4/2019 8:14 PM
38	Access to freeways and downtown	2/25/2019 11:52 AM
39	We like the park but there is literally nowhere in my area I feel safe walking on a trail	2/24/2019 7:05 PM
40	Easy access to major roads - multiple entry points	2/24/2019 7:02 PM
41	Things have changed- no grocery store locally' get rid of the half way house- run out the gypsies' hire more police- stop building more apartments- close the schools of open enrollment no MORE CAR LOTS	2/24/2019 6:08 PM
42	Central location to jobs	2/24/2019 2:44 PM
43	Safety	2/23/2019 12:12 PM
44	Location, location, location	2/22/2019 10:17 PM
45	Small community	2/22/2019 9:20 PM
46	Relatively quiet neighborhood	2/22/2019 8:27 PM
47	it's a small town and not a large city	2/22/2019 8:18 PM
48	Location	2/22/2019 7:51 PM
49	None	2/22/2019 7:36 PM
50	Location. Easy access to multiple highways. Close to Downtown, and rural areas to the west, but not too close.	2/22/2019 6:04 PM
51	None of the above. The city needs lots of work. Only really has a Chill's. I know you have added a couple of new fast food places. But we need more and have to start cleaning up the Las Vegas trail area. I'm way to scared to ever have my kids out by themselves	2/22/2019 6:01 PM

Q9 What are the greatest challenges facing White Settlement today? (Pick three)

Answered: 407 Skipped: 202



ANSWER CHOICES	RESPONSES
Lack of housing choices	27.52% 112
Lack of distinct community identity	41.52% 169
Protecting natural resources	17.44% 71
Conflicts between land use types	26.78% 109
Poor roadway connectivity	23.59% 96
Poor pedestrian/bike connectivity	29.24% 119
Insufficient roadway, drainage, water, and/or wastewater infrastructure	52.58% 214
Not enough shopping, dining, and entertainment options	81.33% 331
Total Respondents: 407	

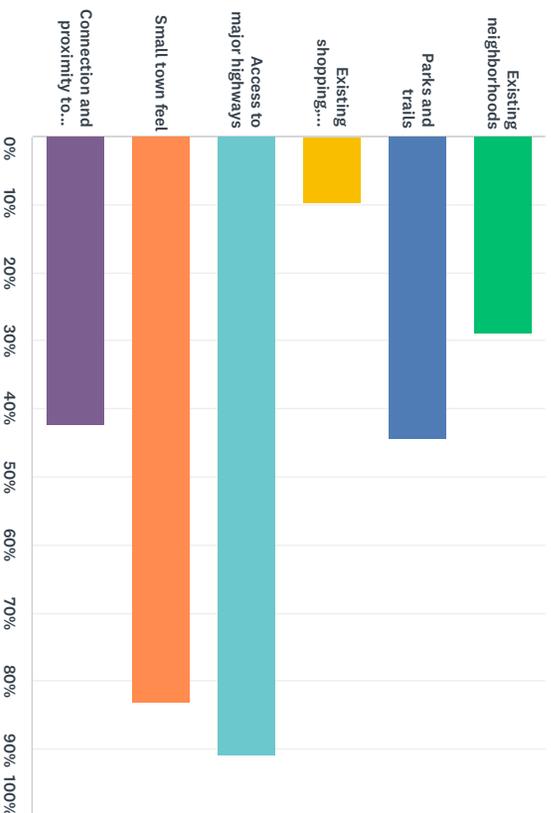
#	OTHER (PLEASE SPECIFY)	DATE
1	Lack of and poor city management of tax dollars. Water management/ better streets.	4/15/2019 5:20 AM
2	Lack of safe connections between parks and neighborhoods; gateways to nature, Trinity trails, etc	4/9/2019 10:27 PM
3	No recycling pick up	4/3/2019 1:00 PM
4	Appearance of houses and businesses	4/1/2019 7:30 PM
5	Trash all over the place. Everything looks junky and not takin care off in the neighborhoods.	3/26/2019 3:38 PM
6	Everything being run down and needing to be fixed up	3/26/2019 9:17 AM
7	The city is still named WHITE SETTLEMENT	3/25/2019 3:36 PM
8	Level of crime and drugs in White Settlement	3/22/2019 12:56 PM
9	I would like more people to take pride in keeping their property up to code.	3/21/2019 11:07 PM
10	Clean it up	3/21/2019 2:38 PM
11	neighborhood around West Elementary is falling apart	3/19/2019 8:55 AM
12	Bad school district	3/13/2019 1:15 PM
13	Irish Gypsy gang members make White Settlement off limits to Taxicabs & other means of public transit.	3/12/2019 3:16 PM

14	Housing has become too expensive for those that are renting or buying. Property taxes have gone up.	3/10/2019 1:56 PM
15	A clear responsibility with safe tap water	3/7/2019 10:08 PM
16	White Settlement Road is an eye sore. Needs a make over bad. the older homes and stores need to go.	3/7/2019 7:10 PM
17	Too many people standing on corners for money	3/6/2019 6:36 PM
18	city needs to update ordinances to include Liquer sales and better restaurants	3/6/2019 6:05 PM
19	Negative attitude of citizens (mostly due to lack of understanding and/or care, overbearing politicians who thrive on social media praise	3/6/2019 4:21 PM
20	A comprehensive zoning overlay has been lacking for many years	3/5/2019 10:34 PM
21	The drug traffic and the criminals gypsies	3/5/2019 10:22 PM
22	A grocery store would be nice.	3/5/2019 9:58 PM
23	Residential road quality	3/5/2019 9:48 PM
24	Trashy houses next to new construction. Too much rent property and section 8 housing	3/5/2019 8:35 PM
25	Gggggg	3/5/2019 7:52 PM
26	A LOT OF THE TRAVELERS COME IN AND TAKE UP HOUSING OR APARTMENTS , WHICH CAUSES MORE NEED FOR THE POLICE TO SHOW UP FOR LACK OF FOLLOWING CITY RULES AND CODES.	3/5/2019 7:43 PM
27	Water services is so costly	3/5/2019 7:16 PM
28	curb appeal of businesses/homes	3/5/2019 4:40 PM
29	A lot of the older businesses are in bad shape.	3/5/2019 2:24 PM
30	rising crime	3/5/2019 12:50 PM
31	Everything to spend most money on is located in Fort Worth. Also North Las Vegas Trail by the loop.	3/5/2019 12:15 PM
32	panhandles, houses not kept up, safety	3/5/2019 11:57 AM
33	Old run down neighborhoods and houses.	3/5/2019 11:24 AM
34	Overcrowded classrooms with more houses being built.	3/5/2019 11:17 AM
35	Too many homeless and too much drug use. Code enforcement needs to lay the hammer down harder. True White Settlement neighborhoods are run down and not attracting. Way too many homeless, sketchy people walking around.	3/5/2019 11:17 AM
36	The name is really embarrassing	3/5/2019 11:10 AM
37	Poor road conditions	3/5/2019 10:59 AM
38	Rent is Getting to expensive to live here.	3/5/2019 10:46 AM
39	Too many meth heads and Irish travelers	3/5/2019 10:37 AM
40	Some schools too crowded or outdated.	3/5/2019 10:35 AM
41	No pride of ownership, poor roads!!!, not enough code enforcement!!! Low income housing with people whom do not care!	3/5/2019 10:09 AM
42	Horrible roads all over city	3/5/2019 4:37 AM
43	Lots of drug use and lower skilled/income people who are satisfied to stay in a negative cycle.	3/4/2019 11:40 PM
44	Housing variety	3/4/2019 11:11 PM
45	Water prices and the absurd water park we continue to finance	3/4/2019 10:27 PM
46	Most houses look like a dump, lack of code enforcement	3/4/2019 9:10 PM
47	Speed humps	3/1/2019 12:58 PM
48	That people do not have to come through our city to get to another part of Fort Worth. Challenge is how to get people to come through our city	2/28/2019 1:54 AM
49	Drinking Water Quality	2/27/2019 9:25 AM
50	GETTING RID OF DRUGS & METH HOUSES	2/26/2019 9:50 AM
51	crime - drugs - meth labs	2/25/2019 3:24 PM
52	Recreation and community center	2/25/2019 11:52 AM
53	Homeless people on EVERY corner	2/25/2019 8:25 AM
54	Poor roadway conditions	2/24/2019 9:51 PM
55	Everything looks run down, the amount of vagrant people has grown tremendously since we moved to the area 4 years ago	2/24/2019 7:05 PM
56	Trashy properties & huge animal control issues	2/24/2019 7:02 PM

57	Things have changed- no grocery store locally' get rid of the half way house- run out the gypsies' hire more police-- stop building more apartments-- close the schools of open enrollment NO MORE CARLOTS. Build on cherry lane.	2/24/2019 6:08 PM
58	Increased Crime, stealing and breaking into cars and homes. Stealing packages	2/24/2019 2:44 PM
59	Crime & homeless wandering the streets	2/23/2019 8:52 PM
60	Cherry Lane need life and trees.	2/23/2019 12:59 PM
61	Too many tweakers in the streets soliciting stolen goods in an attempt to get drug money and known drug houses no one is doing anything about	2/23/2019 12:52 PM
62	Our streets are in bad shape	2/23/2019 11:12 AM
63	To many low income apt and housing	2/23/2019 10:32 AM
64	Lack of recycling system in neighborhoods	2/23/2019 9:33 AM
65	Too many old homes	2/23/2019 7:51 AM
66	All the pot holes and lack of recycling options	2/22/2019 10:17 PM
67	More than just a few roads are bad and water bills are outrageous	2/22/2019 8:01 PM
68	Heavy drug usage amongst residents	2/22/2019 7:51 PM
69	Town can feel very ran down	2/22/2019 7:37 PM
70	Poor responsiveness from the city when it comes to citizen requests even when valid	2/22/2019 7:35 PM
71	Public Transportation	2/22/2019 7:34 PM
72	Policing drug traffickers	2/22/2019 7:32 PM
73	Too many areas looking run down & not well maintained.	2/22/2019 7:29 PM
74	curb appeal. ex: old playground structures, litter, empty or almost empty business fronts	2/22/2019 6:58 PM
75	The city looks dirty and poor	2/22/2019 6:57 PM
76	And cleaning up the area	2/22/2019 6:01 PM

Q10 What are White Settlement's greatest assets today? (Pick three)

Answered: 407 Skipped: 202



ANSWER CHOICES	RESPONSES
Existing neighborhoods	28.99%
Parks and trails	44.47%
Existing shopping, entertainment and restaurants	9.83%
Access to major highways	90.91%
Small town feel	83.29%
Connection and proximity to JRB	42.51%
Total Respondents: 407	

#	OTHER (PLEASE SPECIFY)	DATE
1	Not much else	4/17/2019 3:41 AM
2	Sorry Nothing Stands out.	4/3/2019 4:16 AM
3	theres not any more	4/2/2019 7:34 AM
4	new housing areas	3/19/2019 8:55 AM
5	Changing city council members/attitudes	3/12/2019 7:06 PM
6	Don't start up with me!	3/12/2019 3:16 PM
7	there are none	3/12/2019 8:23 AM
8	The Schools	3/8/2019 10:28 AM
9	with the established neighborhoods, the areas that are less attractive need to be updated to allow a more middle class attraction rather than attracting poor & renters.	3/8/2019 9:55 AM
10	no entertainment only youth sports	3/7/2019 7:10 PM
11	Lockheed Martin connection and proximity	3/7/2019 3:51 PM
12	It's newest residents who are not opposed to change and have a desire to see the City thrive	3/6/2019 4:21 PM
13	The existing school system is an asset	3/5/2019 10:34 PM
14	Nothing	3/5/2019 10:22 PM
15	Schools	3/5/2019 8:55 PM
16	Good schools	3/5/2019 8:47 PM
17	Gggg	3/5/2019 7:52 PM
18	Schools	3/5/2019 6:54 PM

19	Schools	3/5/2019 6:04 PM
20	Location	3/5/2019 12:50 PM
21	None	3/5/2019 12:30 PM
22	School district only	3/5/2019 11:17 AM
23	water park	3/5/2019 10:38 AM
24	WSISD	3/5/2019 10:37 AM
25	School and family community	3/5/2019 10:34 AM
26	People like myself who watch and protect our little town	3/5/2019 10:09 AM
27	None	3/5/2019 2:51 AM
28	Close to Lockheed	3/5/2019 1:22 AM
29	Affordable homes.	3/4/2019 10:27 PM
30	You are demanding I pick three but I don't think WS has anything going for it other than freeway access.	3/4/2019 10:15 PM
31	Schools and library. I don't appreciate making these choices that I don't agree with. This is what is wrong with our city. Forcing us to agree when we don't I will agree to disagree.	3/4/2019 8:28 PM
32	Access to downtown	2/25/2019 11:52 AM
33	Easy access to downtown Fort Worth	2/25/2019 11:40 AM
34	Low taxes	2/24/2019 7:02 PM
35	Add another red light on 341 - not fair we have to take alternate routes home due to base. Fix the pot holes	2/24/2019 6:08 PM
36	Some existing neighborhood	2/23/2019 3:52 PM
37	New housing areas are nice	2/23/2019 9:42 AM
38	Lockheed/military family small town love	2/23/2019 7:51 AM
39	Affordability	2/22/2019 10:17 PM
40	Police and fire protection	2/22/2019 10:17 PM
41	Location outside main congestion of dtw	2/22/2019 7:50 PM
42	Excellent police response times	2/22/2019 7:36 PM
43	Nothing else	2/22/2019 7:35 PM
44	Affordability	2/22/2019 7:29 PM

Q11 What is your vision for White Settlement's future development and growth?

Answered: 356 Skipped: 253

#	RESPONSES	DATE
1	more shops	4/23/2019 3:36 PM
2	Similar to Keller/Wataugh	4/23/2019 3:24 PM
3	To see a more diverse community with new businesses & homes	4/23/2019 3:20 PM
4	More of a modern updated residential and commercial business	4/23/2019 3:17 PM
5	Clean the city up, change housing attractiveness, protect natural resources	4/23/2019 3:13 PM
6	grocery store	4/23/2019 3:10 PM
7	Add more businesses, improve looks of existing businesses	4/23/2019 2:57 PM
8	Less trash drug motels...more sophisticated high-end stores/shops. Greater support for our law enforcement, higher pay/incentives to get better candidates and retention	4/17/2019 3:41 AM
9	better road design	4/15/2019 4:47 PM
10	Better water management. Would like to see more dining, entertainment and things for people to do as couples and families.	4/15/2019 5:20 AM
11	For the future of white settlement, I would hope that we would keep the small town feel be really choose very carefully and to remember this is a place where you want raise your children. Not because it is where you have to live. Keep crime low and become proud of who you are and live	4/13/2019 12:40 AM
12	Better living environment with more sidewalks.	4/12/2019 1:17 PM
13	To become a unique, diverse city with a local hometown feel across communities/neighborhoods spanning multi ethnic and socioeconomic classes known for neighborhoods that foster gateways to all kinds of outdoor recreational opportunities that WS and FTV at large has to offer.	4/9/2019 10:27 PM
14	White Settlement has the potential to be a major hub of the FW area. Future residents will flock to entertainment and shopping areas, if White Settlement could provide those types of entities.	4/4/2019 12:04 PM
15	Hopefully the city will one day allow shipping container homes to me built. They're clean, modern, and energy efficient.	4/4/2019 7:23 AM
16	To grow and expand	4/4/2019 12:17 AM
17	The city's infrastructure needs to greatly improve. Also, I'm not quite sure what it would take, but the city really needs to bring in more desirable businesses. There is A LOT of commercial business space in the city, but they're littered with run down businesses and smoke shops.	4/3/2019 9:49 PM
18	unknown future.	4/3/2019 9:49 PM
19	Stay small town feel	4/3/2019 2:49 PM
20	Spruced up neighborhoods, more legitimate businesses that can thrive. No more hotels and some beautification of the city.	4/3/2019 2:20 PM
21	I hope to be able to add a handicap park in veterans park. I think this will bring great business and prosperity.	4/3/2019 1:39 PM
22	I am on the YAC and I believe our project for the ADA approved special needs park will be built at veterans. I also would like for White Settlement to become more of a community and participate with our school district	4/3/2019 1:36 PM
23	Adding street side recycle pick up	4/3/2019 1:00 PM
24	Need to improve the appearance coming into town on white settlement road and cherry lane.	4/3/2019 12:54 PM
25	I would like to see more places to shop and restaurants. The City has no center of town. Most of the shops are in dilapidated building that are from the 1950's and they need to be torn down and replaced.. none of the building are historical sites.. there just eye sores.	4/3/2019 4:16 AM
26	N/a	4/2/2019 2:29 PM
27	Small town feel with big city charm	4/2/2019 2:28 PM
28	To see All shopping areas remolded. Streets all in good repair. To keep cleaning up the houses and business not meeting code. Keep helping the fire department to grow with education and man power to provide the city with professional fire fighters. good working equipment and good response times which will help keep the community safe.	4/2/2019 2:17 PM
29	For the junk homes to be taken away and run down houses torn down	4/2/2019 12:33 PM
30	clean up the city and rebuild better neighborhoods.	4/2/2019 7:34 AM

31	Allowing the citizens to have a real voice. Actually talk to and listen to citizens complaints instead of the few that complain the most, before making decisions.	4/2/2019 1:10 AM
32	Improve the appearance of neighborhoods, bring in more businesses, improve recycling program, increase home ownership and decrease the number of people renting houses to improve the appearance of homes and neighborhoods.	4/1/2019 7:30 PM
33	In my vision for White Settlement's future development & growth, I would love to see a reduction or improvement in the traffic flow along major arteries through the city. Also, I would like to see more defined walkways and bike lanes. Lots of people walk & bike in WS & it doesn't seem safe at times. I would like to see a couple of more upscale restaurants but I do like what we currently have.	3/30/2019 4:24 PM
34	it would be great to be able to shop here more and not have to leave town to shop for everything	3/28/2019 9:37 PM
35	Would like to see a Town Square, shops (mainly privately owned and not chained) and bike trails	3/27/2019 1:27 PM
36	See question 6	3/26/2019 11:19 PM
37	A beautification committee, the store front and parking areas along White Settlement Rd, which should be considered our main street, are old, drab, in need of repair.	3/26/2019 8:18 PM
38	HOPEFULLY NOT TOO MUCH GROWTH, I LOVE THE SMALL TOWN FEEL.	3/26/2019 4:23 PM
39	I just hope to see the town cleaned up. I hope people start picking up their trash and taking better care of their yards.	3/26/2019 3:38 PM
40	Improved housing (upgrade substandard housing) and it looks less "junky"----bulk trash pickup needs to be improved more shopping and places to eat	3/26/2019 3:18 PM
41	More shopping, entertainment, and restaurants. Updated facilities.	3/26/2019 2:47 PM
42	More businesses	3/26/2019 1:41 PM
43	More dine options and attractions	3/26/2019 12:42 PM
44	I'd like to see people take more pride in their property, more community events, and better trails to playgrounds and parks	3/26/2019 9:36 AM
45	A much cleaner neighborhood. People need to rid their yards of trash and clutter. The roads to be drivable. The town getting rid of panhandlers.	3/26/2019 9:33 AM
46	More things for families	3/26/2019 9:32 AM
47	The community being able to get Grants to help fix up their houses/ community	3/26/2019 9:17 AM
48	More green areas, a lot more trees in existing parks and streets.	3/25/2019 3:36 PM
49	I would love to see more people and kids involved in recreation activities like sports or yoga. More activities for young kids per week(that dont start so early to include more people). More and bigger gardens! To see more useful vegetation such as non gmo flowers specifically for bees and butterflies. More fruit trees and berries planted throughout parks or trails. We should accept more wildlife as a part of life.	3/25/2019 2:33 PM
50	More restaurants, better roads	3/24/2019 2:26 AM
51	I am hopping for roads to be fixed, some of the older infrastructure to be removed or replaced. I like seeing some of the nice neighbors being developed but do not like the over crowding of the neighborhoods.	3/22/2019 12:56 PM
52	Improve major areas (White Settlement, Clifford, Cherry Lane) Modernize and bring in places of business. We have 100s (maybe 1000s of cars passing THROUGH every day.	3/21/2019 11:07 PM
53	I'd love for it to be cleaned up, get rid of the slum neighborhoods, clean up the apt buildings, get rid of empty buildings	3/21/2019 2:38 PM
54	Cleaning up of neighborhoods and doing away with chain link fences. Overall making it aesthetically pleasing.	3/21/2019 2:34 PM
55	Get more people back, like the 80/'90's	3/21/2019 12:43 PM
56	I would love to see busy streets again. There was a time when cherry ln was always booming. Now it's lke a ghost town. Not many big businesses. There is for sure nothing in white Settlement that draws anybody in. We had hawain falls. But we all know what happened with that. I hope that the White Settlement government see what we all see. We don't need apartments, we don't need another storage place. We need to fix up the homes and empty businesses we have, wheather that means making them livable or workable or just flat out tearing buildings down and selling to companies like HEB. Companies that would draw other businesses, people, and money in to this city that I've called home for 30 years.	3/21/2019 11:21 AM
57	more housing	3/20/2019 6:31 PM
58	hometown	3/20/2019 5:57 PM
59	It would be nice to see White Settlement have a point of interest that will draw more people into the city. It would be nice to develop an area into commercial retail and restaurants and stop bringing in or zoning industrial and stop building hotels	3/20/2019 5:46 PM
60	Larger restuarants, speed bumps on residential streets	3/20/2019 5:45 PM

61	I would like to see White Settlement thrive while still having that feeling of a small town community. Stay locally owned small businesses and stay away from huge franchises that would make the community feel too commercial.	3/19/2019 9:24 AM
62	Better roads and development along South Cherry Lane.	3/19/2019 8:55 AM
63	Better housing, roadways, entertainment and dining.	3/19/2019 8:20 AM
64	Modern infrastructure	3/19/2019 6:31 AM
65	Development along 130 and 820	3/18/2019 9:22 PM
66	That there is more shopping, better grocery stores and better more upkept neighborhoods	3/18/2019 6:26 PM
67	More sidewalks and cleaner neighborhoods	3/18/2019 3:29 PM
68	Unknown	3/18/2019 1:47 PM
69	I would like to see the city take the initiative to become more business friendly. Work with existing commercial property owners to update buildings to make the community more attractive. We need an entertainment district. A destination point.	3/18/2019 12:40 PM
70	N/A	3/18/2019 12:32 PM
71	I dont know to be honest i guess to see alot more major businesses come to WS	3/17/2019 6:00 PM
72	White Settlement needs more sidewalks. I'd love to be able to go out for a walk with my family and dog and not have to walk in the street.	3/17/2019 5:57 PM
73	More businesses and community activities.	3/15/2019 7:14 PM
74	To have more businesses in the city, and to improve the esthetics of the city.	3/15/2019 1:41 PM
75	Keep our town cleaner! So much trash ends up in Veterans Park and all the water drainage areas.	3/13/2019 6:00 PM
76	Movie theater, other places for seniors to gather plus have more for them to do not costing a lot of money, not just the senior center.	3/13/2019 5:33 PM
77	Can't think of anything right now.	3/13/2019 1:15 PM
78	WS is the place to go to for: Buy your home here (options) spend your evenings (after work) and weekends here (activities-Library, Rec Ctr, Parks, walking, biking, Shopping, Dining. Our city services are excellent as is the relationship between citizens and government.	3/12/2019 7:06 PM
79	Better roads, shopping and entertainment. Back in the 80's and 90's White Settlement was thriving. I want to see it like that again.	3/12/2019 6:20 PM
80	It has no future. The End is Near!	3/12/2019 3:16 PM
81	ist going to be good.	3/12/2019 3:10 PM
82	Continue growth	3/12/2019 12:52 PM
83	tear down old buildings build some thing new	3/12/2019 11:20 AM
84	Clean up the neighborhoods. Provide transportation. Lower property taxes.	3/12/2019 11:20 AM
85	I see great things for the future of the City. The location and surrounding businesses are a plus.	3/12/2019 11:11 AM
86	not sure	3/12/2019 9:18 AM
87	Although the water park was believed to be a bad idea at one time, I now believe White Settlement needs the water park for an anchor and sensitive for attracting businesses. I think White Settlement is on the right track for success.	3/12/2019 9:06 AM
88	Considering the city is a small town, the growth will be limited when it comes to expanding more home development and adding stores, gas stations, entertainment, etc. Personally though, making a city comfortable and attractive, is when a city is clean, organized, no crazy unmaintained roads, has plenty of food and shopping choices, and looks aesthetic. The homes sadly are years and years old, taking most of its beauty away. That's a job that sadly has to do with the people living within those homes to make their own land and house be aesthetic and modern and clean. Also, I personally don't like being near the base, it's just noisy. Besides all that, White Settlement is a lovely small town and I love it for it being small. In the future, I feel like it should probably get rid of it's old gas stations and corner stores and remodel any of them with new modern stores and gas stations, also the abandon Ryan's, got to do something about that, less businesses and more options for the community to enjoy will make it more attractive.	3/12/2019 8:44 AM
89	there should be a better selection of activities in the city i.e. restaurants, entertainment, shopping, better roads, etc.	3/12/2019 8:23 AM
90	To provide more shopping and dining opportunities to the growing communities around the area.	3/10/2019 5:45 PM
91	I would like to see more dining and shopping places. A hiking trail would be nice and well as updated/nicer playgrounds at the parks. I wish Parks and REC would do the Easter and Christmas events again.	3/10/2019 1:56 PM
92	Need to bring in more dining places especially for Lockheed employees, school district employees and the region 11 visitors and employees. Clean up the neighborhoods, fix streets. Add more to the water park splash days! Teens do not like it, there's nothing to do!	3/9/2019 6:05 PM
93	unknown	3/8/2019 12:58 PM

94	Clean it up and fix the roads.	3/6/2019 10:28 AM
95	Would love to see White Settlement move to be a more prominent small city. With Lockheed being in the city and the nicer larger homes being built in the county area as well as White Settlement sitting in the middle of a few cities, with nicer shopping facilities, restaurants and businesses coming in would make this city a desired area to come and either live or spend money. I believe the City Hall needs an updated renovation so that appearance shows the professionalism of our City Leaders. There aren't many Bass Pro shops near this area or kid attractions like LEGO Land. If you look at the businesses and restaurant chains that surround those types of establishments you can see the growth that is generated by those businesses.	3/8/2019 9:55 AM
96	Improve neighborhoods- Attract businesses to many vacant sites.	3/6/2019 9:53 AM
97	Love the new housing love post office. More restaurants. Host more businesses/company functions at entertainment center.	3/7/2019 10:56 PM
98	A real growth is needed on cherry lane.	3/7/2019 10:08 PM
99	To clean the city. There is too much trash. Gentrification. Better landscaping and trees. Recycling needs to be instituted. Housing conditions need to be evaluated. Cleaner water.	3/7/2019 9:05 PM
100	Please buy up old housing and businesses on white settlement road and revamp it. Make it cute walking district a small 7th street feel	3/7/2019 7:10 PM
101	For the city to be cleaned yo and look better, with more community events	3/7/2019 6:24 PM
102	improved roads	3/7/2019 5:56 PM
103	More parks with trails around SilverCreek, a stop light or stop sign at Bomber and SilverCreek for safety, more officers, safer city.	3/7/2019 3:51 PM
104	Most business locally	3/7/2019 1:38 PM
105	More commercial business and better use of land.	3/7/2019 11:43 AM
106	I don't have one.	3/7/2019 9:22 AM
107	I would like to see fresh new ideasl Not redoing old buildings, clean up the "trash" in the city.	3/7/2019 8:22 AM
108	Better streets and houses, maybe more entertainment pleaded	3/6/2019 7:59 PM
109	More schools on the east side of 820.	3/6/2019 7:43 PM
110	I would like to see the continuation of newer houses replacing older run down homes. City Street and infrastructure improvements and a good honest/ye restaurant.	3/6/2019 6:05 PM
111	Small town feel, safe from drugs, etc., better roads and lighting, more shopping/dining choices, fix up the run down homes/businesses	3/6/2019 5:58 PM
112	MORE JOBS	3/6/2019 5:08 PM
113	More businesses and revitalization of the City.	3/6/2019 4:38 PM
114	BIGGER BUSINESS TO ATTRACT MORE PEOPLE, CLEAN UP ALL THE CRIMINAL ACTIVITY	3/6/2019 4:37 PM
115	To obtain more shopping and restaurants.	3/6/2019 4:35 PM
116	The type of reconstruction occurring within River Oaks mixing reuse of existing building for restaurants and bars while adding mixed use residential areas along the major thoroughfares.	3/6/2019 4:31 PM
117	To see those who lack knowledge gain the knowledge to appreciate the City and understand the why and how's.	3/6/2019 4:21 PM
118	small town feel with big city amenities	3/6/2019 4:16 PM
119	Better parks and trails- Food Choices	3/6/2019 4:07 PM
120	Need more sit down restaurants, and more community involvement activities.	3/6/2019 3:44 PM
121	cleanliness and more middle class availability.	3/6/2019 2:27 PM
122	Fix roads, better water quality, make it a more attractive place to live. Seems to be a lot of nepotism in the city.	3/6/2019 1:15 PM
123	More good housing: another elementary school; perhaps another high school many years away	3/6/2019 11:48 AM
124	more community involvement and less bickering amongst its people	3/6/2019 11:30 AM
125	Clean up neighborhoods, i.e. visible trash/rubbish. Old business buildings that are no longer used knocked down and establish good long term businesses.	3/6/2019 9:39 AM
126	More dining and shopping choices. Better street maintenance. Less city government corruption. More parks and green spaces and better upkeep of current parks.	3/6/2019 8:35 AM
127	I would like to see productive community growth and still maintain the "small town" feeling similar to Burleson.	3/6/2019 8:15 AM
128	Major road improvement and more accepting of businesses and growth.	3/6/2019 7:04 AM
129	More retail, & restaurant options	3/5/2019 11:07 PM
130	I'd love to have a nice grocery store	3/5/2019 10:36 PM

131	All the existing travel trailer parks and the run down rental properties need to be eliminated and replaced with some quality growth tied to a comprehensive zoning plan	3/5/2019 10:34 PM
132	To dissolve and let fort worth take it over	3/5/2019 10:22 PM
133	Maybe lowering the residential taxes.	3/5/2019 9:58 PM
134	I have appreciated old, dilapidated houses being torn down and newer homes being built in our area. I would like to continue to see these types of improvements to existing residences and business buildings as well as road improvements.	3/5/2019 9:48 PM
135	Community needs to be beautified and updated and the growing crime issue addressed	3/5/2019 9:12 PM
136	To allow franchise businesses and create new businesses within community to help build infrastructure.	3/5/2019 9:03 PM
137	not sure. I love it here	3/5/2019 9:00 PM
138	Less crime	3/5/2019 8:55 PM
139	A grocery store IN the city limits	3/5/2019 8:49 PM
140	Improving existing neighborhoods & schools while maintaining a strong sense of community.	3/5/2019 8:47 PM
141	I would like to see fewer rental properties and consistent enforcement of code restrictions and compliance.	3/5/2019 8:35 PM
142	Improve roads and look	3/5/2019 8:29 PM
143	Affordable water system and garbage recycling program. Needs to better control the homeless and addit: people	3/5/2019 7:52 PM
144	MORE SCHOOLS FOR ELEMENTARY AND INTERMEDIATE. INCREASE IN DIFFERENT SPORTS THAT CAN BE OFFERED TO KIDS. GREATER GROWTH DEVELOPMENT TRACKS THAT STUDENTS CAN DEFINITELY GRADUATE WITH (ASSOCIATES DEGREE) LIKE THE ONE THAT NORTHWEST ISD OFFERS THEIR STUDENTS. BETTER RESTAURANTS, AND MORE SIDEWALKS/TRAILS FOR WALKING AND BIKING.	3/5/2019 7:43 PM
145	We will love to see recycle pick up service	3/5/2019 7:16 PM
146	More retail and a grocery store in white Settlement east of 820	3/5/2019 7:07 PM
147	Revitalize cherry lane	3/5/2019 7:00 PM
148	to see it thriving again	3/5/2019 6:54 PM
149	Some businesses could use refurbishment and offering them incentives to do so might help	3/5/2019 6:54 PM
150	If there are more places to eat and activities to partake in, I believe you would have more foot traffic in the city.	3/5/2019 6:04 PM
151	..??	3/5/2019 6:00 PM
152	To bring in more family oriented activities that can be available year round	3/5/2019 5:27 PM
153	Bring in more businesses	3/5/2019 5:23 PM
154	That current businesses would thrive and grow. New businesses would see White Settlement as an opportunity to plant down roots as growth knocks on Fort Worth's door.	3/5/2019 4:17 PM
155	Attracting new businesses for tax base growth.	3/5/2019 4:04 PM
156	Clean up 'Downtown' WS. Cherry Lane businesses just look old and run down. As far as the town feel goes, I think it's a little Mayberry RFD but as far as look and appeal- blah! Some of the housing areas, like behind Wells Fargo are just awful. Unfortunately, many of those places need to be condemned. We need more restaurants and shopping areas.	3/5/2019 2:57 PM
157	Main street USA	3/5/2019 2:24 PM
158	Established businesses, better neighborhood streets/repaving, less crime near Las Vegas Trail area	3/5/2019 1:53 PM
159	A place that has a variety of dining and outdoor attractions	3/5/2019 1:46 PM
160	Make White Settlement great again.	3/5/2019 1:39 PM
161	Better neighborhood appearances and better streets	3/5/2019 1:21 PM
162	Clean up the older and newer communities and fix up Cherry Land to make it more presentable and add more restaurant and shopping to the area	3/5/2019 1:19 PM
163	More update housing.	3/5/2019 1:14 PM
164	That more new homes are put up in place of these old run down homes. It is very depressing when you build a new home next to a not so nice looking one. There is a lot of available land in white settlement but building is not an option because of the trashy old houses around them	3/5/2019 1:10 PM
165	Decrease crime, increase teacher pay, bring in restaurants, a gym, and entertainment/shopping.	3/5/2019 12:50 PM
166	To have a grocery store closer for the many people that do not have transportation.	3/5/2019 12:50 PM
167	I really do not have a vision	3/5/2019 12:43 PM
168	To be as big as Lake Worth	3/5/2019 12:30 PM

169	Fix up areas that have been unattended to for years. Pave roads that are in need. Reevaluate zoning for schools	3/5/2019 12:21 PM
170	Larger back yards and houses that are not built on top of each other. Also, find a way to clean up the streets and house fronts and storefronts so they don't seem so run down.	3/5/2019 12:15 PM
171	unsure	3/5/2019 12:12 PM
172	Need more restaurants and shopping, roads need fixed, better housing options	3/5/2019 12:09 PM
173	better roads	3/5/2019 12:09 PM
174	Great schools with parent support	3/5/2019 12:06 PM
175	Bring in more businesses, clean up the neighborhood, revitalize Cherry Lane	3/5/2019 11:57 AM
176	A target, movie theatre, more restaurants	3/5/2019 11:54 AM
177	To clean up code and compliance issues, more shops, food and entertainment. More parks and trails	3/5/2019 11:37 AM
178	To bring a variety of solid businesses (not Dollar stores, storage facilities or car shops), restaurants, shopping choices, lower utilities	3/5/2019 11:36 AM
179	Forward looking rather than staying in the past or status quo.	3/5/2019 11:35 AM
180	Clean up the older neighborhoods. More safety from harmful people who come into the area	3/5/2019 11:31 AM
181	increase the businesses housed in White Settlement	3/5/2019 11:31 AM
182	More support for the entire community and school systems, I would also like to see more affordable housing.	3/5/2019 11:27 AM
183	Would be nice to be a green city/ help lead fort Worth into the next generation by example. Also, the name is embarrassing. I do not tell people that I work in White Settlement when I am traveling.	3/5/2019 11:27 AM
184	more single-family dwellings and large shopping area with medical offices.	3/5/2019 11:25 AM
185	It just needs to be cleaned up. It needs new homes and fewer apartments. Your strength is your proximity to Lockheed. There should be some way to get a nice housing development near the front gates.	3/5/2019 11:24 AM
186	Industrial with more restaurants, grocery, etc... Clean up certain areas and give the citizens something to be proud of.	3/5/2019 11:22 AM
187	clean it up so people will be attracted to come	3/5/2019 11:20 AM
188	to grow in all ways	3/5/2019 11:19 AM
189	Continue to bring in more businesses & keep up the parks.	3/5/2019 11:18 AM
190	As much as I would love to see White Settlement grow, I feel like it would lose it's "Small Town" vibe which makes me interested in moving here. I also think that with how quickly homes are being built, the schools will need to expand in order to meet both student and teacher needs.	3/5/2019 11:17 AM
191	Better housing and enforce code compliance	3/5/2019 11:17 AM
192	Re-energize the main downtown area with new shopping and dining.	3/5/2019 11:12 AM
193	Continued improvement at WSISD	3/5/2019 11:10 AM
194	Keep the small town feel.	3/5/2019 11:04 AM
195	To have more shopping availability. We are surrounded by great shopping developments in Lake Worth, Westworth, Hulen, Shops at Clearfork, etc., but these are all outside of White Settlement.	3/5/2019 10:59 AM
196	keep tearing down old houses and building better ones.	3/5/2019 10:59 AM
197	White Settlement is land locked and if the city does not find a way to revitalize down areas and attract new business it will wither and die.	3/5/2019 10:56 AM
198	cleaner and nicer neighborhoods, more dining options, better youth programs	3/5/2019 10:53 AM
199	A place where builders look to provide affordable homes in well developed neighborhoods, surrounded by high-performing schools, with access to a wide variety of entertainment, dining and shopping.	3/5/2019 10:52 AM
200	For white settlement to grow as a community and not lose its identity and become just another part of Fort Worth.	3/5/2019 10:51 AM
201	Restaurants	3/5/2019 10:49 AM
202	WE have to make the city more physically attractive to entice businesses to come here. We need more businesses (dining, shopping, entertainment).	3/5/2019 10:47 AM
203	Establishing more businesses that can contribute with finances for city, police, and schools	3/5/2019 10:47 AM
204	More shopping, eating and entertainment choices would be nice.	3/5/2019 10:45 AM
205	Community	3/5/2019 10:45 AM
206	I would like to see White Settlement do a better job of cleaning up the community. For example: the number of broken down cars in yards, homes that are not maintained well, etc. Perhaps if people took pride in their own homes they would take pride in their city as well.	3/5/2019 10:44 AM

207	More business needed, clean up some of the neighborhoods fix streets	3/5/2019 10:43 AM
208	To remain separate and distinct from Fort Worth.	3/5/2019 10:42 AM
209	More appealing shopping and entertainment area	3/5/2019 10:40 AM
210	Safer city cleaner city healthier city better secondary schools	3/5/2019 10:38 AM
211	Nicer, less crime, more to do	3/5/2019 10:37 AM
212	Annex yourself with Fort Worth before it's too late!!	3/5/2019 10:37 AM
213	To grow and have more things to do for entertainment as well as new housing all across. Clean up the older part of town and make it more attractive.	3/5/2019 10:36 AM
214	I think that the city should have more shopping/dining areas, especially around the campuses.	3/5/2019 10:34 AM
215	More nice restaurants to draw people to the town, better kept neighborhoods, and better law enforcement to protect it's citizens.	3/5/2019 10:27 AM
216	A cleaner, safer community	3/5/2019 10:09 AM
217	Attracting more businesses and by doing so make it a more desirable place to live. People are currently embarrassed to say they live in White Settlement due to its reputation for vagrancy and crime.	3/5/2019 8:43 AM
218	Clean it up	3/5/2019 8:28 AM
219	Quality of roads Better lighting of roads More code compliance of unkept properties	3/5/2019 2:51 AM
220	a safe neighborhood with more police on ALL sides of white settlement.	3/5/2019 2:11 AM
221	More affordable housing options (multifamily rental properties)	3/5/2019 1:25 AM
222	Better code enforcement to make neighborhoods more attractive, better dining,	3/5/2019 1:22 AM
223	Affordable single family homes, good roads, good schools.	3/5/2019 12:51 AM
224	Build a town square area and increase economic development	3/5/2019 12:34 AM
225	Clean up the major drug crimes and other crimes. This entire area is insanely unsafe and terrifying to live in with a young child. My 7 year old has witness people shooting up in the PARK. Also, the roads in zone four are god awful.	3/5/2019 12:29 AM
226	Clean up old, run down areas to make the area more attractive for families and businesses.	3/4/2019 11:40 PM
227	More community involvement in activities	3/4/2019 11:19 PM
228	Not sure.	3/4/2019 11:17 PM
229	Clean up the neighbor hoods	3/4/2019 11:11 PM
230	More growth inside city limits	3/4/2019 11:09 PM
231	I would like to see the roads repaired and kept that way. We do not need anymore multi family housing units built. Also, commercial property owners need to be held to the same compliance standards as residents i. e., property kept mowed.	3/4/2019 10:57 PM
232	Hoping to see white settlement expand with its businesses. And fix the ran down buildings	3/4/2019 10:40 PM
233	Upscale feel with small town feel	3/4/2019 10:28 PM
234	Ha	3/4/2019 10:27 PM
235	Reduce consumer water prices and attract businesses who desire prime freeway access.	3/4/2019 10:27 PM
236	Grocery store good	3/4/2019 10:18 PM
237	WS has GREAT freeway access! Businesses should be dying to come here because of the foot traffic, traffic counts and easy highway access. I work for a city that has poor freeway access and that is a top reason why restaurants and shopping turn us down.	3/4/2019 10:15 PM
238	More activities for youth and children.	3/4/2019 10:08 PM
239	Keep the roads up to date	3/4/2019 10:06 PM
240	People who want to put value back in the homes and businesses here.	3/4/2019 9:43 PM
241	Clean and quaint aesthetic with ready access to shopping and dining	3/4/2019 9:22 PM
242	I'd like to see the neighborhood cleaned up. Nicer yards and more curb appeal. I tell people I live in White Settlement and I always get a crazy look from them followed by "Oh you're brave". The town has a terrible reputation for being trashy and riddled with crime.	3/4/2019 9:10 PM
243	I hope a hipper place to live with restaurants, nightlife, retail	3/4/2019 8:57 PM
244	Better roads, safer areas,places to shop and let us get tax base. Be able to fix our homes without code compliance inspections. Our home is up to code. Go back to seeing homes with signs saying financed by bank for home improvement. Don't see that anymore. Better communication between city and home owners. Bring back Drug Dogs canine units. Please don't forget the north side of WS.	3/4/2019 8:28 PM
245	Gentrification. Cleaning up trashy lots. More stone structures	3/4/2019 8:14 PM
246	Get more business back.	3/4/2019 8:11 PM

247	Speed humps	3/1/2019 12:58 PM
248	They key to bringing in prosperity to a community is having some of the best schools available. Investing in our ISD along with enforcing code regulations to clean up the neighborhood would be a great start!	3/1/2019 10:03 AM
249	Maintain small town feel yet have prosperous businesses. The city of Roanoke has done this well	2/28/2019 1:54 AM
250	Nicer looking neighborhoods. Drinking water quality & streets need fixing. More businesses & attraction areas especially on Cherry Lane	2/27/2019 9:25 AM
251	Better communication plans from the city. More involvement of our churches in the community.	2/26/2019 10:13 AM
252	SAFE COMMUNITY	2/26/2019 9:50 AM
253	I'd love to see a grocery store and clean up white settlement road. A new recreation facility with rental space.	2/25/2019 8:13 PM
254	redevelopment of older sections of town	2/25/2019 6:27 PM
255	safe for all ages	2/25/2019 3:24 PM
256	To get more modern and current, bring more food and entertainment and shopping options here. Fix bad infrastructure.	2/25/2019 12:20 PM
257	Better ways to get around, community center and trails and sidewalks.	2/25/2019 11:52 AM
258	Better Rec Center with better amenities like surrounding communities better Trails throughout White Settlement for biking walking and running.	2/25/2019 11:40 AM
259	My vision of White Settlement is to have a variety of housing options with shops interconnected with our parks and trail ways. We have more parks than any surrounding city on the west side of Ft. Worth and I think that instead of seeing them as a hindrance, we should use them to our advantage. I believe that this would be better for quality of life and separate us from cities around us.	2/25/2019 9:49 AM
260	White Settlement needs to tear down all the substandard housing, apartments and clean up the neighborhoods. Please put in nicer parks, clean up the trash around town, get rid of the homeless by helping them find housing or jobs. W.S. is becoming a drug infested area similar to the fifth Ward in Houston.	2/25/2019 8:25 AM
261	More business and homes	2/25/2019 3:50 AM
262	Better roads	2/24/2019 9:51 PM
263	Revitalize, street maintenance and jobs outside of JRB or retail.	2/24/2019 7:05 PM
264	Clean up trashy properties. More enforcement to hold rental property owners to higher standards. Condemnation of inferior properties that sit empty.	2/24/2019 7:02 PM
265	Fewer apartments. Less High Density housing. Less appeal to low income.	2/24/2019 6:33 PM
266	Bring businesses back to cherry lane- grocery store- no more car lots- move abode elswhere- fix streets- add more police and street lights- no open enrollment to school. Open up something for our youth to grow" thrive off of- everything seems to be based off of congested Clifford. That's considered fort worth. Cherry lane is the "main street" of white settlement. Look at the water billing. Its way to high.	2/24/2019 6:08 PM
267	Better housing, and cleaner water. Keep up the rental properties	2/24/2019 3:58 PM
268	Better water standards, reduced crime, community events for adults, improved road and traffic signal maintenance.	2/24/2019 2:44 PM
269	Need accessible transit	2/24/2019 12:33 PM
270	Better water	2/24/2019 11:13 AM
271	Don't have a vision other than moving away from WS	2/23/2019 8:52 PM
272	More shopping	2/23/2019 8:30 PM
273	Fixing road and cleaning up our streets from homeless and drug use.	2/23/2019 6:10 PM
274	Clean up the old houses in the area	2/23/2019 5:24 PM
275	Better road maintenance, more diverse business options and housing options	2/23/2019 3:54 PM
276	Push out the crime, freshen up the look. More dining options than fast food. And no more shady hotels	2/23/2019 3:52 PM
277	More restaurants	2/23/2019 2:47 PM
278	Mixed use district. With a downtown grapevine feel. Place for mom and pop and small business owners	2/23/2019 2:29 PM
279	lower property taxes	2/23/2019 2:27 PM
280	Allow more businesses and restaurants to come in without taxing the too high. Clean up Cherry Lane and White Settlement road.	2/23/2019 12:59 PM
281	Proper water billing, less tweakers and needles in the streets, side walks would be great too.	2/23/2019 12:52 PM

282	Safety. Code enforcement and regulations to keep city and neighborhoods clean	2/23/2019 12:36 PM
283	And the old time charm with mixed use construction. A Townsquare mentality with modern amenities.	2/23/2019 12:12 PM
284	Preservation of older neighborhoods. Development of American type restaurants such as cafeterias and steakhouses. No more Mexican food!	2/23/2019 11:35 AM
285	For them to get roads in better shape and keep that small town feel again	2/23/2019 11:24 AM
286	We need to develop our raw land where homeless people camp out.	2/23/2019 11:12 AM
287	Increase tax revenue from increased retail and light commercial use, while decreasing reliance on "bedroom community" property taxes.	2/23/2019 11:01 AM
288	Upgraded housing options. Newer single family homes with prices that are affordable. Revamp Cherry Lane to make it more business friendly with new businesses.	2/23/2019 10:56 AM
289	More middle -high class people there are a lot of scabby people who live in the area	2/23/2019 10:32 AM
290	More businesses, better roadways in neighborhoods	2/23/2019 10:13 AM
291	Maintaining small town feel while expanding shopping, dining and amenities options	2/23/2019 9:50 AM
292	The city is an old city, it needs to advance, technologically and with better businesses to attract younger audiences to want to visit, live here, and spend money.	2/23/2019 9:42 AM
293	To produce some kind of recycling system in connection with fortworth, fix roads in neighborhoods	2/23/2019 9:33 AM
294	Cleaner yards and upgrades to existing homes	2/23/2019 8:33 AM
295	Some restaurants but not large shopping centers	2/23/2019 7:51 AM
296	To have less crime and drugs. To have more businesses that are successful. And to clean up the neighborhood, as in houses that are trashed and run down. And building that are empty. Better roads to drive on.	2/23/2019 3:25 AM
297	Keep us small town	2/23/2019 2:44 AM
298	We need more businesses. Revamp cherry lane corridor.	2/23/2019 1:34 AM
299	Affordable	2/22/2019 11:55 PM
300	I'd like to see more family friendly businesses and community events. I'd like the roads fixed and the run down homes and businesses repaired.	2/22/2019 11:31 PM
301	More businesses and full service restaurants	2/22/2019 11:13 PM
302	To be a place where people would want to plant their roots to make their home.	2/22/2019 10:39 PM
303	Smoother roads and streets, newer playground options safe for young children,	2/22/2019 10:17 PM
304	Build middle income housing at reasonable prices and business will follow eg Lake Worth. We will always be a bedroom community to Fort Worth so make our location an asset.	2/22/2019 10:17 PM
305	More retail, restaurants (not fast food) and entertainment venues	2/22/2019 10:11 PM
306	I'd like single family housing. Entertainment that isn't bars. No more hotels and apartments. I'd like to see another school inside White Settlement.	2/22/2019 9:53 PM
307	More of a neighborhood feel. Protection from LVT	2/22/2019 9:26 PM
308	Revitalize Cherry lane to what it used to be .Improve drainage and attract mor businesses	2/22/2019 9:20 PM
309	No one is going to build or move here unless the infrastructure is solid and the city responds to repairs timely	2/22/2019 9:18 PM
310	More business, grocery store in town. Love the city events, miss the homecoming parades we used to have.	2/22/2019 9:07 PM
311	Fewer Apartments, more permanent residents, bring the High School back!	2/22/2019 9:02 PM
312	A completely redone community with new buildings, homes, townhomes, condos & businesses. Higher level of citizens & higher income earners living in town	2/22/2019 9:00 PM
313	N	2/22/2019 8:50 PM
314	Clean up the trashy homes. Not tear down but make people clean up neighborhoods. More parks and trails for families	2/22/2019 8:48 PM
315	Clean, safe neighborhood with good public parks and shopping options. Better sidewalks	2/22/2019 8:27 PM
316	To be a great community to raise a family in.	2/22/2019 8:27 PM
317	Renovating all the old dumpy neighborhoods...good streets and non sketchy water	2/22/2019 8:22 PM
318	More businesses, grocery store	2/22/2019 8:19 PM
319	Getting rid of the neglected eye sores in the area, commercial (especially along Cherry Ln) and residential, keeping the scary on the other side of I 30, encouraging unique business to come to White Settlement to set us apart from the larger cities that have a lot of chain stores.	2/22/2019 8:18 PM
320	Less drugs and run down homes	2/22/2019 8:10 PM
321	Fix high traffic areas	2/22/2019 8:06 PM

322	To see our city grow and become one of the premier areas in the Metroplex to live in.	2/22/2019 8:04 PM
323	I've seen lots of good things happening the past few years...good local support for small businesses, more communication with leaders. Would like to continue seeing leaders that seem to really care about their city like we have now. That alone goes a long way toward bringing people and businesses into our little town	2/22/2019 8:01 PM
324	Need more choices in food and shopping and cleaning up the houses that are run down or full of trash	2/22/2019 7:59 PM
325	More shops and restaurants side walks for safer travel and MOREdike lanes	2/22/2019 7:56 PM
326	More retail businesses and clean up the city	2/22/2019 7:55 PM
327	It would be great to have some eateries here in town besides fast food. Better transportation system. Having Sidewalks would be nice and fixing all the rundown homes.	2/22/2019 7:54 PM
328	To clean out the drug crime and offer attractive living situations to the 20-30 business professionals and their families moving to the area from all over the US. Offering low interest loans or other perks to people wanting to restore old homes or open small businesses in existing abandoned areas would be great ways to start.	2/22/2019 7:51 PM
329	Develop an identity that will bring in visitors for economic growth, such as capitalizing on our history or an arts community or some other unique "branding." There's no reason to come here now.	2/22/2019 7:50 PM
330	More businesses	2/22/2019 7:48 PM
331	Clean up the city	2/22/2019 7:44 PM
332	Having more businesses move into White Settlement proper. Finding a solution to the many water problems that now exist. Making our waterpark pay for itself and make it profitable. -Have our parks be more like the used to be, resident friendly! The parks should not be used for profit only! There should be a way for resident to use them more freely and for them to also be profitable too, not just one way or the other.	2/22/2019 7:44 PM
333	Better roads and water pressure	2/22/2019 7:38 PM
334	Grow to be an attractive town for young families like mine.	2/22/2019 7:37 PM
335	Have an identity/brand that attracts development and is flexible with growth	2/22/2019 7:36 PM
336	Less apartment homes	2/22/2019 7:36 PM
337	I want to see the empty buildings full of thriving businesses, for everyone's employment. Places for kids to go for fun. Adults of all ages to have fun. Drugs and crime back under control....to suggest a few	2/22/2019 7:36 PM
338	Infrastructure, ie streets and sidewalks. I live on tumbleweed and the neighborhoods around here look trashy just from the streets and sidewalks. That one would help with city aesthetics	2/22/2019 7:35 PM
339	Pedestrian and bike friendly town that is more than just a route for people traveling to/from Lockheed. Retail and restaurants that give me a reason to not venture outside the city limits.	2/22/2019 7:33 PM
340	Clean the up drugs on the street and for police to listen when drugs houses are reported.	2/22/2019 7:32 PM
341	Bring the city into the 21st century: clean up the buildings on WS Rd & some on the northern part of Cherry Lane, build up the entirety of Cherry Lane, keep trying to bring businesses to the city, need activities for citizens of ALL ages (babies to seniors)... visit with officials in other cities: Benbrook, Aledo, etc as to how they've improved their cities & helped them grow & care for ALL of their citizens. Bring attractions to the city & publicize those attractions: Bomber News, signs on major roads, social media, fliers in with the water bill, email blast, etc. Form a neighbor helping neighbor group, paint homes, landscape yards, fix up minor issues (fences, porch lights, house numbers on curbs, in home handyman items, etc). The entire city needs sprucing up & some residents are on limited fixed incomes. The city has to be appealing in order to attract residents & businesses. Also, NO more zoning for apartments: some are ok to nice now, but how will they be in the next 10-20 years. We do NOT want to be another Calmon/Las Vegas Trail like in Fort Worth. 1 personal issue: The Travelers (gypsies): they have run off people & businesses due to their activities. And NO Airbnb:too many issues for actual residents.	2/22/2019 7:29 PM
342	If the city offered more opportunities for businesses to come to the area. Have parks & recreation take more pride in keeping the parks clean & safe.	2/22/2019 7:13 PM
343	More homes less motels and apartments, drinkable water, business growth and incentives, repaired deteriorating road ways.	2/22/2019 7:06 PM
344	Become even more family friendly. More community building events. Populate store fronts with busy businesses.	2/22/2019 6:58 PM
345	To look good, clean, and safe primarily	2/22/2019 6:57 PM
346	To integrate and grow alongside Fort Worth and surrounding communities. To clean up the community. Enforce code!	2/22/2019 6:45 PM
347	To be able to live, eat, and play without having to leave the city limits.	2/22/2019 6:32 PM
348	Continue offering and upgrading parks and leisure activities. Attract and support new restaurants, shopping business, , etc	2/22/2019 6:31 PM

349	No more potholes	2/22/2019 6:30 PM
350	More stores and restaurants	2/22/2019 6:13 PM
351	A large grocery store, inside the city limits would be awesome. Also, a few places for nightlife. Trash pickup should be updated to include curbside bins for trash and recycling. Connecting all of White Settlement to the Trinity Trails would be a huge improvement.	2/22/2019 6:04 PM
352	I have no idea. But need to get someone in there instead of the good ole boy syndrome who get kick backs and take money	2/22/2019 6:01 PM
353	I would love to see a gym in town. It would also be nice to have some form of entertainment here as well. The old putt putt near is ran down.	2/22/2019 5:56 PM
354	To see the city grow keeping the parks for the kids. Giving them a safe town to grow up in.	2/22/2019 5:54 PM
355	Less crime and drugs in the city. A greater since of safety.	2/22/2019 5:34 PM
356	unique, small town feel	2/22/2019 4:50 PM

Q12 If you could change ONE thing about White Settlement, what would that be?

Answered: 353 Skipped: 256

#	RESPONSES	DATE
1	liquor store	4/23/2019 3:36 PM
2	dress up the entrance points coming into the city	4/23/2019 3:26 PM
3	The look	4/23/2019 3:24 PM
4	A lot of things seem to be older, not a lot going on near the middle school	4/23/2019 3:17 PM
5	The trash everywhere	4/23/2019 3:13 PM
6	better roads too many potholes	4/23/2019 3:10 PM
7	community spirit	4/23/2019 2:57 PM
8	Less drug/cheap motels	4/17/2019 3:41 AM
9	More stop signs	4/15/2019 4:47 PM
10	to attract more business into the area (restaurants and entertainment)	4/15/2019 5:20 AM
11	Keep apartments off of 820 around the high school	4/13/2019 12:40 AM
12	Clean it up! Smooth out the roads, paint lines have homes and businesses trim vegetation and edge curbs and sidewalks. Pick up litter and clean up around the interstates.	4/12/2019 1:17 PM
13	Create a local town center where unique local shops reside that is central to community activity for all times throughout the week for daily business, weekend for entertainment and recreation, and night light ambience for gathering and strolling along farmers branch creek. Also, while a name change isn't likely realistic, i recommend a clever, creative marketing campaign to change the perception that the name implies "only whites welcome". Maybe adopt a city motto or tag line that says something like... "white Settlement... where all are welcome to settle "	4/9/2019 10:27 PM
14	White Settlement needs a state of the art outdoor park to provide residents with beautiful walking trails and scenery.	4/4/2019 12:04 PM
15	Allow shipping container houses.	4/4/2019 7:23 AM
16	More business	4/4/2019 12:17 AM
17	Do away with the many run down, drug infested, apartment complexes.	4/3/2019 9:49 PM
18	increase more police officers to assist with illegal narcotics	4/3/2019 9:49 PM
19	More police in school zones	4/3/2019 2:49 PM
20	Condemn more houses	4/3/2019 2:20 PM
21	Have garbage cans on street instead of just trash.	4/3/2019 1:39 PM
22	Trash can instead of the trash sitting on the curbs.	4/3/2019 1:36 PM
23	Adding more recycling	4/3/2019 1:00 PM
24	less drugs	4/3/2019 12:54 PM
25	Improve the buildings.. build and entertainment area for shops and restaurants. Everything like that has been built just outside the city limits.	4/3/2019 4:16 AM
26	N/a	4/2/2019 2:29 PM
27	To help make the businesses and neighborhoods look clean and updated.	4/2/2019 2:17 PM
28	The junk homes, run down homes, poor quality homes	4/2/2019 12:33 PM
29	make the neighborhoods nicer by making people clean their property and getting rid of all the trap houses	4/2/2019 7:34 AM
30	Do whatever it takes to bring businesses BACK into WS. Be it offering long term tax breaks or changing ordinance requirements for existing buildings so a new business doesn't have to spend a ton of money up front just to open it's doors.	4/2/2019 1:10 AM
31	improve the appearance of houses and businesses.	4/1/2019 7:30 PM
32	I would improve the morning & afternoon traffic flow on both White Settlement street and Clifford street.	3/30/2019 4:24 PM
33	better roads, so many bad roads and potholes.	3/28/2019 9:37 PM
34	No more low unimproved homes that is used for renters	3/27/2019 1:27 PM
35	Add more things to do.	3/26/2019 11:19 PM

36	Make it safe for my grandchildren to play outside in the front yard after dark as it was with my kids. As it is I'm even a little timid about sitting on my porch after dark. Grown men on bicycles with backpacks slow down and stare, noises come from unit roads around the corner and too many vacant houses lure crime activity.	3/26/2019 8:18 PM
37	RACISM TOWARDS NON WHITE RESIDENTS.	3/26/2019 4:23 PM
38	Qualifying pre-k in the schools. I think everyone should be accepted into pre-k. My kid didn't have an option to go to school in this town because of it and I don't think it's fair.	3/26/2019 3:38 PM
39	clean up the place. Parts of town just look "fied". A house of any age should look cared for.	3/26/2019 3:18 PM
40	More trails better attractions and dine	3/26/2019 12:42 PM
41	Property would be maintained, homes and businesses would look modern and taken care of	3/26/2019 9:36 AM
42	Other than the roads, the panhandlers have got to go! Even if it's in the other side of the bridge by Albertsons, that side still represents White Settlement. That is what people see!	3/26/2019 9:33 AM
43	More business inside the city not on the freeway	3/26/2019 9:32 AM
44	The run down neighborhoods	3/26/2019 9:17 AM
45	The name.	3/25/2019 3:36 PM
46	I would make us all a community that didnt have to rely fully on grocery stores at the least, only rely on trade creating, and growing food amongst ourselves with no fencing for borders.	3/25/2019 2:33 PM
47	Better roads	3/24/2019 2:26 AM
48	I would like to see more opportunities for the teenagers in our community.	3/22/2019 12:56 PM
49	Modernize drive through areas.	3/21/2019 11:07 PM
50	I'd clean up cherry lane and try to move business and restaurants in there	3/21/2019 2:38 PM
51	The aesthetic of neighborhoods is important but above that. WATER QUALITY. We need healthy drinking water and transparency into what's in our water. People would rather have transparency and honesty up front rather than finding out after the fact that we've been water that is not safe. Set high standards.	3/21/2019 2:34 PM
52	Get rid of the damn gypsies	3/21/2019 12:43 PM
53	Almost everything but the history	3/21/2019 11:21 AM
54	City management	3/21/2019 10:52 AM
55	more housing	3/20/2019 6:31 PM
56	politics, water supply pipes	3/20/2019 5:57 PM
57	Better roadways	3/20/2019 5:46 PM
58	No more fast food	3/20/2019 5:45 PM
59	Keep it clean.	3/19/2019 9:24 AM
60	More money for the schools.	3/19/2019 8:55 AM
61	How council members handle interactions with citizens and city work orders.	3/19/2019 8:20 AM
62	Update the infrastructure	3/19/2019 6:31 AM
63	The name	3/18/2019 9:22 PM
64	The run down houses and terrible looking mobile homes	3/18/2019 6:26 PM
65	Unknown	3/18/2019 1:47 PM
66	I would like to see the leadership of White Settlement to embrace growth and change in the city.	3/18/2019 12:40 PM
67	N/A	3/18/2019 12:32 PM
68	Our Police Fleet (Add More Variety)	3/17/2019 6:00 PM
69	More sidewalks.	3/17/2019 5:57 PM
70	Loser water bills.	3/15/2019 7:14 PM
71	Bring in a movie, bowling and game room facility! Something for everyone!	3/13/2019 6:00 PM
72	not sure	3/13/2019 5:33 PM
73	Have schools with more discipline & rules the students MUST follow.	3/13/2019 1:15 PM
74	That we could have more of our single family homes as owed by residents and fewer as rental properties.	3/12/2019 7:06 PM
75	The roads.	3/12/2019 6:20 PM
76	non	3/12/2019 3:10 PM
77	Fix the streets that have potholes	3/12/2019 12:52 PM
78	good roads new stores	3/12/2019 11:20 AM

79	Provide funds for homeowners to repair their homes.	3/12/2019 11:20 AM
80	the perception	3/12/2019 11:11 AM
81	be more affordable	3/12/2019 9:18 AM
82	Demolish some of the old business buildings and create new ones. The old business building are an eye sore. New business buildings with unique architecture alone, will attract attention.	3/12/2019 9:06 AM
83	Army Base.	3/12/2019 8:44 AM
84	better treatment of city employees	3/12/2019 8:23 AM
85	More shopping and dining options.	3/10/2019 5:45 PM
86	Clean up the streets- drugs, homeless, theft	3/10/2019 1:56 PM
87	who knows, need to get rid of the crime	3/8/2019 12:58 PM
88	Bring in more businesses.	3/8/2019 10:28 AM
89	The appearance of Cherry Lane along with the run down businesses	3/8/2019 9:55 AM
90	Expand tax base by attracting businesses.	3/8/2019 9:53 AM
91	Updated fitness center for residents and ISD families	3/7/2019 10:56 PM
92	Bring in business to cherry lane	3/7/2019 10:08 PM
93	No more trash on ground	3/7/2019 9:05 PM
94	The appearance.	3/7/2019 7:10 PM
95	Attractiveness	3/7/2019 6:24 PM
96	more local options to purchase groceries. produce	3/7/2019 5:56 PM
97	Perception of those that don't live in our town. And the Water Dept.	3/7/2019 3:51 PM
98	Property taxes	3/7/2019 1:38 PM
99	More commercial properties	3/7/2019 11:43 AM
100	I would put in a shuttle or bus service	3/7/2019 9:22 AM
101	Clean it up! Too many old buildings sitting vacant making the city look run down and old.	3/7/2019 8:22 AM
102	The holes in the roads	3/6/2019 7:59 PM
103	More shopping than a Walmart.	3/6/2019 7:43 PM
104	Better police control and less crime	3/6/2019 6:36 PM
105	code enforcement and city ordinance update to help clean up and beautify the city.	3/6/2019 6:05 PM
106	Make it safe like it was before	3/6/2019 5:58 PM
107	RED LIGHTS	3/6/2019 5:08 PM
108	Clean up the City in both drug houses and run down (code) type issues.	3/6/2019 4:38 PM
109	CLEAN IT UP SOME IN THE SOUTH NEAR CHERRY LANE	3/6/2019 4:37 PM
110	To have more businesses. Cleaner neighborhoods.	3/6/2019 4:35 PM
111	Building codes need to adapt to newer material styles. The idea of 75-80% brick for new construction was a '90s requirement that doesn't fit into the existing neighborhood without standing out. Look at places like Austin and even the Fairmount district of Fort Worth and you will find new construction of woods and metals and concrete materials.	3/6/2019 4:31 PM
112	Educating the Citizens on investing in their town and about municipal government. For example, the complaints about a "trashy look" and blaming the garbage company. The garbage company is not responsible to clean porches, yards, driveways, and keep the outside of homes neat. This is the responsibility of the citizen. Citizens need to stop pointing fingers and start working on being the solution. Be educated and take pride in where you live.	3/6/2019 4:21 PM
113	Better roads	3/6/2019 4:16 PM
114	Remove low rent appeal	3/6/2019 4:07 PM
115	The roads, and the look of the buildings. The appearance needs to be freshened up.	3/6/2019 3:44 PM
116	Road quality	3/6/2019 2:27 PM
117	Fix the roads.	3/6/2019 1:15 PM
118	be more inclusive in types of people who come to this community	3/6/2019 11:48 AM
119	WS needs a grocery store	3/6/2019 11:30 AM
120	The appearance/cleanliness	3/6/2019 9:39 AM
121	Offer better incentives to lure businesses into the city.	3/6/2019 8:35 AM
122	Better roads	3/6/2019 8:15 AM
123	Public transportation that runs Las Vegas Trail, White Settlement Road and Cherry lane	3/6/2019 7:04 AM

124	More support from residents	3/5/2019 11:07 PM
125	That we would have a nice grocery store	3/5/2019 10:36 PM
126	Stop all the petty small town politics and focus on rebuilding a city With some quality commercial growth	3/5/2019 10:34 PM
127	To dissolve and let fort worth take over	3/5/2019 10:22 PM
128	Lowering home taxes, also letting White Settlement residents get discounts at the water park.	3/5/2019 9:58 PM
129	Road conditions in my area	3/5/2019 9:48 PM
130	The appearance. Wis is run down and outdated and attracts crime	3/5/2019 9:12 PM
131	Update downtown so it doesn't look like it is frozen in the fifties/sixties era.	3/5/2019 9:03 PM
132	more local restaurants	3/5/2019 9:00 PM
133	Removal of known drug houses	3/5/2019 8:49 PM
134	Run-down neighborhoods.	3/5/2019 8:47 PM
135	I would like to see no new hotel developments. The lower end hotels are crime magnets.	3/5/2019 8:35 PM
136	Upkeep/ aesthetically appealing	3/5/2019 8:29 PM
137	Water price.	3/5/2019 7:52 PM
138	TO NOT HAVE THE TRAVELERS LIVE IN JUST THIS AREA.	3/5/2019 7:43 PM
139	Owning instead of renting	3/5/2019 7:27 PM
140	Price of water utility	3/5/2019 7:16 PM
141	N/a	3/5/2019 7:07 PM
142	Less gypsy crime	3/5/2019 7:00 PM
143	resources to keep kids off the streets	3/5/2019 6:54 PM
144	Lack of businesses	3/5/2019 6:54 PM
145	Fewer motels near cherry lane/30 and Las Vegas Trail/ 30. That area needs to be cleaned up.	3/5/2019 6:39 PM
146	Create more sidewalks	3/5/2019 6:04 PM
147	Less traffic	3/5/2019 6:00 PM
148	To have more biking and hiking trails available	3/5/2019 5:27 PM
149	Not build anymore apartments.	3/5/2019 5:23 PM
150	I can't say I'd change anything.	3/5/2019 4:17 PM
151	Rid the state of the small town politics jocking for power.	3/5/2019 4:04 PM
152	Cherry Lane	3/5/2019 2:57 PM
153	Fix up old buildings, or build new ones.	3/5/2019 2:24 PM
154	The name has negative connotations	3/5/2019 1:53 PM
155	The name	3/5/2019 1:46 PM
156	The city and the school district to be one united family.	3/5/2019 1:39 PM
157	Better streets	3/5/2019 1:21 PM
158	How the nice neighborhoods are going down and to have everyone keep up with yards	3/5/2019 1:19 PM
159	Better community	3/5/2019 1:14 PM
160	Remove all the old houses re do the neighborhood plant flowers just clean the space up.	3/5/2019 1:10 PM
161	Fix the roads!!!	3/5/2019 12:55 PM
162	Improve condition of road/streets	3/5/2019 12:43 PM
163	Move out the travelers.	3/5/2019 12:30 PM
164	Visual appeal (houses, streets, vacant buildings, etc.)	3/5/2019 12:21 PM
165	Lack of wealth, so I would improve the housing so that the property values would go up.	3/5/2019 12:15 PM
166	the panhandling	3/5/2019 12:12 PM
167	more shopping and restaurants on/around cherry lane	3/5/2019 12:09 PM
168	better roads	3/5/2019 12:09 PM
169	Parent support	3/5/2019 12:06 PM
170	Look and feel of Cherry Lane	3/5/2019 11:57 AM
171	More shopping	3/5/2019 11:54 AM

172	Code and compliance on housing	3/5/2019 11:37 AM
173	More businesses that attract consumers and increase revenue	3/5/2019 11:36 AM
174	Revitalize/Transform White Settlement Rd	3/5/2019 11:35 AM
175	More feeling of safety. More similar to Benbrook	3/5/2019 11:31 AM
176	roads, pot holes	3/5/2019 11:31 AM
177	Housing	3/5/2019 11:27 AM
178	Go Green. Lead the way as "the Settlement"	3/5/2019 11:27 AM
179	less apartments	3/5/2019 11:25 AM
180	Just clear out the old rundown houses.	3/5/2019 11:24 AM
181	There are several nice areas within the city, but seems to be more disheveled, eye sore areas. Address these areas so that the city can be clean and safe.	3/5/2019 11:22 AM
182	City needs to enforce neighborhood cleanup so they don't look like junkyards and trash dumps. *add sidewalks *curbside recycling like all the other cities around us	3/5/2019 11:20 AM
183	office people	3/5/2019 11:19 AM
184	Give a facelift to the businesses in White Settlement Proper	3/5/2019 11:18 AM
185	Nothing	3/5/2019 11:17 AM
186	Homeless and drug use	3/5/2019 11:17 AM
187	Mayor	3/5/2019 11:12 AM
188	The name	3/5/2019 11:10 AM
189	Las Vegas Trail housing and homeless persons.	3/5/2019 11:04 AM
190	The name	3/5/2019 11:00 AM
191	Increased police support. White Settlement is growing. With growth comes crime. I've been a victim of home burglary and it sucks. I don't hardly see police patrolling the neighborhoods unless there has been an incident.	3/5/2019 10:59 AM
192	crime	3/5/2019 10:59 AM
193	Needs a revitalization of the WSR/SCL corridors.	3/5/2019 10:56 AM
194	safer neighborhoods	3/5/2019 10:53 AM
195	I would increase the number of master planned communities within the city.	3/5/2019 10:52 AM
196	The city doesn't support its small businesses that start up here. They promise them the moon yet they leave them out in the cold and support businesses that aren't even operating in white Settlement	3/5/2019 10:51 AM
197	N/A	3/5/2019 10:49 AM
198	Clean up!!! It just looks like every other small "poor" nasty town.	3/5/2019 10:47 AM
199	That White Settlement did not annex land, so that it would not be surrounded by Fort Worth	3/5/2019 10:47 AM
200	Jobs, schools, income do not match, living expenses. Cost of living is to high.	3/5/2019 10:46 AM
201	not sure	3/5/2019 10:45 AM
202	Businesses	3/5/2019 10:45 AM
203	For everyone to stop feeling like White Settlement is a bad place...it's not Como. Stop 6, or the other side of Las Vegas Trail. People have gotten into the mindset that we are just as impoverished and crime ridden as the aforementioned neighborhoods. We need to find a way to change this mindset.	3/5/2019 10:44 AM
204	Fixing the streets	3/5/2019 10:43 AM
205	Roads. No sooner is a road paved than it is dug up again for maintenance issues and poorly patched. It would be less disruptive to just fix everything at once and then repave. I suspect it might be more cost efficient too.	3/5/2019 10:42 AM
206	storefront look on White S Road and Cherry lane	3/5/2019 10:40 AM
207	safety an drug control	3/5/2019 10:38 AM
208	Less trashy	3/5/2019 10:37 AM
209	The apartments above the park started the demise of the city. Too many low rent apartments where people are not invested	3/5/2019 10:37 AM
210	The condition of the roads and the attractiveness of the town.	3/5/2019 10:36 AM
211	Shopping/Dining areas	3/5/2019 10:34 AM
212	A better city council to see that all good and legal issues are completed vs. arguing with one another which hinders progress.	3/5/2019 10:27 AM

213	Cleaner.....pride of ownership!!!	3/5/2019 10:09 AM
214	Provide financial incentive for home builders and business owners to operate in the LVT area. The vacant shops, empty lots, and falling apart houses are what folks picture when they think of White Settlement.	3/5/2019 8:43 AM
215	Trash regulations	3/5/2019 8:28 AM
216	Fix the roads	3/5/2019 4:37 AM
217	Appearance of community properties	3/5/2019 2:51 AM
218	get rid of all vacant houses, tear them down.	3/5/2019 2:11 AM
219	More housing for renters	3/5/2019 1:25 AM
220	Clean up the neighborhoods. Many have run down and in kept houses	3/5/2019 1:22 AM
221	Stray dos/cide compliance	3/5/2019 12:51 AM
222	Improving busines and home aesthetics and getting rid of areas in disrepair	3/5/2019 12:34 AM
223	The massive amount of crime and drugs.	3/5/2019 12:29 AM
224	More local commerce	3/4/2019 11:40 PM
225	Better communication with city officials	3/4/2019 11:19 PM
226	Make S. Judd St. two-way again. Need to be one-way only during school times/days. Other areas by other schools are not one-way all the time.	3/4/2019 11:17 PM
227	Clean up the neighborhoods	3/4/2019 11:11 PM
228	Fill up the empty spaces on cherry lane with businesses, grocery stores, restaurants etc	3/4/2019 11:09 PM
229	That the roads (potholes) are repaired within a reasonable amount of time	3/4/2019 10:57 PM
230	Cheaper housing	3/4/2019 10:40 PM
231	Clean up the city of the drugs and sketchy people waking around at all hours of the night. crime ridden	3/4/2019 10:28 PM
232	Bulldoze the water park and cut water prices.	3/4/2019 10:27 PM
233	City officials to respect and include the residents	3/4/2019 10:18 PM
234	More convenient shopping	3/4/2019 10:15 PM
235	Streets (some are full of pot holes)	3/4/2019 10:08 PM
236	Keep the roads up to date	3/4/2019 10:06 PM
237	Somehow create ways to up lift and further the residents to want to do better for themselves.	3/4/2019 9:43 PM
238	The name	3/4/2019 9:22 PM
239	Code enforcement	3/4/2019 9:10 PM
240	Code compliance sorely lacking.	3/4/2019 8:57 PM
241	Sell the water park.	3/4/2019 8:28 PM
242	Deblitated houses	3/4/2019 8:14 PM
243	Put in a grocery store	3/4/2019 8:11 PM
244	The code compliance is not forced equally to everyone .very trashed area.	3/3/2019 1:53 PM
245	Speed humps to slow down traffic	3/1/2019 12:58 PM
246	The run down buildings.	3/1/2019 10:03 AM
247	Find better ways besides raising taxes every year on our water bills. Structure budget to fund replacement of faulty digital meters.	2/28/2019 1:54 AM
248	Drinking Water Quality should be #1 priority.	2/27/2019 9:25 AM
249	Better shopping	2/26/2019 10:13 AM
250	RUN OFF DRUGGIES	2/26/2019 9:50 AM
251	The high water bills.	2/25/2019 8:13 PM
252	run down and unkept portions of town	2/25/2019 6:27 PM
253	get rid of drugs	2/25/2019 3:24 PM
254	the horrible streets. They are really bad.	2/25/2019 12:20 PM
255	Better roads and transportation	2/25/2019 11:52 AM
256	Condition of roadways	2/25/2019 11:40 AM
257	The land use around I-30. Our section of White Settlement along I-30 makes use look awful. The visual aesthetics gives no reason to want to stop and visit our city. We need more landscaping, fencing, updated types of signs.	2/25/2019 9:49 AM

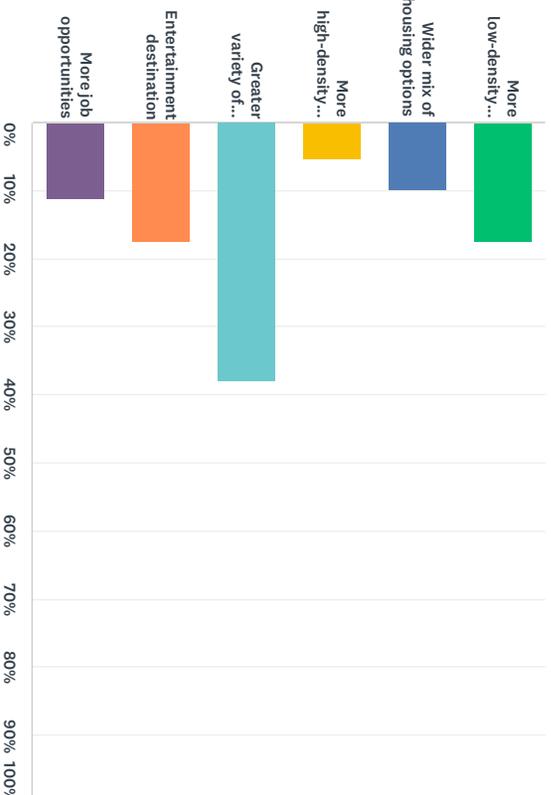
258	See previous question	2/25/2019 8:25 AM
259	I would enforce codes more. Nothing is being done with over growing grass, plants, smells, wild animals	2/25/2019 3:50 AM
260	I hear gunshots every week now - my friends are selling their home and moving from our area because they no longer feel safe with their children. We tried to call gunshots in one night and 911 didn't even answer the phone.	2/24/2019 7:05 PM
261	The percentage of rental properties. Homeowners are more vested to upkeep of their property & more involved in the community.	2/24/2019 7:02 PM
262	Clamp down on crime and gypsies / travelers.	2/24/2019 6:33 PM
263	Lord- to many to list# Hire more police!! More street lights Fix streets Fix water billing Place for youth Close open enrollment Grocery store No more carlots Get rid of the abode center	2/24/2019 6:08 PM
264	Enforce trashy neighborhoods and adjust water expenses	2/24/2019 3:58 PM
265	Quality, price, and handling of water utilities	2/24/2019 2:44 PM
266	Some people think they are better than others	2/24/2019 12:33 PM
267	Better crime patrol	2/24/2019 11:13 AM
268	Crime	2/23/2019 8:52 PM
269	Access to medical care	2/23/2019 8:30 PM
270	Remove all the homeless people and drug houses. Fix road and bring about more art structures	2/23/2019 6:10 PM
271	Get rid of homelessness. Too many people just walking the streets.	2/23/2019 5:24 PM
272	Road maintenance	2/23/2019 3:54 PM
273	Clean up the city(drugs,crime)	2/23/2019 3:52 PM
274	Better road conditions	2/23/2019 2:47 PM
275	Zoning and codes that restrict building costs stay low so builders will come here	2/23/2019 2:29 PM
276	better roads	2/23/2019 2:27 PM
277	Landscaping on WS Road and Cherry Lane	2/23/2019 12:59 PM
278	I would add sidewalks to every neighborhood.	2/23/2019 12:52 PM
279	Attractiveness	2/23/2019 12:36 PM
280	Shopping	2/23/2019 12:12 PM
281	More police presence.	2/23/2019 11:35 AM
282	Roads	2/23/2019 11:24 AM
283	Try to build up Cherry Lane and White Settlement RD area to bring in more business to the heart of our town.	2/23/2019 11:12 AM
284	Increased retail and light commercial use.	2/23/2019 11:01 AM
285	The as the tics of Cherry Lane. Make it more up to date with new business choices.	2/23/2019 10:56 AM
286	clean up everythings look like it needs power washed in a lot of houses need new siding or paint	2/23/2019 10:32 AM
287	More focus on crime prevention	2/23/2019 10:13 AM
288	More attractive curb appeal for both residential and commercial ateas	2/23/2019 9:50 AM
289	The internet options are abysmal.	2/23/2019 9:42 AM
290	I would change the water bill due dates to be on the last day of every month instead of the 30th	2/23/2019 9:33 AM
291	Less crime	2/23/2019 8:33 AM
292	Older homes need update incentives. Traffic on white road is chaotic with Lockheed and west elementary traffic for dale lane residents. Making hard to turn on white Settlement especially adding the highway vehicles exiting. Can be a dangerous left turn.	2/23/2019 7:51 AM
293	Make people clean up there property.	2/23/2019 3:38 AM
294	To get rid of the drugs and crime rate.	2/23/2019 3:25 AM
295	More trees	2/23/2019 2:44 AM
296	Better code enforcement.	2/23/2019 1:34 AM
297	Cheaper rent for single parents	2/22/2019 11:55 PM
298	The look of our town. To an outside person this area is no different than the fort worth side of Las Vegas Trail.	2/22/2019 11:31 PM
299	Some of the roads need work.	2/22/2019 11:13 PM
300	Not sure I can narrow it down to just one.	2/22/2019 10:39 PM
301	Fixing all the pot holes.	2/22/2019 10:17 PM

302	Clean up the city by better code enforcement. Do we really have a code department? Seems to be 2 semi-retired individuals.	2/22/2019 10:17 PM
303	More action by police to get the drug infestation out of this little city.	2/22/2019 10:11 PM
304	Update the run down homes and clean up neighborhoods.	2/22/2019 9:53 PM
305	Lack of shopping and proximity to LVT. Apartments- too many	2/22/2019 9:26 PM
306	Water quality and road conditions	2/22/2019 9:20 PM
307	It's attractiveness	2/22/2019 9:18 PM
308	More than adequate fire and police staffing and tools needed. Nicer roads. Revitalize and or rezone cherry ln. less travel trailers.	2/22/2019 9:07 PM
309	More activities and job opportunities for the youth.	2/22/2019 9:02 PM
310	The image	2/22/2019 9:00 PM
311	Better use of tax money on roadways	2/22/2019 8:50 PM
312	Having code enforcement actually make people clean up their home areas front and back. Cleaner looking all around	2/22/2019 8:48 PM
313	Eliminate Distressed properties. I think it would help eliminate the rough clientele	2/22/2019 8:27 PM
314	Get public transportation for the sick & elderly.	2/22/2019 8:27 PM
315	Animal related ordinances are atuck in the 1980s....	2/22/2019 8:22 PM
316	homeless people and the drug problem	2/22/2019 8:19 PM
317	Abandoned buildings along Cherry lane.	2/22/2019 8:18 PM
318	Rundown homes	2/22/2019 8:10 PM
319	Trash in yards and traffic	2/22/2019 8:06 PM
320	The negative image about businesses in our city. For a long while, we were known as being not business friendly Or atleast, we were perceived that way .	2/22/2019 8:04 PM
321	Honestly roads, parks, businesses, water billing, communication, crime have all been issues but I've seen great improvement in attempting to resolve these and others in recent years. Things are really moving forward right now so I wouldn't change a thing...except maybe those dang water bills lol....	2/22/2019 8:01 PM
322	The run down houses or empty buildings	2/22/2019 7:59 PM
323	More entertainment venues	2/22/2019 7:56 PM
324	Clean up the city with tearing down old homes and replace with new homes and businesses	2/22/2019 7:55 PM
325	The neighborhoods didn't look as trashy as they did when we first moved here 19 years ago. It's a great central location so I love that.	2/22/2019 7:54 PM
326	The abandoned feel of the city overall. I used to live in ws and would love to love back if I saw that it was moving forward.	2/22/2019 7:51 PM
327	Stricter codes and enforcement to clean up substandard buildings, and better commercial signage ordinances.	2/22/2019 7:50 PM
328	The water park	2/22/2019 7:48 PM
329	Reduce the number of apartment complexes.	2/22/2019 7:44 PM
330	Bring more business to WS and revitalize Cherry Ln. and Whitesettlement Rd., so it doesn't look so run down.	2/22/2019 7:44 PM
331	Better roads	2/22/2019 7:38 PM
332	Beater painted lanes and light times on Clifford.	2/22/2019 7:37 PM
333	the negativity	2/22/2019 7:36 PM
334	less apartments	2/22/2019 7:36 PM
335	The emptiness of our towns Main Street, our town looks like those in the movies that is portrayed as living in the Ghetto.	2/22/2019 7:36 PM
336	City responsiveness	2/22/2019 7:35 PM
337	The rundown appearance.	2/22/2019 7:33 PM
338	Better roads	2/22/2019 7:32 PM
339	That it becomes progressive & markets itself that way so people will want to live & spend their money here. It can be progressive & charming at the same time. Community based activities help for both families & singles.	2/22/2019 7:29 PM
340	Get rid of the gypsies, they are mean, rude, and thiefs.	2/22/2019 7:13 PM
341	The city council.	2/22/2019 7:06 PM
342	New, fully modern playground structures	2/22/2019 6:58 PM

343	To clean it to make it a law for every business and homeowners to keep their surrounding property clean!!!	2/22/2019 6:57 PM
344	Code enforcement, clean up the city.	2/22/2019 6:45 PM
345	The aesthetics and inconsistent zoning types along the main roads. It appears old and almost third worldly in some areas.	2/22/2019 6:32 PM
346	To be more progressive and creative in planning for the future. Seems that the "good ole boy" approach has seen better days	2/22/2019 6:31 PM
347	More efficient public works department.	2/22/2019 6:30 PM
348	2/22/2019 6:13 PM
349	Add a large grocery store inside the city limits. This is a very close tie with adding curbside trash and recycling bins.	2/22/2019 6:04 PM
350	Clean up the area. There is nothing nice to look at. Just seems kinda trashy	2/22/2019 6:01 PM
351	Add more entertainment	2/22/2019 5:56 PM
352	Pay the lower employees more to help bring in people who care at what they do.	2/22/2019 5:54 PM
353	The amount of crime in the area.	2/22/2019 5:34 PM

Q13 What is your number ONE desire for White Settlement?

Answered: 370 Skipped: 239



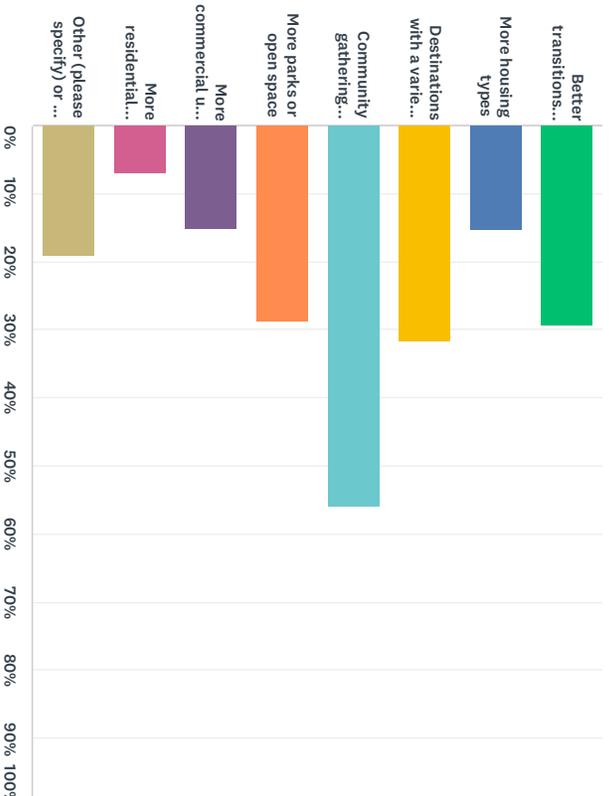
ANSWER CHOICES	RESPONSES
More low-density single-family homes	17.57% 65
Wider mix of housing options	10.00% 37
More high-density mixed-use development (apartments / offices above retail)	5.41% 20
Greater variety of retail shopping	38.11% 141
Entertainment destination	17.57% 65
More job opportunities	11.35% 42
TOTAL	370

#	OTHER (PLEASE SPECIFY)	DATE
1	But affordable - Not \$2,000 apartments for 1 bedroom	4/23/2019 3:17 PM
2	neighborhoods connected to town center and parks, of which those are connected to trinity trails.	4/9/2019 10:27 PM
3	Recycling	4/3/2019 1:00 PM
4	more shopping and entertainment, make people want to come to white settlement	4/2/2019 7:34 AM
5	To see vacant businesses and lots be used again	4/1/2019 7:30 PM
6	Town Square	3/27/2019 1:27 PM
7	To clean up the town and make it look better	3/26/2019 9:17 AM
8	More community spaces.	3/25/2019 3:36 PM
9	NO MORE LOW INCOME HOUSING	3/22/2019 12:56 PM
10	need for sidewalks	3/21/2019 11:07 PM
11	I would like to see nicer home built along with greater variety of retail shopping and an ebertainment destination.	3/18/2019 12:40 PM
12	More sidewalks	3/17/2019 5:57 PM
13	Keep the small town charm, but make business property owners keep up their property appearance.	3/13/2019 6:00 PM
14	Let the elderly die in their own homes with dignity.	3/12/2019 3:16 PM
15	all of the above options should be handled not just one	3/12/2019 8:23 AM
16	Clean up unsightly neighborhoods.	3/8/2019 9:53 AM
17	It needs insight	3/7/2019 7:10 PM

18	Bring the City to what it is capable of being; update infrastructure; rezone to adjust to new dining, housing and work experiences	3/6/2019 4:21 PM
19	Food Choices	3/6/2019 4:07 PM
20	Less apartments!!	3/6/2019 9:39 AM
21	Consistent Enforcement of existbuilding codes	3/5/2019 10:34 PM
22	Nothing	3/5/2019 10:22 PM
23	TO LOOK CLEANER, MORE UPDATED , SO IT'S APPEALING TO ALL WITH A GOOD MIX OF HOUSING OPTIONS.	3/5/2019 7:43 PM
24	n/a	3/5/2019 7:16 PM
25	Businesses for more tax growth.	3/5/2019 4:04 PM
26	Green community, safe to travel on bike and walking.	3/5/2019 11:27 AM
27	More schools.	3/5/2019 11:17 AM
28	Changing the name	3/5/2019 11:10 AM
29	Less crime an drugs	3/5/2019 10:38 AM
30	Need to increase industry and not restaurants for more taxes	3/5/2019 10:37 AM
31	Clean it up, get rid of all the trashy run down homes that are managed by management companies....their cash cows!	3/5/2019 10:09 AM
32	Better roads	3/5/2019 2:51 AM
33	Clean up the neighborhoods	3/5/2019 1:22 AM
34	Improve the school system. Especially west elementary and the high school n	3/5/2019 12:29 AM
35	Like to have a movie theater back in White Settlement. We had two at one time, now there is none.	3/4/2019 11:17 PM
36	We need to take care of basics, water, roads, etc	3/4/2019 10:57 PM
37	To lose it's bad reputation	3/4/2019 9:10 PM
38	No more apartment	3/3/2019 1:53 PM
39	Speed humps	3/1/2019 12:58 PM
40	To attract or incentivize entrepreneurs to open a business in our town	2/28/2019 1:54 AM
41	LESS METH	2/26/2019 9:50 AM
42	To aggressively prohibit transient population & those being driven out of LVT apartments from bringing the problems into WS	2/24/2019 7:02 PM
43	Roads, street signage & street lighting	2/23/2019 8:52 PM
44	Sidewalks	2/23/2019 12:52 PM
45	Continue adding new homes.	2/23/2019 7:51 AM
46	Better upkeep of areas we already have and updated spaces like the community center and library	2/22/2019 10:17 PM
47	Public transportation.	2/22/2019 8:27 PM
48	Less section 8 housing	2/22/2019 8:22 PM
49	public transportation line	2/22/2019 8:18 PM
50	Hight quality if life for young families in all areas including parks, entertainment and dining, schools and housing options.	2/22/2019 7:51 PM
51	Better infrastructure	2/22/2019 7:35 PM
52	And entertainment/varienty retail destinations.	2/22/2019 7:29 PM
53	Clean up the existing structures	2/22/2019 6:45 PM
54	A large grocery store inside the city limits.	2/22/2019 6:04 PM

Q14 One element of the City's Comprehensive Plan will address land use. Where different uses are located throughout the City and how much property is designated for different kinds of uses. What do you feel would make the Future Land Use Plan successful? (Select all that apply)

Answered: 402 Skipped: 207



ANSWER CHOICES	RESPONSES
Better transitions between different types of uses (e.g. screening, landscaping, building setbacks)	29.60% 119
More housing types	15.42% 62
Destinations with a variety of uses	31.84% 128
Community gathering places (e.g. public plaza, town square)	55.97% 225
More parks or open space	28.86% 116
More commercial uses (enter location in the comment field)	15.17% 61
More residential uses (enter location in the comment field)	7.21% 29
Other (please specify) or add comment on location	19.15% 77
Total Respondents: 402	

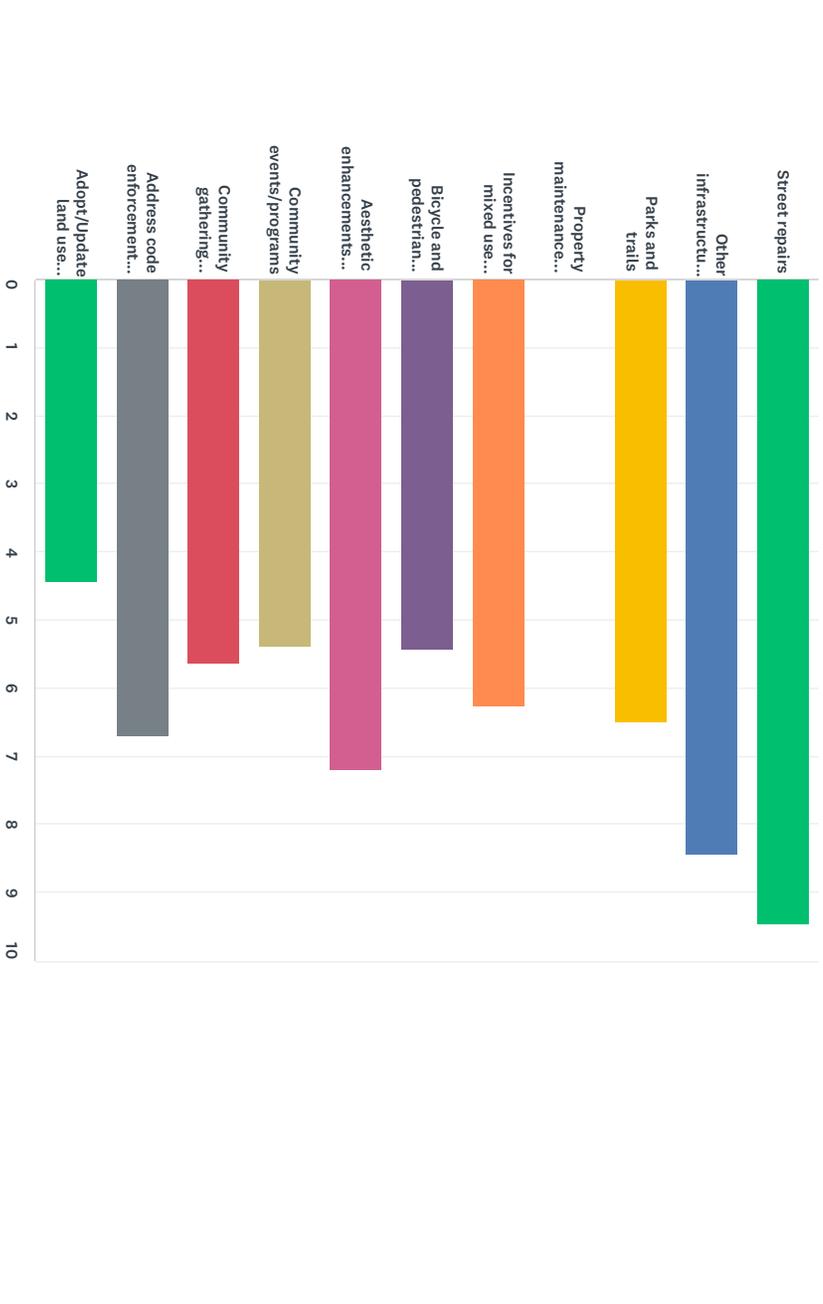
#	OTHER (PLEASE SPECIFY) OR ADD COMMENT ON LOCATION	DATE
1	shops	4/23/2019 3:24 PM
2	Better business/higher end	4/17/2019 3:41 AM
3	Town square or center with 2to3 story craftsman style buildings with street level local shops and apartment/condo/office living overhead.	4/9/2019 10:27 PM
4	1700 s cherry and and Scott street	4/3/2019 4:16 AM
5	The entire area around where Toys R Us was. Move flight deck and Chuckee Cheese and the roofing supply into another nearby area. Several blocks of smaller businesses or sit down restaurant s could be established right alongside 130 at Cherry.	4/2/2019 1:10 AM
6	I think a set of rules should be applied to take better Care of the appearance of the houses in neighborhoods. (I.e no board on windows, lawn must be mowed, trash and debris kept out of all yards, etc.)	3/26/2019 3:38 PM
7	I really don't know what to pick	3/26/2019 3:18 PM
8	Area 3	3/26/2019 9:32 AM

9	White Settlement Road - Clifford - and Cherry Lane - Las Vegas Trail	3/21/2019 11:07 PM
10	stop useless spending on things that won't profit the city as a whole and instead focus on the community as a whole	3/12/2019 8:23 AM
11	Cherry Lane	3/10/2019 5:45 PM
12	More family Dinning establishments	3/9/2019 6:05 PM
13	On White Settlement Rd sown the strip should be a retail area with nice offices and shopping.	3/8/2019 9:55 AM
14	I think with more of a town square feel, WS well attract people not to just live here, but want to stay. Maybe not head to 7th fw, or other hot spots in fw.	3/7/2019 10:08 PM
15	Cherry lane	3/7/2019 9:05 PM
16	White Settlement Roads	3/7/2019 7:10 PM
17	By the old Food Bin, or by the old Eckerts	3/7/2019 8:22 AM
18	Get rid of the low income housing/ apartments/trailer parks, no more car lots	3/6/2019 5:58 PM
19	Service Roads and Clifford	3/6/2019 4:38 PM
20	To fill in new businesses where old ones existed.	3/6/2019 4:35 PM
21	Less commercial. Judging from the number of abandoned or struggling businesses, the City doesn't appear to be able to support the amount of existing commercial zoning. With less, be more particular about what is allowed.	3/6/2019 4:31 PM
22	A comprehensive zoning overlay in addition to enforcing current building codes on all the old junky homes and trailer parks	3/5/2019 10:34 PM
23	To tear down and start new	3/5/2019 10:22 PM
24	More schools	3/5/2019 6:04 PM
25	All the residence along 820	3/5/2019 4:04 PM
26	Gym and/or facilities for families and shopping.	3/5/2019 12:50 PM
27	Quit building apartments	3/5/2019 12:15 PM
28	More code enforcement. Bulldoze some of the run down houses.	3/5/2019 11:24 AM
29	Along the highway and the Spur	3/5/2019 11:22 AM
30	More schools to prevent overcrowded classrooms.	3/5/2019 11:17 AM
31	Tear down some housing that is ran down and create more desirable housing that isn't located in a bad area	3/5/2019 11:17 AM
32	restaurants and shopping options	3/5/2019 10:56 AM
33	More residential areas close to the high school.	3/5/2019 10:52 AM
34	along the access road	3/5/2019 10:45 AM
35	more schools we are over crowded with 30 students in classrooms	3/5/2019 10:38 AM
36	This can only be answered with a map showing the targeted land in question!	3/5/2019 10:09 AM
37	Restore or demo and rebuild homes in the LVT area. Perhaps some vacant lots could be converted into parks.	3/5/2019 8:43 AM
38	No more apartments	3/5/2019 2:51 AM
39	Cherry Lane has a lot of space for new development	3/4/2019 11:40 PM
40	Tiny house community	3/4/2019 10:28 PM
41	Land on Turnbleweed arnf the church land next door. Turnbleweed has been filled with trees and homeless for years without the owner caring	3/4/2019 10:27 PM
42	Reduce the number of apartments.	3/4/2019 10:27 PM
43	Schools high school back in city limits	3/4/2019 10:18 PM
44	A downtown	3/4/2019 8:57 PM
45	Rejuvenate veterans parks/fields. Attract more adult players. Allow beer sales	3/4/2019 8:14 PM
46	Lakeview Ridge	3/1/2019 12:58 PM
47	Get rid of old dilapidated buildings on White Settlement Rd, implement zoning that has a specific aesthetic standards. Better use of land off 341, and Cherry On. Get rid of the run down apartment complexes.	2/28/2019 1:54 AM
48	Need Popular stores like Marshall's maybe on cherry lane to bring other retailers.	2/27/2019 9:25 AM
49	LESS DRUG HOUSES	2/26/2019 9:50 AM
50	We need a new place for community to have parties. A rental area for baby showers or reunions. Our rec center is embarrassing. We need a rental facility with a full kitchen and bathrooms.	2/25/2019 8:13 PM

51	better building standards towards aesthetics and enough code enforcement to get everything else better kept up	2/25/2019 6:27 PM
52	Too much land is being used for churches & schools - (tax exempt properties) needs a better balance	2/24/2019 7:02 PM
53	Businesses on cherry lane. Grocery store- restaurants shopping	2/24/2019 6:08 PM
54	Restaurants	2/23/2019 2:47 PM
55	Large sports venue to accommodate the west side	2/23/2019 2:29 PM
56	Allow an Architect to help with this process	2/23/2019 12:59 PM
57	White Settlement Rd and Cherry Lane	2/23/2019 11:12 AM
58	More light commercial/retail	2/23/2019 11:01 AM
59	South of I-30 to Clifford Street, along 820	2/23/2019 10:56 AM
60	Stop running out the wildlife, coyotes and deer etc. Everytime we move closer to their food sources they come out to look for food.	2/23/2019 9:33 AM
61	A park in North White settlement. Or use open land for dirt bikes/ community pool	2/23/2019 3:25 AM
62	More trees and general greenery	2/23/2019 2:44 AM
63	We do not need any more baseball fields or park space.	2/22/2019 10:17 PM
64	Add businesses to Cherry Lane. I30 gets more traffic coming through than ever.	2/22/2019 9:53 PM
65	Protection from LVT	2/22/2019 9:26 PM
66	movie theater ,grocery store	2/22/2019 9:20 PM
67	Cherry Ln, LVT, 820	2/22/2019 9:18 PM
68	Some type of revitalizing of cherry ln. More commercial not residential alone 820.	2/22/2019 9:07 PM
69	More entertainment opportunities	2/22/2019 8:04 PM
70	Cherry lane	2/22/2019 7:54 PM
71	Whitesettlement Rd. and Cherry LN.	2/22/2019 7:44 PM
72	Grocery store	2/22/2019 7:35 PM
73	Nicer retail buildings. The ones now are run down.	2/22/2019 7:32 PM
74	Commercial use locations: WS rd & Cherry Lane.	2/22/2019 7:29 PM
75	High-end retail and clean and make the city look better it looks scary	2/22/2019 6:57 PM
76	Get rid of old, low income commercial business areas and develop new homes there.	2/22/2019 6:32 PM
77	Unsure	2/22/2019 6:30 PM

Q15 Providing infrastructure and basic services is one of the best ways to support private investment, attract development and encourage redevelopment. Every city has limited resources for public improvements, projects and initiatives. What should the City of White Settlement prioritize in upcoming budgets and/or spending packages? Drag or renumber the listed items into priority order with 1 being most important.

Answered: 393 Skipped: 216



Community events/programs	2.72% 10	3.26% 12	6.25% 23	5.98% 22	8.15% 30	11.96% 44	25.00% 92	15.49% 57	13.86% 51	7.34% 27	0.00% 0	3
Community gathering spaces (e.g. public plaza, town square)	4.05% 15	4.59% 17	8.65% 32	10.00% 37	7.57% 28	10.27% 38	11.35% 42	22.97% 85	12.16% 45	8.38% 31	0.00% 0	3
Address code enforcement issues	14.81% 56	9.79% 37	14.02% 53	10.85% 41	6.61% 25	3.44% 13	5.03% 19	7.94% 30	19.31% 73	8.20% 31	0.00% 0	3
Adopt/Update land use regulations (unified development code)	3.23% 12	2.70% 10	4.31% 16	9.16% 34	5.12% 19	9.16% 34	6.47% 24	7.82% 29	13.21% 49	38.81% 144	0.00% 0	3

Q16 Please include any additional comments you have for making White Settlement the best place possible for the future.

Answered: 212 Skipped: 397

#	RESPONSES	DATE
1	Restrictions/ code enforcement on houses	4/23/2019 3:24 PM
2	Grocery store	4/23/2019 3:10 PM
3	Fill up empty business parks, increase new housing development	4/23/2019 2:53 PM
4	Better pay for police so as to retain and obtain better officers. Better communication and relationship between city departments. ACO needs to respond 24hrs to help various departments	4/17/2019 3:41 AM
5	When the city shows care for it citizens and it self first (water management and streets) others will see and would want to come into our city and be a part of. Businesses, etc.	4/15/2019 5:20 AM
6	Get rid of trailer parks.	4/14/2019 1:51 PM
7	Tree planting and landscaping incentives. Require developers to retain, restore, or replant certain number of trees per residential or commercial area. Require new and restored neighborhoods to have sidewalks; plant trees along streets and sidewalks. Install street lamps for dim lighting at night.	4/9/2019 10:27 PM
8	Clean the city up. Code compliance needs to step their game up.	4/4/2019 7:23 AM
9	Try to open up some of the closed run down places	4/4/2019 12:17 AM
10	Guys on street crew are so nice	4/3/2019 2:49 PM
11	Beautification of the city	4/3/2019 2:20 PM
12	I think that white settlement has a ton of potential. It needs some updates, including a handicap park that the YAC is hopefully working on to accomplish, and I think that it needs to be more sanitized. Specifically, by adding trash cans and recycling.	4/3/2019 1:39 PM
13	Add street side recycling. I hate thinking about how many tons of recycling material is thrown away by residents every day - two dumpsters is not enough.	4/3/2019 1:00 PM
14	N/A	4/2/2019 2:29 PM
15	The fire department has come a long way in the last year. The Firefighter pay needs to be raised. City needs to look into providing fire based EMS or third city service EMS. Up date the fire department and city hall building. Keep supporting the fire department as they have during the transition under Chief Ball.	4/2/2019 2:17 PM
16	Make empty buildings be torn down within 30 days. Make all homes be up to code	4/2/2019 12:33 PM
17	Stop the building of Apartment complexes just to boost the cities population so that it will attract outside franchises. These complexes will ultimately be sources of increased crime.	4/2/2019 1:10 AM
18	I love the small town feel of White Settlement and how important it is for the community to have a voice and appreciate how the city is giving residents an open forum for this. There is so much of the city that seems run down and abandoned and just isn't attractive (Cherry Lane for instance.) I want to see businesses take pride in their store fronts and see more businesses come back in those vacant buildings.	4/1/2019 7:30 PM
19	Making pedestrian walk ways & bicycle riding safer to do in WS should be important. If there is more to do in WS, we can keep more money in the community.	3/30/2019 4:24 PM
20	it would be great if we had a "thing", there's no distinct thing that makes us unique. we need a statue or a strange architecture city hall or something that makes us unique.	3/28/2019 9:37 PM
21	Family Friendly, Senior appropriate and places for kids to go to and enjoy	3/27/2019 1:27 PM
22	More family places.	3/26/2019 11:19 PM
23	KEEP OUR PUBLIC SERVANTS FRIENDLY	3/26/2019 4:23 PM
24	Get a better contract for water and garbage pickup. I know that rates are lower in Benbrook. (They only pick up garbage once a week BUT recycling and bulk trash is picked up every week.)	3/26/2019 3:18 PM
25	Na	3/26/2019 12:42 PM
26	Code enforcement would help to beautify the city. It would make the "small town feel" feel less trashy. Access to better bike/pedestrian trails would encourage more family togetherness and healthy families. A beautiful city will encourage residents to take pride in themselves, where they are from and be better stewards of what we have	3/26/2019 9:36 AM
27	When the city promises to fix their mistakes they actually do it instead of ignoring the tax payers	3/26/2019 9:17 AM
28	Anything that will keep our children safe. There is a lot of speeding in residential areas, which is a huge concern for all of us parents living near North Elementary.	3/25/2019 3:36 PM

29	More signs around the area advertising recreation activities for adults and kids. Peak interests. Not many young people in the community know white settlement has classes for adults and kids. Lets get people out of their house!	3/25/2019 2:33 PM
30	I would like to make sure that White Settlement is financially accountable and making economical decisions, along with working with outside community organizations for the betterment of all White Settlement community members.	3/22/2019 12:56 PM
31	The people here a great!!!	3/21/2019 11:07 PM
32	Encouraging recycling and trash pickup as well as providing both recycling and trash receptacles at all public parks and buildings with signage and encouragement to keep the city clean would be beneficial. We want to be ahead of the curve, not decades behind.	3/21/2019 2:34 PM
33	Get back to a small town feel. My entire family grew up there. I want to be proud of it and have my children grow up in those schools.	3/21/2019 1:43 PM
34	It going back to driving good businesses out.	3/21/2019 11:21 AM
35	Better street repairs	3/20/2019 5:45 PM
36	Maybe look into residential recycling to to eliminate some of the waste being thrown away.	3/19/2019 9:24 AM
37	Not sure. More community activities for the families and kids.	3/19/2019 8:20 AM
38	Water Park issues.	3/18/2019 9:22 PM
39	Please lower down on the drugs and up more on people	3/17/2019 6:00 PM
40	New businesses More community activities.	3/15/2019 7:14 PM
41	Make it a place all ages, colors and races can live in harmony.	3/13/2019 6:00 PM
42	More street lights for safety.	3/13/2019 5:33 PM
43	Replace remaining two long term city council members with citizens willing to put the city of White Settlement above their own interests.	3/12/2019 7:06 PM
44	Fun, safe environment	3/12/2019 6:20 PM
45	tear down old buildings build new	3/12/2019 11:20 AM
46	community involvement	3/12/2019 11:11 AM
47	Having grown up in this City as a child, I remember White Settlement because of the experiences I had here. Going to Chucky Cheese or Showbiz Pizza place and playing video games as well as seeing movies and visiting Toys R Us. If the City didn't have those businesses, I wouldn't remember too much about the City. I don't know what the future holds for entertainment...but there it is.	3/12/2019 9:06 AM
48	Just stay humble, see what it needs and not what it wants. Personally, fix the streets and make her feel pretty.	3/12/2019 8:44 AM
49	bring in more businesses that will help the city thrive and be a better place	3/12/2019 8:23 AM
50	N/A	3/10/2019 5:45 PM
51	Clean up unsightly neighborhoods.	3/6/2019 9:53 AM
52	If your going to remain for the older generation then build more retirement community based facilities. Recruit their businesses.	3/7/2019 10:56 PM
53	Revitalize cherry lane.	3/7/2019 10:08 PM
54	Gentrification of the city.	3/7/2019 9:05 PM
55	Start with White Settlement Road. It is ugly	3/7/2019 7:10 PM
56	We have to get the water issues and prices under control. Put more parks, trails, and places for the community to enjoy. Make WS the safest small town. Change outside opinions of WS. Stop building apts on each plot of land that could be a great park with trails. No one likes living around so many apts that most tenants don't care about. The respect for property is lost on many tenants and it's hard to sell your home once a complex has been built close to it	3/7/2019 3:51 PM
57	.	3/7/2019 1:38 PM
58	N/A.	3/7/2019 11:43 AM
59	I would like to see more eating places and a store around the Cherry Lane and White Settlement Road area.	3/7/2019 9:22 AM
60	Clean up the "trash". The drug addicts walking around, the trash around homes and businesses. All the old buildings need to go , or have major updates done. All the junk from Las Vegas Trail is seeping into our city and making it not safe or homey feeling anymore.	3/7/2019 8:22 AM
61	Better police presence and clean up Las Vegas Trail	3/6/2019 6:36 PM
62	The city needs to focus on updating the above to continue to draw new citizens with more public pride and involvement.	3/6/2019 6:05 PM
63	Growth must be organic. Begin by selecting and investing in a specific area of the City, allow the zoning and building codes to provide a mixed use of reconstruction, and sale the idea of the same ripple effect that is happening all around us.	3/6/2019 4:31 PM

64	Help the citizens understand their investment in their community help them and helps the community bring in retail, restaurants, entertainment, etc. And not be mean to those who work here. We spend a good 80% of our time in this town. We are investing in their town too. Invest in not negate their town.	3/6/2019 4:21 PM
65	Clean up and improve main roads and access ways	3/6/2019 4:07 PM
66	The signs around the schools need to be redone (especially West), and the roads, as well as older buildings given a face lift to make the area more attractive.	3/6/2019 3:44 PM
67	To attract the best educators, up the salary and/or benefits for all teachers/staff in WSISD. The state is working on this for teachers, but the aides are grossly underpaid!	3/6/2019 11:48 AM
68	The current streets department is doing a poor job of repairs and wasting taxpayers money in the process. This department needs a major overhaul!	3/6/2019 8:35 AM
69	The apartment complexes in White Settlement that have health and safety issues need to be inspected and repaired according to code and when code enforcement is notified, they actually investigate	3/6/2019 8:15 AM
70	People should be forced to clean up their yard and make the outside of their house is presentable	3/5/2019 10:36 PM
71	Embrace the entire community including residents west of Loop 820 that contribute to the city by shopping and supporting local businesses and schools. Any vibrant destination that is "inclusive" and welcoming to all will thrive and grow. This inclusive piece is missing with some in current city leadership.	3/5/2019 10:34 PM
72	Please just let Fort Worth take over. White Settlement had the chance to be taken care of but they refused to let Lockheed sponsor the schools.	3/5/2019 10:22 PM
73	Make White Settlement a community for all people. Everyone has different opinions on how they would like this community, so that would be hard to achieve. We need to try to become one and not segregated and judgemental as we are all different.	3/5/2019 9:58 PM
74	I'm very concerned with the rise in crime and drugs and the run down appearance of the town.	3/5/2019 9:12 PM
75	I just want some of the dilapidated housing torn down. As long as it is there it will continue to be rented and people will live there.	3/5/2019 8:35 PM
76	Better infrastructure	3/5/2019 7:52 PM
77	A NICER SHOPPING MALL OR MULTIPLE SHOPS WITH A NEW THEATER, NICE BISTRO RESTAURANTS, ETC...	3/5/2019 7:43 PM
78	More retail and a grocery store in white Settlement east of 820	3/5/2019 7:07 PM
79	We have excellent police dept. Would like to see bicycle or even golf cart patrol. Would make them more approachable	3/5/2019 7:00 PM
80	Clean it up. Refurbish	3/5/2019 6:54 PM
81	Give educators a raise. They are the ones teaching our children and helping them find their way into tomorrow. If they were paid more, the education system would be more joyful for kids because the teachers would have the ability to provide more.	3/5/2019 6:04 PM
82	Let's get a Race Trac or 7-11 gas station put in at Silver Creek and 820	3/5/2019 4:17 PM
83	?	3/5/2019 4:04 PM
84	Starting to lose the small town feel with the amount of open land that is being bulldozed and used for new housing (off Chapel Creek/Westpoint area. The commercial properties/land on parts of Clifford look run down and need to be updated.	3/5/2019 1:53 PM
85	I love white Settlement it has been my home for over 40 years.	3/5/2019 1:39 PM
86	I believe to keep this city as nice as it was when we build 9 years ago. We need to stay on top of the home owners to keep things cleaned and yards in order	3/5/2019 1:19 PM
87	More business opportunities and more places for children to gather at	3/5/2019 1:10 PM
88	Once you fix a road maintain it. Every time a road is reworked the city has to dig it up and fix something and then fails to put the road surface down correctly.	3/5/2019 12:55 PM
89	None	3/5/2019 12:50 PM
90	More eating places around region 11, remove the drug rehab. Upgrade the Library	3/5/2019 12:30 PM
91	The city needs to be cleaned up. Right now it looks run down and has an antique city appearance. This works for some places but others just look like people quit caring what it looks like. Rust doesn't look well. Mismatched doors on business don't look well. Graffiti doesn't make me want to stop and check it out.	3/5/2019 12:15 PM
92	NA	3/5/2019 12:06 PM
93	Town center like alliance	3/5/2019 11:54 AM

94	We have to evolve to be competitive. Community pride is different than simply a small town mindset. Find a balance.	3/5/2019 11:36 AM
95	I lived in White Settlement for 25 years and my children graduated from Brewer High School. I have been working in White Settlement since 1980 until the present time. In all of those years, I have not seen any measurable improvements that will draw businesses, people, etc., other than the school district and more recently Region XI. I believe being more open to shopping and eating establishments will encourage an overall revitalization of the community. Now going elsewhere is the best option.	3/5/2019 11:35 AM
96	Beautification	3/5/2019 11:31 AM
97	repairing roads, potholes, increase size of roads on IAS VEGAS TRAIL	3/5/2019 11:31 AM
98	School support	3/5/2019 11:27 AM
99	The name is really off putting. Especially in todays political and bipolar climate. We are learning that America is not as progressive and inclusive as we believed. And does White Settlement want to hang onto a name that puts them on the losers of the wrong side of history?	3/5/2019 11:27 AM
100	Make this city drug free, especially around our schools!	3/5/2019 11:25 AM
101	Just clean the city up first. Bulldoze run down empty houses. Redevelop areas. Get some kind of investment. An actual town square would be nice too.	3/5/2019 11:24 AM
102	curbside recycling cleanup residential areas---code enforcement	3/5/2019 11:20 AM
103	we need to come together as a community better here.	3/5/2019 11:19 AM
104	I work in and my kids go to the district. WSISD has been aggressive with taking chances to make the district the best. The city needs to as well. Building sketchy motels doesn't attract the people that the city needs. I live in the FW side of the district bc the heart of WS is not good. Code enforcement needs to step up. WS shouldn't be known for homeless people walking around and run down businesses.	3/5/2019 11:17 AM
105	Seriously, change the name.	3/5/2019 11:10 AM
106	none	3/5/2019 10:59 AM
107	less crime, update houses /buildings	3/5/2019 10:59 AM
108	as mentioned it needs a revitalization of businesses and roadways.	3/5/2019 10:56 AM
109	clean up the area inside the loop	3/5/2019 10:53 AM
110	If white settlement is to survive going into the future they need to make people clean up Their homes and property and promote your small businesses that are here and trying hard to stay afloat. Clean up the commercial buildings that are here we don't have a real down town at all, we have nothing but that terrible water park to bring people in.	3/5/2019 10:51 AM
111	I grew up in White Settlement. I currently live in Fort Worth just west of White Settlement. I LOVE this community. Some of my comments were painful, but true. I want this city to be a sense of pride, not a place to pass by or through just to get to a "better" place. I want to see it become a destination!	3/5/2019 10:47 AM
112	No more apartment buildings.	3/5/2019 10:47 AM
113	Lower rent cost. ...	3/5/2019 10:46 AM
114	Make it more attractive	3/5/2019 10:45 AM
115	We do not need more apartment buildings, we need to stay on top of the existing apartments so they do not become like those on the other end of Las Vegas trail.	3/5/2019 10:44 AM
116	Encourage development that does not allow religious inclinations to enter into the equations. America is supposed to have a separation of church and state despite what some would have us believe.	3/5/2019 10:42 AM
117	Crime control drug control School control for crime STOP open enrollment we are overcrowded in schools. Or build more schools.	3/5/2019 10:38 AM
118	Cleaner, more aesthetically pleasing views	3/5/2019 10:37 AM
119	They need another middle school. The one you have is too crowded and outdated.	3/5/2019 10:35 AM
120	More things for people visiting and people who work in the area to do.	3/5/2019 10:34 AM
121	May never be feasible but limit the number of out-of-state house/property investment hunters only interested in purchasing homes in White Settlement for personal gain (ie rental property). Any White Settlement resident looking to become a first-time homeowner doesn't have a fighting chance to do so.	3/5/2019 10:27 AM
122	Encourage residential water conservation, residential and business, municipal exerscising for beautification, citizens on patrol, place on the cities book....codes that force management companies to improve/upgrade their rental properties (inside and out, landscaping)....if they are make money on these properties as a business, then send a message saying the COWS is not a slumlord community!	3/5/2019 10:09 AM

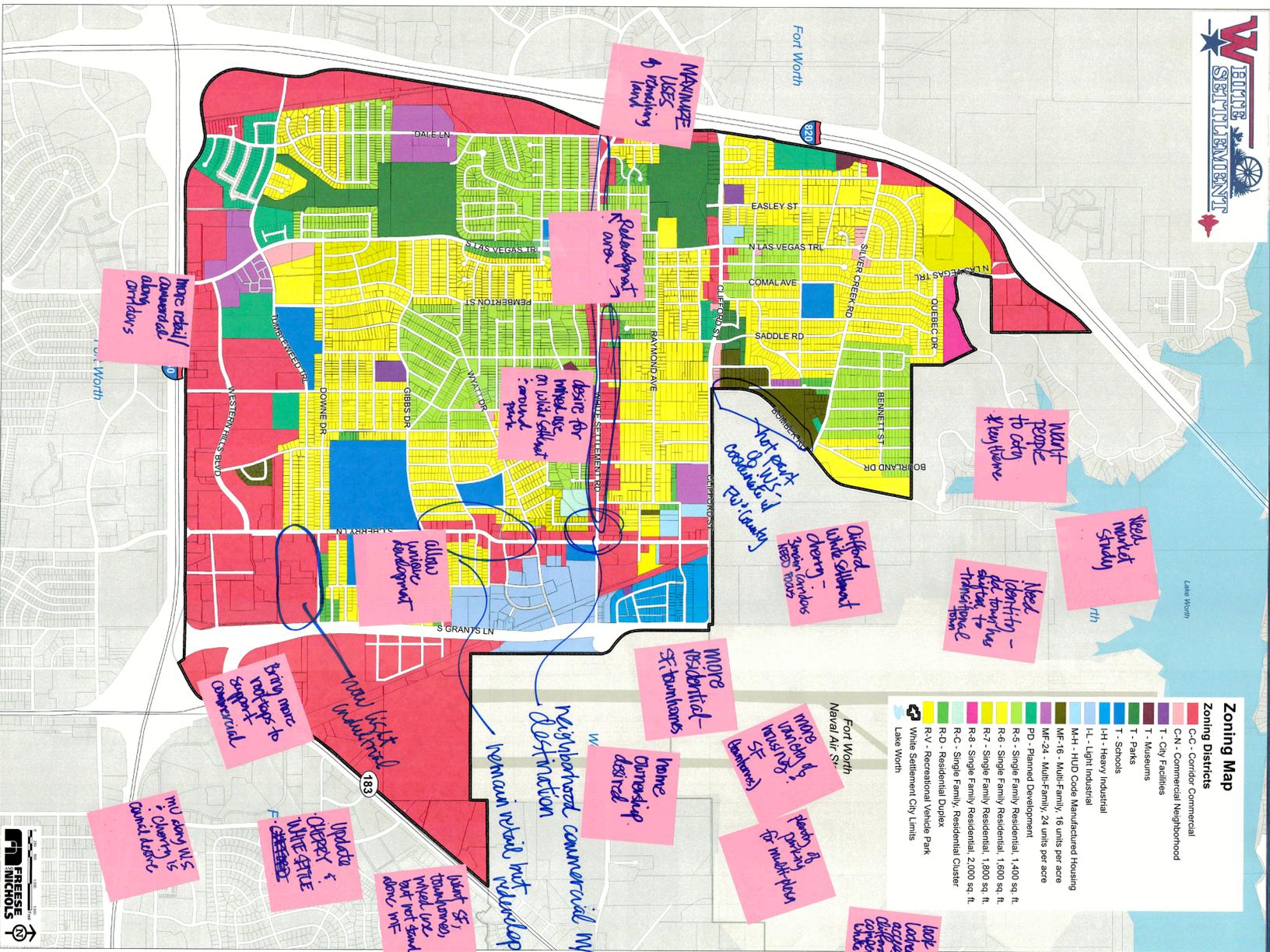
123	The DFW area is in the midst of a housing boom but my neighborhood is largely elderly and houses for sale sit on the market for months at a time. White Settlement needs to make its number one priority improving its perception to make it a desirable place for families and young folks to live. You cannot continue to fund the city by increasing taxes on a base with fixed or limited income.	3/5/2019 8:43 AM
124	I would like a cleaner environment	3/5/2019 8:28 AM
125	Promises made and kept by the city Officials. No more playing good ole boy system from officials	3/5/2019 2:51 AM
126	police keeping a closer eye on what's going on	3/5/2019 2:11 AM
127	More housing, more jobs	3/5/2019 1:25 AM
128	Please clean up the crime and drug issues. Also the schools are very very poor. After transferring to a charter academy from west elementary, my child was two grade levels behind. That is unacceptable.	3/5/2019 12:29 AM
129	While I like my neighborhood, driving through WS reveals sorry roads, run-down houses and businesses, and a general depressed economy. If we want to attract new businesses and families, these things will have to change. And as a resident, I know all too well about the water department woes. Just getting utilities set up is a huge hassle and an unwelcoming sign to a newcomer. If WS wants to cast a vision as a destination place, all of these things will have to improve. There are too many neighboring cities that don't have these issues. There is a feeling of community and pride among many, but these issues aren't enough to overcome the negatives. It is great that you're trying to make it better... a great start! Hopefully, we'll be able to make some positive changes. Thank you!	3/4/2019 11:40 PM
130	Softball and/or baseball practice is held at West ELEM. When the cars park on Rowland and the property owners also are parked in front of their homes, it is impossible to go down the street. (Can't use S. Judd south from WS. Rd.) I would like the city to widen the street to enable the cars to be parked for the practice but also for traffic to get through. It's also a similar problem when school gets out and parents are waiting in the car line.	3/4/2019 11:17 PM
131	Members of our Boards and City Council need to do there homework (deep dive if necessary) before making and announcing decisions. And if things change, they need to keep us updated!	3/4/2019 10:57 PM
132	Better accountability with in the permits and code Department, follow through with job or projects city has started	3/4/2019 10:28 PM
133	Reduce our water bills.	3/4/2019 10:27 PM
134	Up grade the over all look	3/4/2019 10:18 PM
135	Change the name for starters. I know why it's called White Settlement but mist people don't and it has a reputation.	3/4/2019 10:15 PM
136	Love being part of WS and how the police is always helpful and watching out for us.	3/4/2019 10:08 PM
137	Na	3/4/2019 10:06 PM
138	A better animal control center/employees, less trash everywhere, a little gun and drug control, better schools, etc	3/4/2019 9:43 PM
139	Every other house is a trash heap. I built a new house, and I love it, but the crime and my neighbors houses being disgusting makes me want to leave. I didn't realize how embarrassing it is to tell someone I live in White Settlement. If codes were enforced I think it would help a lot. Maybe more police patrol. Enforcing laws on panhandlers. Curfew for teenagers. More aesthetic appeal and landscaping.	3/4/2019 9:10 PM
140	We need to bring back that small town feel again.	3/4/2019 8:28 PM
141	WS needs to be in line with the Texas average of homes being rented. We're well above the average. That alone will help clean up the city beautification. Streets need repaired, sidewalks added for those interested in getting out and walking/jogging. Code enforcement needs to pick up the slack. Too many houses with junk in visible sight. Get the full potential out of veterans park. Allow beer sales. It's overwhelmingly helped Softball World in Euless. In fact, so many players drive the distance to play there because of that reason alone, myself included. The park could be hosting adult softball games nightly, receiving profits from both, teams registering to play and from alcohol sales. It's a win for everyone.	3/4/2019 8:14 PM
142	Make it easier to have businesses, that help our city.	3/4/2019 8:11 PM
143	To clean the city up	3/3/2019 1:53 PM
144	Speed humps to slow down traffic	3/1/2019 12:58 PM
145	Find a way to get rid of the apartments & townhomes of Cherry On and Meadow Park or require major updates. City needs major beautification plans. Get creative or seek outside community development services.	2/28/2019 1:54 AM
146	Bring more retailers to white settlement on cherry lane & white settlement rd maybe even a grocery store here in the neighborhood. Dog control also. See loose dogs everywhere around neighborhood. Hard to walk or ride bikes in neighborhoods	2/27/2019 9:25 AM
147	MORE WSPD ON ROADS and HEADING OFF STREET CRIMES.	2/26/2019 9:50 AM
148	More patrol officers. City officials having more interaction within community.	2/25/2019 3:24 PM

149	The city needs some sort of distinctive building or statue or something that can act as a sort of identifying monument.	2/25/2019 12:20 PM
150	Need more trails and ways to get around with sidewalks and transit.	2/25/2019 11:52 AM
151	Looking into transit. You have to go on the other side of 30 (which some people are scared of) to get to a bus stop.	2/25/2019 11:40 AM
152	Staff and other individuals need to take a tour of a few cities that they would like to copy and take notes together. Take pictures and make slide shows. I think that this would help unify a decision as to where we are going as a city. This is a 20 year dedication, not just for tomorrow. Lets make it right for our kids and grandkids.	2/25/2019 9:49 AM
153	There needs to be better security at Liberty and West Elementary, and especially at the middle school. There have been way too many instances at those schools, an armed officer needs to be on site at those schools at all times. Most of the problem is that area near Cherry Lane and Las Vegas Trail is a filthy area, there is a lot of crime over there and it's getting out of control - more police presence is needed.	2/25/2019 8:25 AM
154	Continue running the police department as you do now. One thing I do love about living in White Settlement is how safe and secure I feel seeing police patrolling our streets.	2/25/2019 3:50 AM
155	It just feels unsafe to live here now. Which stinks because we like living here. I feel like having more job opportunity or public transportation would help some of the population obtain and retain jobs. I won't even sit on my front porch at night anymore because we don't feel safe.	2/24/2019 7:05 PM
156	Fewer rental properties- The number of apartments, trailer parks, rent houses have contributed to many of the problems we see today. When this was a quiet suburb of homeowners the quality of life was much better.	2/24/2019 7:02 PM
157	Ser all other notes- water- street repairs- lighting- more police	2/24/2019 6:08 PM
158	Improved crime prevention, pedestrian or bicycle police may help with neighborhood crime.	2/24/2019 2:44 PM
159	Attitude & people need to follow traffic laws. Need to stop speeding & running red lights. Police pick & choice who they want to stop. I watch people speeding thru school zones everyday. But police don't stop them.	2/24/2019 12:33 PM
160	White Settlement needs better "curb appeal". It looks very trashy in areas so maybe new property codes need to be established. We need more lighting and police patrols or crime is just going to get worse. We have a high amount of rental property here and we need hold landlords accountable for property deterioration etc. also homeowners as well.	2/24/2019 11:13 AM
161	Improve wait times on street lights at night. Nothing more scary than a lone female sitting at a light for 5 mins. No other cars on the road. Feel like a sitting duck.	2/23/2019 5:24 PM
162	Participate in conventions where businesses are seeking to expand	2/23/2019 2:29 PM
163	Making Splash Dayz profitable	2/23/2019 12:12 PM
164	Keeping White Settlement gang and crime free.	2/23/2019 11:35 AM
165	Make the heart of the city attractive to where people will want to come into White Settlement. We need a grocery store, where the old Buddies use to be on W.S. Rd, for the people who live in the old part of W.S. There are a lot of elderly and retirees who still live in the old part of W.S. who really don't want to drive on the busy roads to Wal Mart or Albertsons. Build on land where the homeless people come in to live in the woods. White Settlement needs to build for the future of the young people of this community.	2/23/2019 11:12 AM
166	Set a bar for landscape in yard views there's to many tabs that look like junk yards	2/23/2019 10:32 AM
167	Strive to keep the small town feel while maintaining a sense of community and developing into a destination for events, shopping, dining and entertainment. In combination with beautifying the overall aesthetic appeal of the city and protecting our natural resources.	2/23/2019 9:50 AM
168	White Settlement is an old city, much of it needs to be updated to attract people to want to come here. Too many abandoned retail spaces and torn up houses for people to see and not want to be here.	2/23/2019 9:42 AM
169	Less crime, cleaner neighborhoods	2/23/2019 8:33 AM
170	I also want to add. We need to have Lockheed drivers know we have speed limits for a reason. Start cracking down on ticketing them for driving to fast and running stop signs. Would also like to know speed limit for Bomer Rd. 60mph is too fast.	2/23/2019 3:25 AM
171	More greenery More trees	2/23/2019 2:44 AM
172	Affordable for single parents with low income	2/22/2019 11:55 PM
173	If we can get younger families involved then we stand a better chance of growing this town beyond measure.	2/22/2019 11:31 PM
174	Update library facility and possibly extend the hours, encourage family friendly atmosphere and events, create safe outdoor places for young families, and add better recycling options.	2/22/2019 10:17 PM
175	Again, clean up this town, fix the potholes, and start from there. Business will not come if trash piles on on the curbs and their vehicle needs an alignment when they leave.	2/22/2019 10:17 PM
176	Enforce all code compliance and run the drugs out of our town.	2/22/2019 10:11 PM

177	Don't let the clean up of LVT push crime and criminals into White Settlement.	2/22/2019 9:53 PM
178	The LVT area is a real concern It should be taken seriously or we will see WS turn as LVT has	2/22/2019 9:26 PM
179	Maintain existing households ,clean up overgrown lots and delapidated buildings .Fix roads not just patch over but actually fix .	2/22/2019 9:20 PM
180	Attractiveness: repaired streets, good signage, responsive signals. If a city looks good people will want to be here	2/22/2019 9:18 PM
181	Clean up some of these motels specifically the one behind IHOP. Rezone where it make since for commercial and residential. Love the fireworks and other community events we have. Keep it going.	2/22/2019 9:07 PM
182	White Settlement must be more permanent resident friendly. The population is aging	2/22/2019 9:02 PM
183	The city needs to have more of an identity. It has a great SD, but for years the businesses allowed in town were auto related. There isn't anything intising about going to White Settlement	2/22/2019 9:00 PM
184	Community playground with artificial grass and covered	2/22/2019 8:50 PM
185	Overall all code enforcement clean ups and more trails and parks for families	2/22/2019 8:48 PM
186	I already see changes with new properties being built. But I do think the neighborhoods are too dense	2/22/2019 8:27 PM
187	Almost seems like the city is stuck in a time warp ...the 80s and 90s are in the past.....	2/22/2019 8:22 PM
188	Hold homeowners accountable for their properties but work with them if they can't afford to fix everything immediately. Don't let business people have whatever they want just to get them in. There was a lot of brother-in-lawing in the past, DON'T allow this in the future. This city is small and the reason I bought a house here. Don't try to turn it into something it's not, but celebrate the charm it could have. Cherry lane is just depressing to look at. Make the owners of those empty buildings at least make them look decent if they're just going to sit there vacant.	2/22/2019 8:18 PM
189	Get rid of the drugs	2/22/2019 8:10 PM
190	N/A	2/22/2019 8:06 PM
191	Continue to grow as s community	2/22/2019 8:04 PM
192	Please make sure that all the old corruption in every area and department (including police) is completely gone so that we does not fall back into the same downgraded position again.	2/22/2019 7:51 PM
193	Please, no more apartments and motels/ hotels. We have enough churches that pay no property taxes. We need code enforcement to approve the appearance of the city, and a city center that provides some kind of identity for the city.	2/22/2019 7:50 PM
194	N/A	2/22/2019 7:48 PM
195	Clean up the city and improve roads	2/22/2019 7:38 PM
196	Make it attractive for young families. If we stay in white Settlement I would love to own a store some day in town but a lot of the areas seem very ran down.	2/22/2019 7:37 PM
197	More competitive teacher salaries to attract better quality teachers. Less apartment homes, clean up the city.	2/22/2019 7:36 PM
198	If we can get the drugs and crime under control. Get our empty buildings full of various businesses. Get our city back to the citizens caring about their properties, the land lords enforcing the up keep of their property. Make it safe for our kids, and future generations. Get our city council, mayor all on the same page... to serve the people, for the people, not for their own agendas. Don't get me wrong... we have a couple I believe are doing so. But we have the water departments recent error, that shouldn't have happened, citizens having to figure that out.... I could go on. But i wont	2/22/2019 7:36 PM
199	Stop relying on tarrant county for everything. They are the reason everything takes so long	2/22/2019 7:35 PM
200	Better policing of the drug trafficking	2/22/2019 7:32 PM
201	Keep the ages of ALL residents in mind when making decisions. We all want to be included. Also, how about animal adoption fairs & job fairs & advertising events at the Splash Dayz center? Bring the community together.	2/22/2019 7:29 PM
202	The City of White Settlement should move forward with the changing of communities around us. It also appears to be a huge number of homeless and pan handlers.	2/22/2019 7:13 PM
203	No more apartment and motels, better lighting, remove the beggars/ squatters.	2/22/2019 7:06 PM
204	I truly encourage to make it a law to keep the city clean! Including schools surroundings	2/22/2019 6:57 PM
205	There is room to grow, and the right people are leading the city now. Continue down the path of attracting home owners and businesses.	2/22/2019 6:32 PM
206	Keep reaching out to residents on social media. It is the easiest way for me to be involved.	2/22/2019 6:30 PM
207	2/22/2019 6:13 PM
208	Consider increasing safety of citizens, students and visitors. Adding police officers and enhancing law enforcement efforts in any way.	2/22/2019 6:04 PM
209	Adding additional entertainment	2/22/2019 5:56 PM

210	Use the field between larfat and saddle behind the houses for a kids park.	2/22/2019 5:54 PM
211	Street signs need to be more readable, shopping centers need incentives to upgrade and get new business, especially in the Cherry Lane area. Encourage small business owners to be more involved in the community, like joining the White Settlement BBB. Encouraging citizens to volunteer...reinstate White Settlerl Pioneers Days. We missed out 75th anniversary two years ago.	2/22/2019 5:48 PM
212	Reduce crime. Clean up the city.	2/22/2019 5:34 PM

Joint P&Z and City Council Meeting | February 19, 2019



Zoning Map

Zoning Districts

- CC - Corridor Commercial
- CN - Commercial Neighborhood
- T - City Facilities
- T - City Facilities
- T - Museums
- T - Parks
- T - Schools
- IH - Heavy Industrial
- LI - Light Industrial
- MH - HUD Code Manufactured Housing
- MF-16 - Multi-Family, 16 units per acre
- MF-24 - Multi-Family, 24 units per acre
- PD - Planned Development
- R-5 - Single Family Residential, 1,400 sq. ft.
- R-6 - Single Family Residential, 1,600 sq. ft.
- R-7 - Single Family Residential, 1,800 sq. ft.
- R-8 - Single Family Residential, 2,000 sq. ft.
- RC - Single Family, Residential Cluster
- RD - Residential Duplex
- RV - Recreational Vehicle Park
- White Settlement City Limits
- Lake Worth

MINIMIZE USES to varying land

Suburban

more retail/downtown along corridors

Want people to stay in town

Need market research study

Need identity - get things started to follow thru

Offroad wine shop - cherry - swim lanes - need more

Not part of this - coordinate w/ Eu - county

More residential - SF townhomes

name Corridor desired

neighborhood commercial w/ destination

remain retail w/ neighborhood

Bring more roads to support commercial

new light industrial

update cherry white stripe

look at lake worth access - get things started

more SF, townhomes, mixed use w/ retail along w/

will bring w/ cherry - Council board



WHAT TYPE OF HOUSING WOULD YOU WANT TO SEE?

Write down your ideas and suggestions below!

condition is a concern

more SFR

Enough longterm stay

Mixed use - desirable:
- housing / commercial

high quality materials:
- flexibility

Something between
SFR + large apt. complex

Parking is a problem
- not enough for
older homes

- need adequate for MFR

Need sidewalks

Connect neighborhoods
to parks / trails

Something unique
to WTS. ✓
* Parks

Condos / townhomes
w/ home ownership

Mixed use w/ residential
ie 7th / Montgomery Plaza

Flooding is an issue

Options -
App. breakout of
housing types

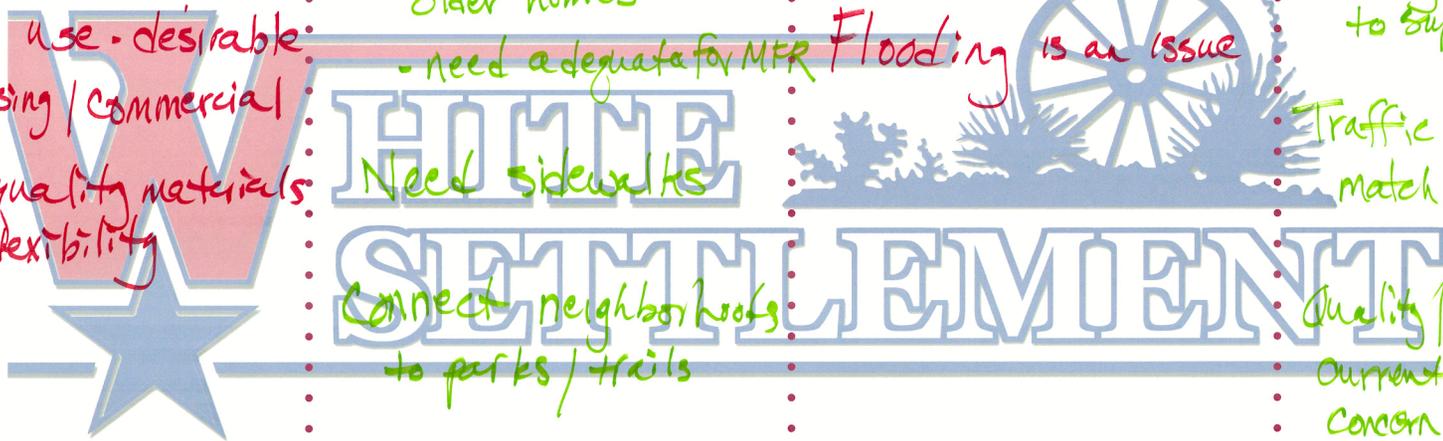
Housing types - mix
to support life stages

Traffic intensity should
match density

Quality / Condition of
current housing is a
concern

Safety

Inspections triggered
by water bills can be
avoided - loophole



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App. breakout of
housing types

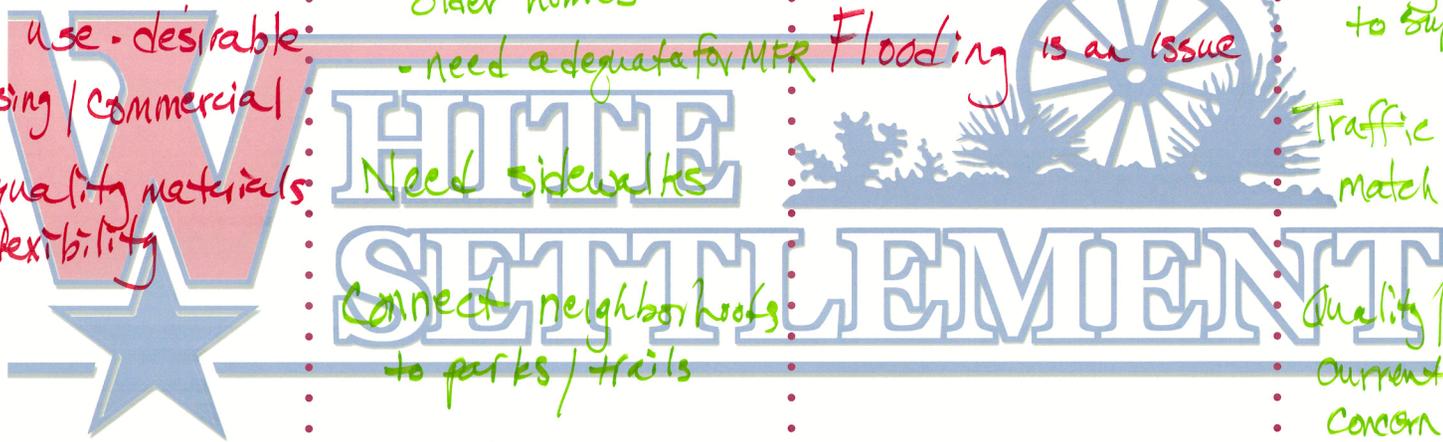
Housing types - mix
to support life stages

Traffic intensity should
match density

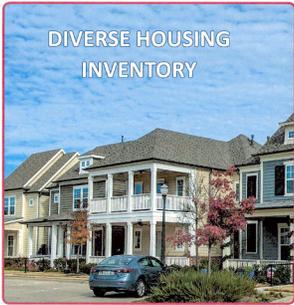
Quality / Condition of
current housing is a
concern

Safety

Inspections triggered
by water bills can be
avoided - loophole



WHAT DOES QUALITY OF LIFE MEAN TO YOU?



DIVERSE HOUSING INVENTORY

needs identity
brings people to N.S.
built liberty bomber (lockhead)
F-35s
• proud of the town name

* park heavy
ward like more trails
incorporate w/ existing
alot of bikers

* walkability add
sidewalks in residential
areas

+ Park needs
focal points
for appeal

- mixed use
(eq. Montgomery Plaza)
condos on top of retail
they have @ White Settlement

• increase street lighting
in older part of town (north of WS Road)
north of bibbs

* - utilization of
the park areas
(eq. concerts, trails)

New Skateboard Park
Bicycle



HIKE & BIKE TRAILS

- lack of
medical facilities
- trade school
to train and retain
younger groups

* - improving city
aesthetics - code enforcement
lighting not overflow to adjacent
properties

- boutique
shops (younger
clients)

* - entertainment
districts
for younger
age group
(bowling alley, shrine in)

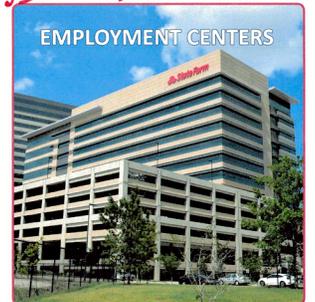
- attracting
and retaining
millennials
- lack of grocery
stores
- experiential
retail

* - small parks
better equipment
patrolling, increase
safety and police
presence in public
areas
- more park equipment
to be more functional
- more identity markers
to park

more
schools in
White Settlement
(majority are outside
or reds city limits)



PARKS & RECREATION



EMPLOYMENT CENTERS



link parks
trails and residential
area

* Amphitheatre
in Central Park
- is not used (maybe lacks
interest in rebuilding
b/c too small)

perfect
lot of
biking from
lockheed

popular
hike and
bike

improve
connectivity
by
fencing
parking

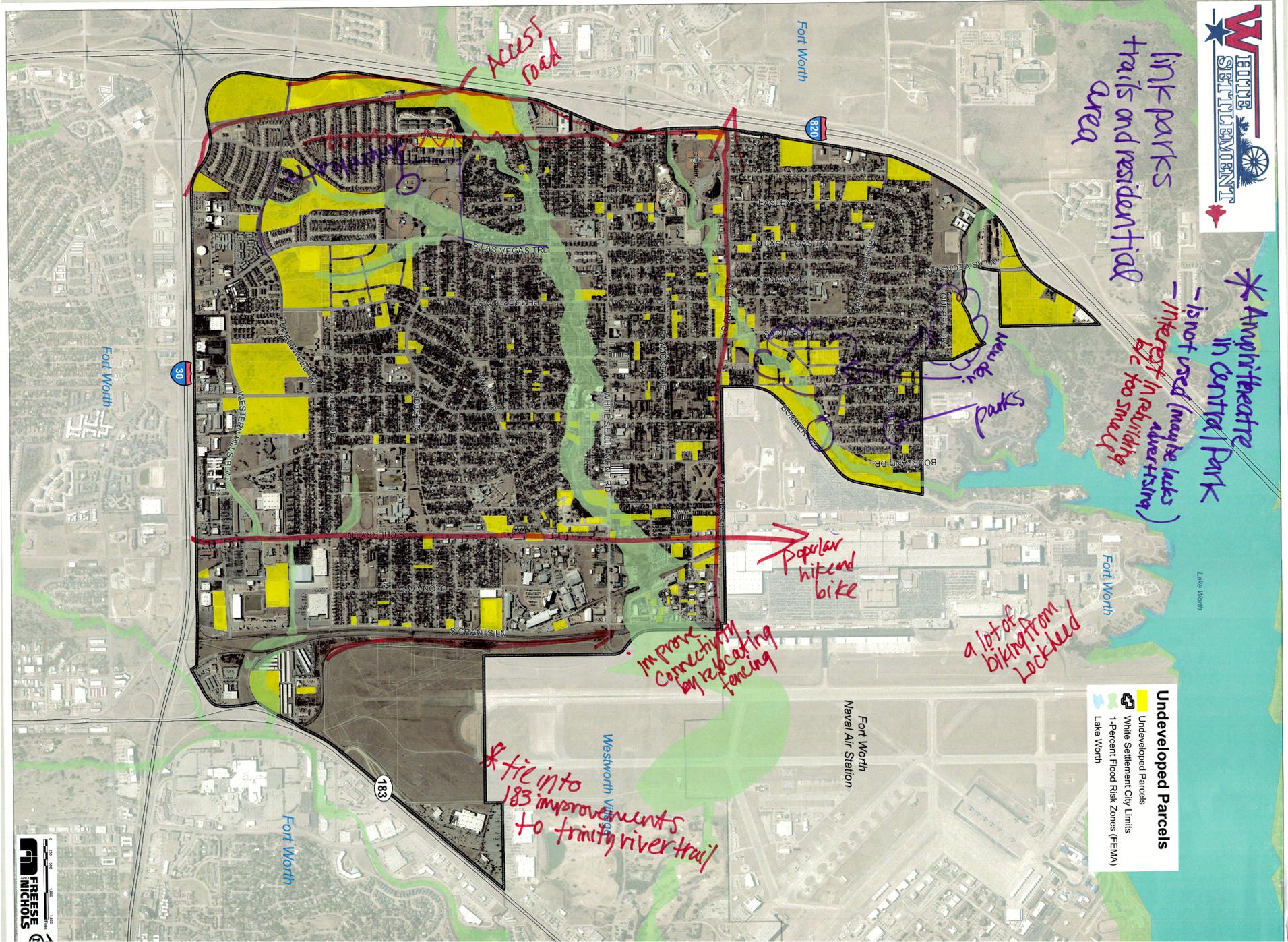
* tie into
183 improvements
to Trinity river trail

Access
road

New bike
parks

Undeveloped Parcels

- Undeveloped Parcels
- White Settlement City Limits
- 1-Percent Flood Risk Zones (FEMA)
- Lake Worth



Issue Identification



Land Use

What are the issues relating to land use in White Settlement?

Issue

Issue



1. LIMITED AVAILABLE LAND
2. CITY IS LAND LOCKED
3. LAND USE RESTRICTIONS (LOCKHEED - JRB)
~~NON-CONFORMING~~
4. LEGAL NON CONFORMING BLDGS IN COMMERCIAL ZONES
5. UNACANT PROPERTIES IN FLOOD PRONE AREAS
6. PREVIOUS SPAT ZONING AREAS

Issue Identification



Transportation

What are the issues relating to transportation in White Settlement?



Issue

Issue

1. NO PUBLIC TRANSPORT, → 1. LACK OF FUNDS - GEN. FUND
2. LACK OF ACCESS TO COMMERCIAL PROPERTY
ie: WEST SIDE OF TOWN
LOOP 820 FROM I-30
3. CONGESTED TRAFFIC ON
CLIFFORD & SILVER CREEK
& LAS VEGAS TRAIL MORNING
EVEN, FROM - TO LOCKHEED
4. STREET REPAIR NEEDED.

Issue Identification



Housing

What are the issues relating to Housing in White Settlement?

Issue

1. PROPERTY OWNERS & RENTERS DO NOT MAINTAIN HOMES.
2. ABSENTEE LANDLORDS DO NOT KEEP PROPERTY IN GOOD SHAPE.
3. TOO MANY OLD DILAPIDATED BUILDINGS.
4. ABANDONED BLOGS.
5. TRASH & CARS/TRUCKS PARKED IN YARDS - FRONT AND BACK.
6. COMMERCIAL BUSINESS OPERATING OUT OF RESIDENCES

Issue



Issue Identification



Quality of Life

What are the issues associated with the city's quality of life?

Issue

CITY PARKS
CLEAN AND SAFE

RECREATION
CHOICES FOR ALL
CITIZENS - NOT EVERY
ONE PLAYS BASEBALL OR
BASKET BALL

ACCESS TO - CITY SERVICES
LIBRARY - REC CENTER -
SENIOR CENTER - CITY
HALL - POLICE STATION -
FIRE STATION -

Issue

BIKE TRAILS



Community Open House #1 Meeting | March 4, 2019

WHAT TYPE OF HOUSING WOULD YOU WANT TO SEE?

What Housing Qualities Do You Like?

+ Housing near parks / connected to parks
Housing walkability - near general retail
YARDS*

75%
MASONRY

Need greenspace*
less renters

Sidewalks

HOMES OCCUPIED BY OWNERS

10K SQ FT LOTS OR LARGER FOR SINGLE FAMILY HOMES*

RESIDENTIAL OVER COMMERCIAL (IN THE RIGHT AREAS)*

TALL WALLS/WOOD FENCING AROUND MULTIFAM/RV PROPERTIES

DRIVEWAYS

need help making home improvements
code compliance

Replace MF Units due to age

Sidewalks

access to internet/utilities

What Housing Qualities Do You Not Like?

* 100% masonry / Ideas
* Alternative sizes

✗ Feral animals

Too long to get permit (staff + resources)
time + \$

Cost/process for utility connections

Need QUALITY middle type housing
(transition between SF + APT.)

Condos
Row houses
Townhomes

↑
DON'T LIKE

CROWDED ZONING FOR SINGLE FAM HOMES (LOTS TOO SMALL)

METAL FENCING/GATES

Code compliance - seems non-existent

Aging pipes/infrastructure

HOA
✗ broken down vehicles in front

✗ Shared Fences

WHAT TYPE OF HOUSING WOULD YOU WANT TO SEE?

Place a sticker on the type of housing you would like to see in White Settlement.

Single Family
Detached



Multifamily
Townhomes
Duplex



Alternative
Housing Options

Tiny Homes w/restrictions





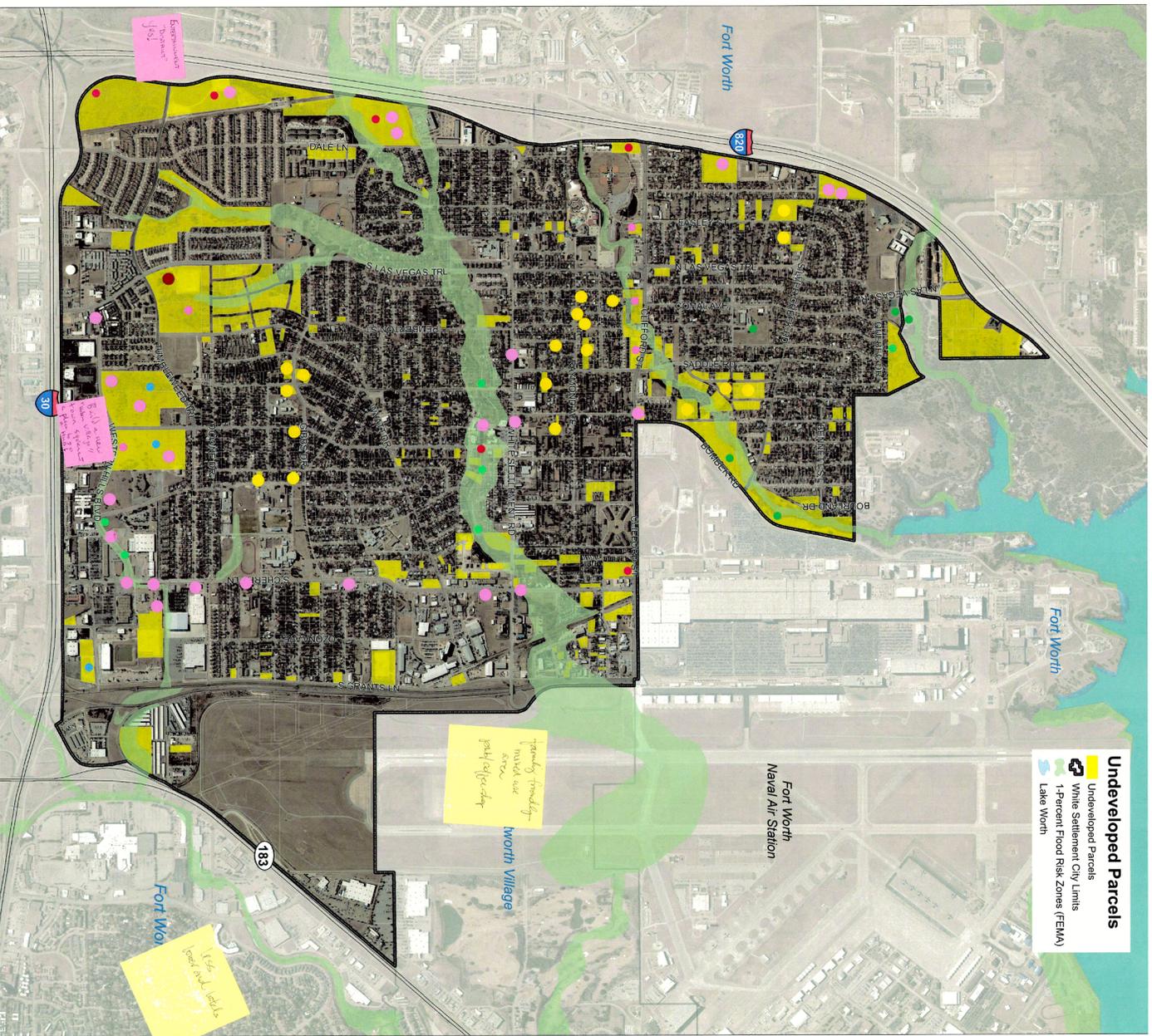
Land Use Activity

Community Open House | March 4, 2019

Where in White Settlement would you like to see the following land uses?

Place a color coordinated sticker on the map over vacant or redevelopment areas.

- [] Commercial [] Single-Family [] Open Space/Parks [] Mixed Use
- [] Industrial [] Multifamily [] Retail [] Office [] Community Facilities





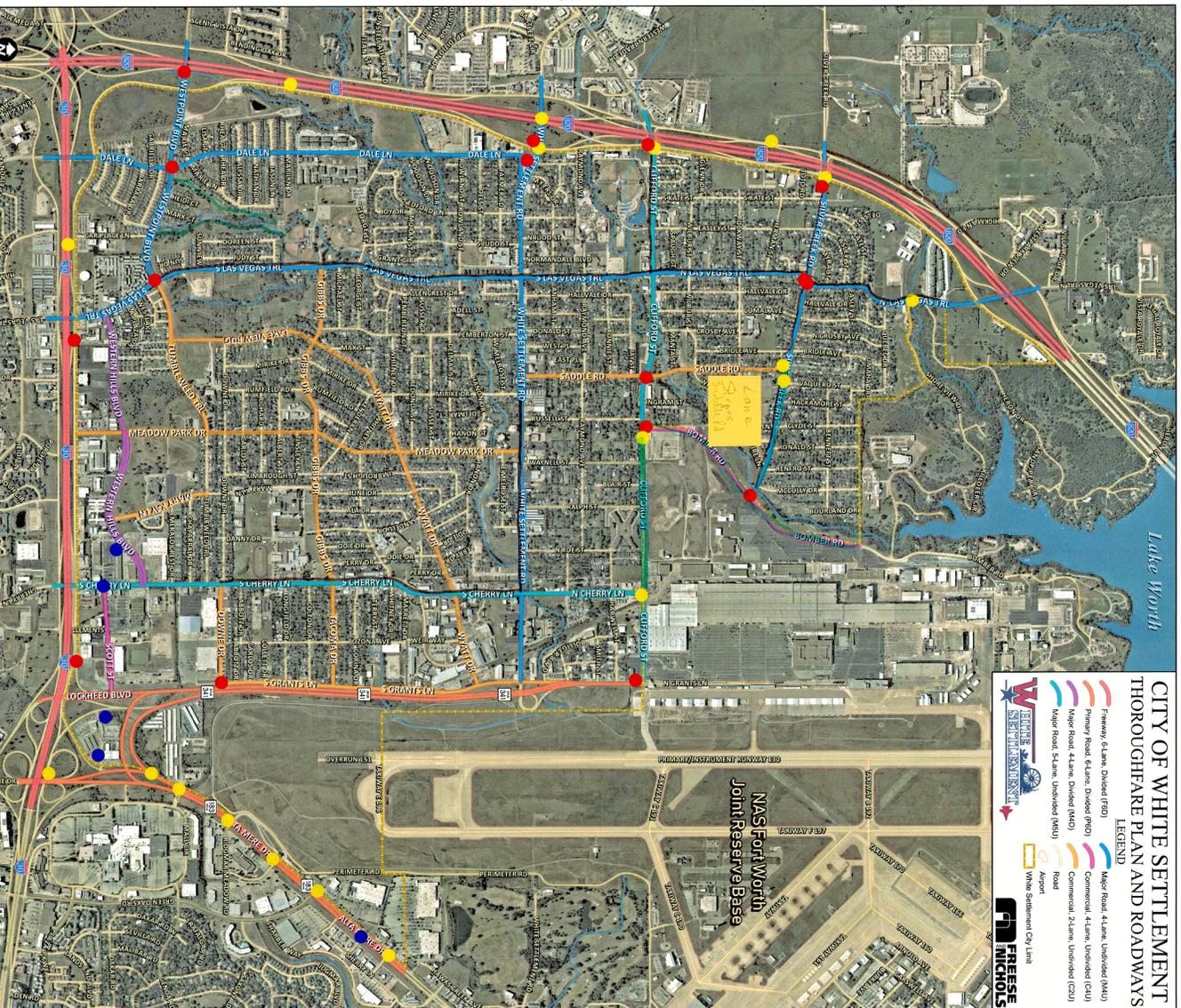
Thoroughfare Plan

Community Open House | March 4, 2019

Help Us Improve the Existing Street Network.

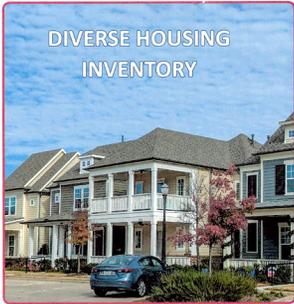
Place a color coordinated sticker or use a marker on the map

- [●] Congested Intersection
- [●] High Traffic Area Needs Improvement
- [—] Sidewalks Needed (use a marker)
- [●] Increase Connectivity to Other Streets
- [—] Opportunity for Pedestrian or Bike Facility (use a marker)



WHAT DOES QUALITY OF LIFE MEAN TO YOU?

Community Open House | March 4, 2019



DIVERSE HOUSING INVENTORY

Need Mixed Use Housing on WS Rd & Cherry Lane

police presence on Cherry Lane / LVT

FINE ARTS Performance Center Rehearsal Center

not a fan me neither Connected Parks + Trails Street lights + Sidewalks

Interesting green spaces - expand parks movie theater

farmers market / funky Saturday market Keep PARADES

Kids/teen entertainment * putt putt, gaming arcade

REPAIR STREETS

Connect all trails and parks & to Trinity Trails if possible

WS doesn't even have a grocery store or drug store

More stringent code enforcement ON BUSINESS WITH JUNK YARDS

Mixed use / Retail / Restaurants on major arterials / finally feeder rds. Further / cont'd cleanup of substandard areas / structures

Need to attract more employment opportunities

New dog park location (vandalism, harassment, animal safety) At current location (Buzz fence)



PARKS & RECREATION

Require Developers to contract with cable, internet etc. service providers (does not exist in Sunview)

* KEEP QUALITY L.E.O.s * SIDEWALKS (ESPECIALLY NEAR SCHOOLS PARKS, POINTS OF INTEREST)

* STREET LIGHTING BIKE TRAILS / LANES

* ADDRESS HOMELESSNESS

* STRICTER CODE ENFORCEMENT OF RENTALS AND COMMERCIAL/RETAIL CREATE/ENFORCE TEEN CURFEW

* Clean up YARDS + houses Move JUNK YARD AWAY FROM CITY COMPLEX

Lack of water/sewer lines

retail that's not a dollar store * (grocery, drug store, fun stuff, etc)

* * A Downtown attract younger people / owner occupied homes

Theme / destination draw to commercial area yes!

Park like Benbrook Castle Park in existing park

Trails in the canyons and creek

New schools inside White Settlement

increase voter turnout crime control - convenience store robberies

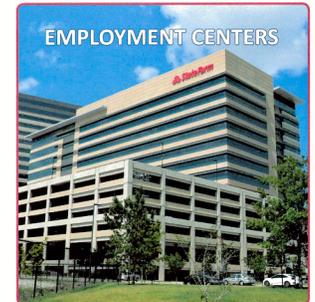


HIKE & BIKE TRAILS

Refurbish Skate Park in Central Park - Agree

connects Trinity Trails

PLAN FOR SCHOOLING OF INCREASING POPULATION? DECREASE SPEED LIMITS AND ENTERTAINMENT DISTRICT / AREA ↑ yes yes yes!



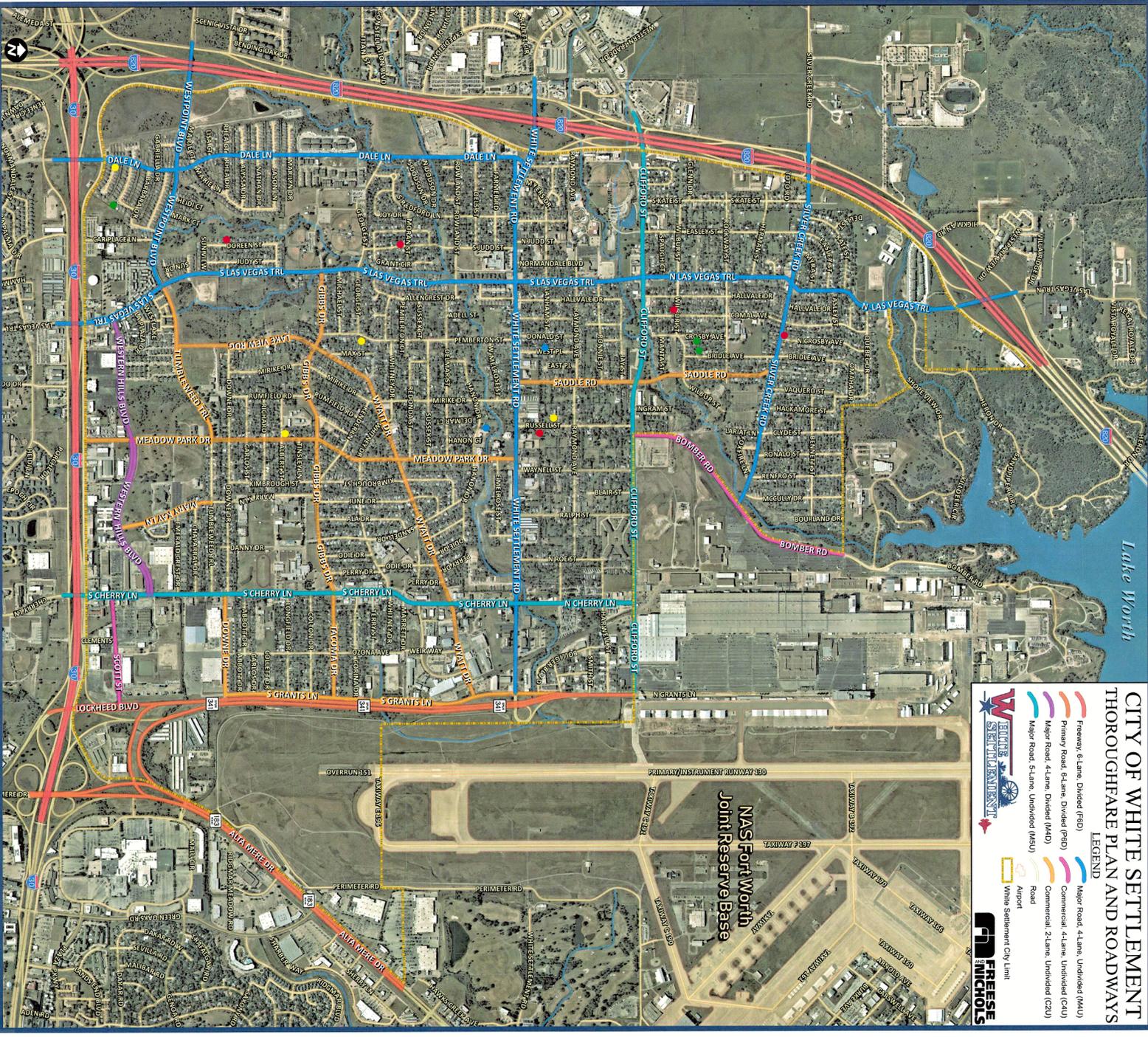
EMPLOYMENT CENTERS



Where Do You Live?

Community Open House | March 4, 2019

Place a sticker on the map where you live.



Zoning Map

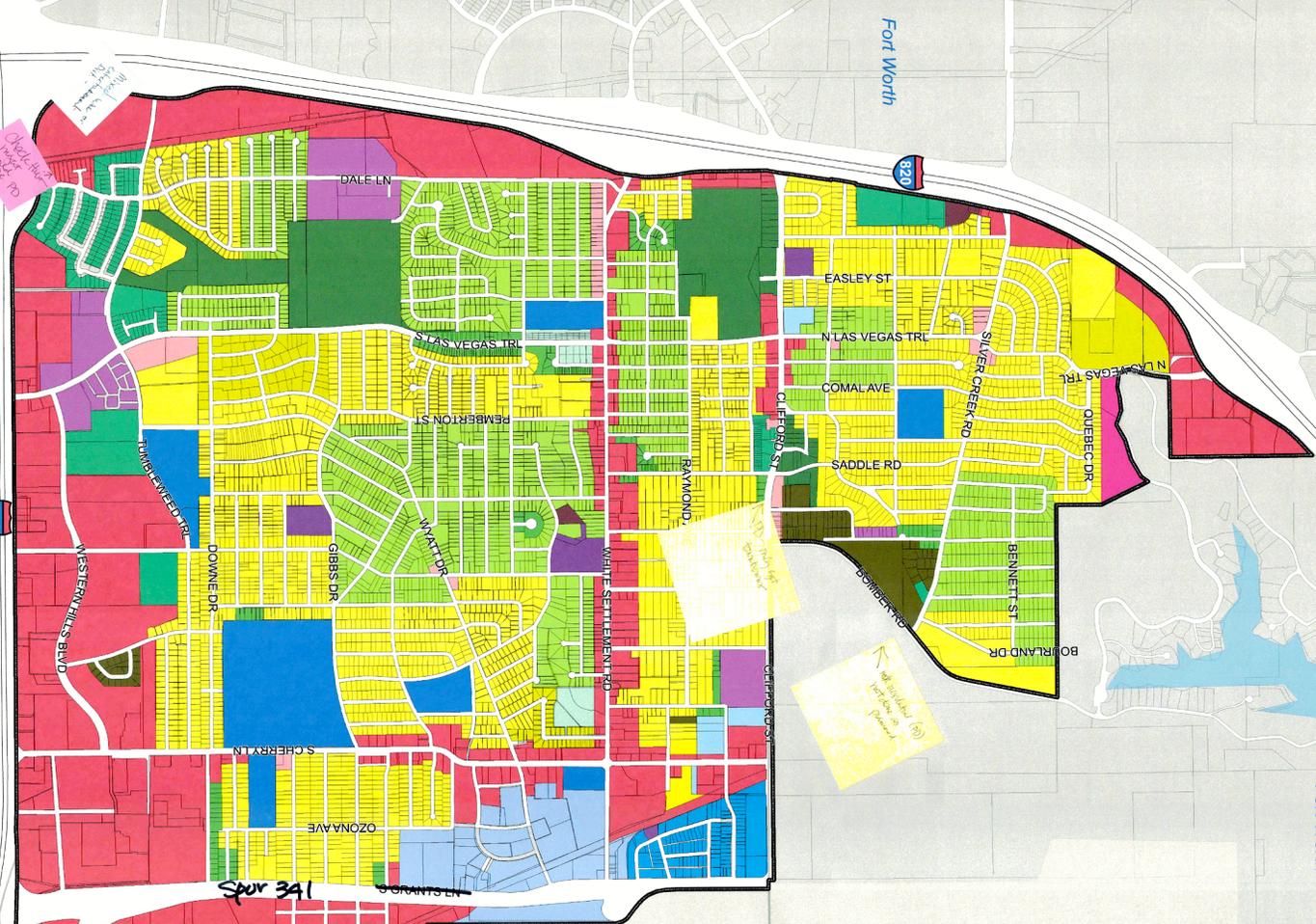
Zoning Districts

CC - Corridor Commercial
CN - Commercial Neighborhood
T - City Facilities
T - Museums
T - Parks
T - Schools
IH - Heavy Industrial
LI - Light Industrial
MH - HUD Code Manufactured Housing
MF-16 - Multi-Family, 16 units per acre
MF-24 - Multi-Family, 24 units per acre
PD - Planned Development
R-5 - Single Family Residential, 1,400 sq. ft.
R-6 - Single Family Residential, 1,600 sq. ft.
R-7 - Single Family Residential, 1,800 sq. ft.
R-8 - Single Family Residential, 2,000 sq. ft.
R-C - Single Family, Residential Cluster
RD - Residential Duplex
R-V - Recreational Vehicle Park
White Settlement City Limits
Lake Worth

Fort Worth
Naval Air Station

opt more labels
on map

Westworth Village



Orange County
Approved
Amendment
Ordinance
12/15/11

City of
West
T-20

City of
West
T-20

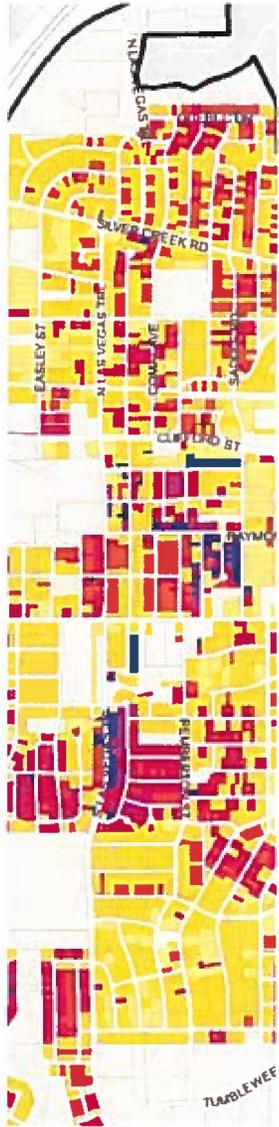
City of
West
T-20

Issue Identification



Land Use

What are the issues relating to land use in White Settlement?



Issue

- 341 / LOCKHEED BLVD SHOULD HAVE MORE COMMERCIAL ZONING FOR LOCKHEED EMPLOYEES, AS WELL AS CITIZENS.
- OVERALL, MORE RESTAURANTS + BARS ARE NEEDED.
- CHERRY LANE NEEDS TO BE CLEANED UP AND RE-VISUALIZED.
- TOWN NEEDS MORE MODERN, QUALITY SINGLE FAMILY HOMES w/ HUAS.

Issue

Issue Identification



Transportation

What are the issues relating to transportation in White Settlement?



Issue

- POTHOLES + UNFINISHED ROAD PROJECTS + REPAIRS ALLOVER CITY.
- NO SIDEWALKS, NOT EVEN IN VICINITY OF PUBLIC AMENITIES SUCH AS PARKS, POLICE STATION, + CITY HALL.
- FREEWAY JUNCTIONS + TRAFFIC

Issue

Issue Identification



Housing

What are the issues relating to Housing in White Settlement?



Issue

- CITY CODES NEED TO BE UPDATED!
- CITY NEEDS TRASH CANS!
- CODE NEEDS TO BE ENFORCED
- CITY LOOKS LIKE ITS FALLING APART BC CODE ISNT ENFORCED
- NEED MORE QUALITY SINGLE FAMILY HOME OPTIONS.

Issue

Issue Identification



Quality of Life

What are the issues associated with the city's quality of life?



Issue

- NO SIDEWALKS
- WATER QUALITY IS QUESTIONABLE
- WATER/SEWAGE BILLS ARE TOO HIGH! NOT COMPARABLE TO OTHER CITIES COST. (WE USED TO LIVE IN LEWISVILLE)
- NOT MANY OPTIONS FOR RESTAURANTS/BARS OR ENTERTAINMENT

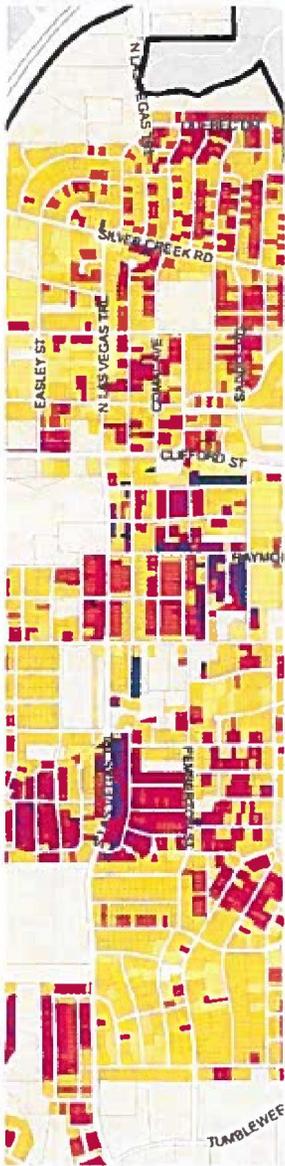
Issue

Issue Identification



Land Use

What are the issues relating to land use in White Settlement?



Issue

Need new zoning for things like a
neat pub, wine bar, etc.
Would love to see connection to Trinity Trails

Issue

Issue Identification



Transportation

What are the issues relating to transportation in White Settlement?



Issue

Issue

What transportation??
Can we leverage FW Transit?



Issue Identification



Housing

What are the issues relating to Housing in White Settlement?



Issue

Issue

Not enough homeowners living in
their houses
Horrible code enforcement!



Issue Identification



Quality of Life

What are the issues associated with the city's quality of life?



Issue

I'm afraid to walk on the streets
due to the # of stray dogs.
Would love to see hook up to
Tinity Trails.
No shopping except for dollar stores!
Change in liquor laws.

Issue



Community Open House #2 Meeting | March 20, 2019

WHAT TYPE OF HOUSING WOULD YOU WANT TO SEE?

What Housing Qualities Do You Like?

Single Family - '250k+
Affordable Single Family
Multi use (live, work, play)

What Housing Qualities Do You Not Like?

Multi-Family

Exterior (100% masonry)

multi-family

Multi-Family

Large Apt. Complexes

No more hotels

Large Apartment Buildings

Motels/Hotels

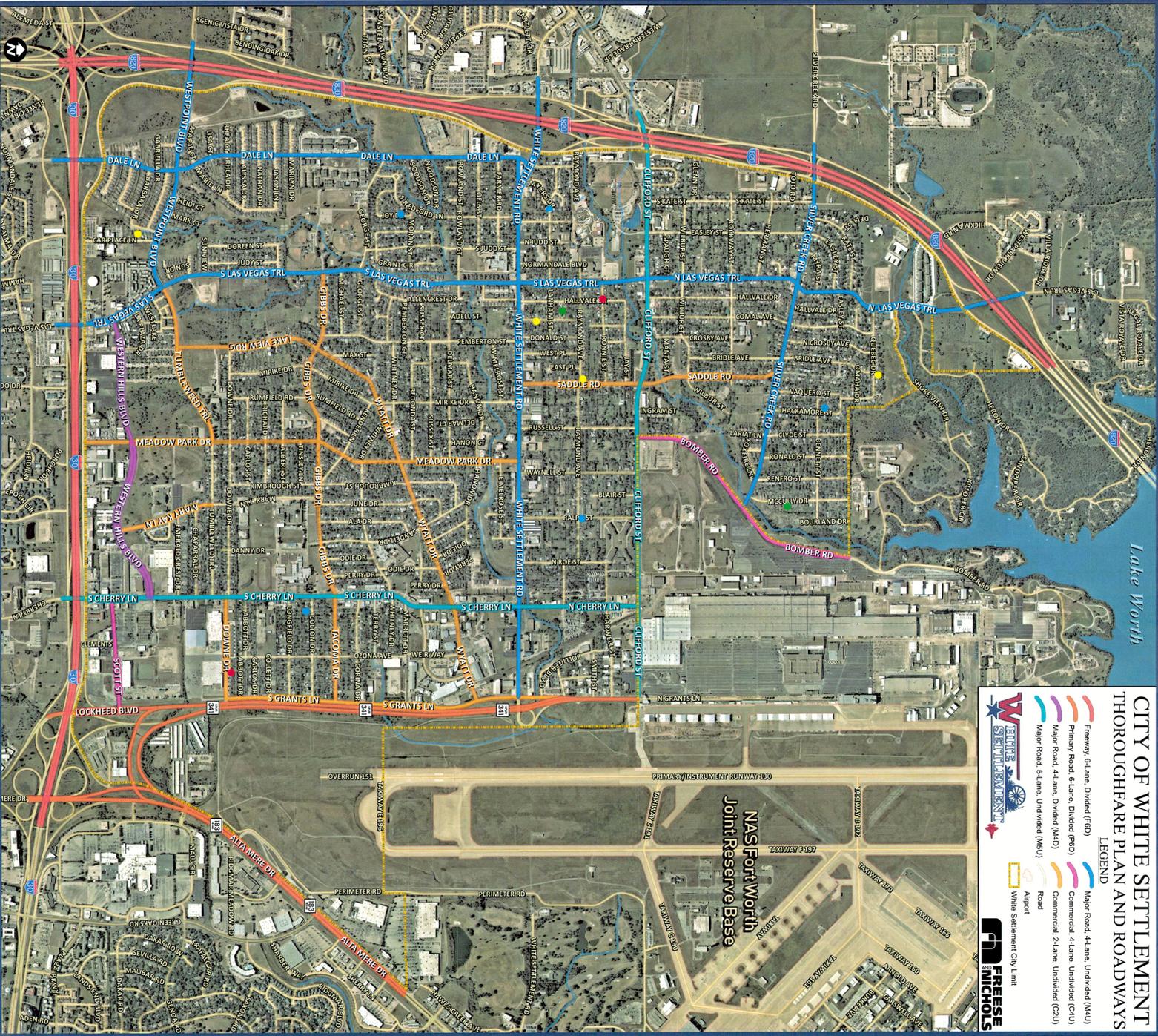




Where Do You Live?

Community Open House | March 20, 2019

Place a sticker on the map where you live.



WHAT TYPE OF HOUSING WOULD *YOU* WANT TO SEE?

Place a sticker on the type of housing you would like to see in White Settlement.

Single Family
Detached



Multifamily
Townhomes
Duplex



Alternative
Housing Options



BOARD #3

WRITE YOUR RESPONSE IN THE CORRESPONDING COLUMN FOR EACH QUESTION

What makes White Settlement special?

What needs to change in White Settlement to improve your quality of life?

Single Family Areas ← unique
Safe - quiet
Small town living ✓
Small town feel
Easy transportation routes
I live here
Location within the loop
Small Town Feel

Grocery Store
Pharmacy
Restaurants other than Mexican Food
sidewalks
Sidewalks
Sidewalks
MITS/Public Transportation
for those who don't drive
Speed Bumps on residential streets
Larger Restaurants ✓✓
Sidewalks / Street lights
Retail Stores
Updated curb appeal ✓
Sidewalks!
Sidewalks, Add Sidewalks
Gentrification, nicer parks, attract business (retail)
Sidewalks on all new builds



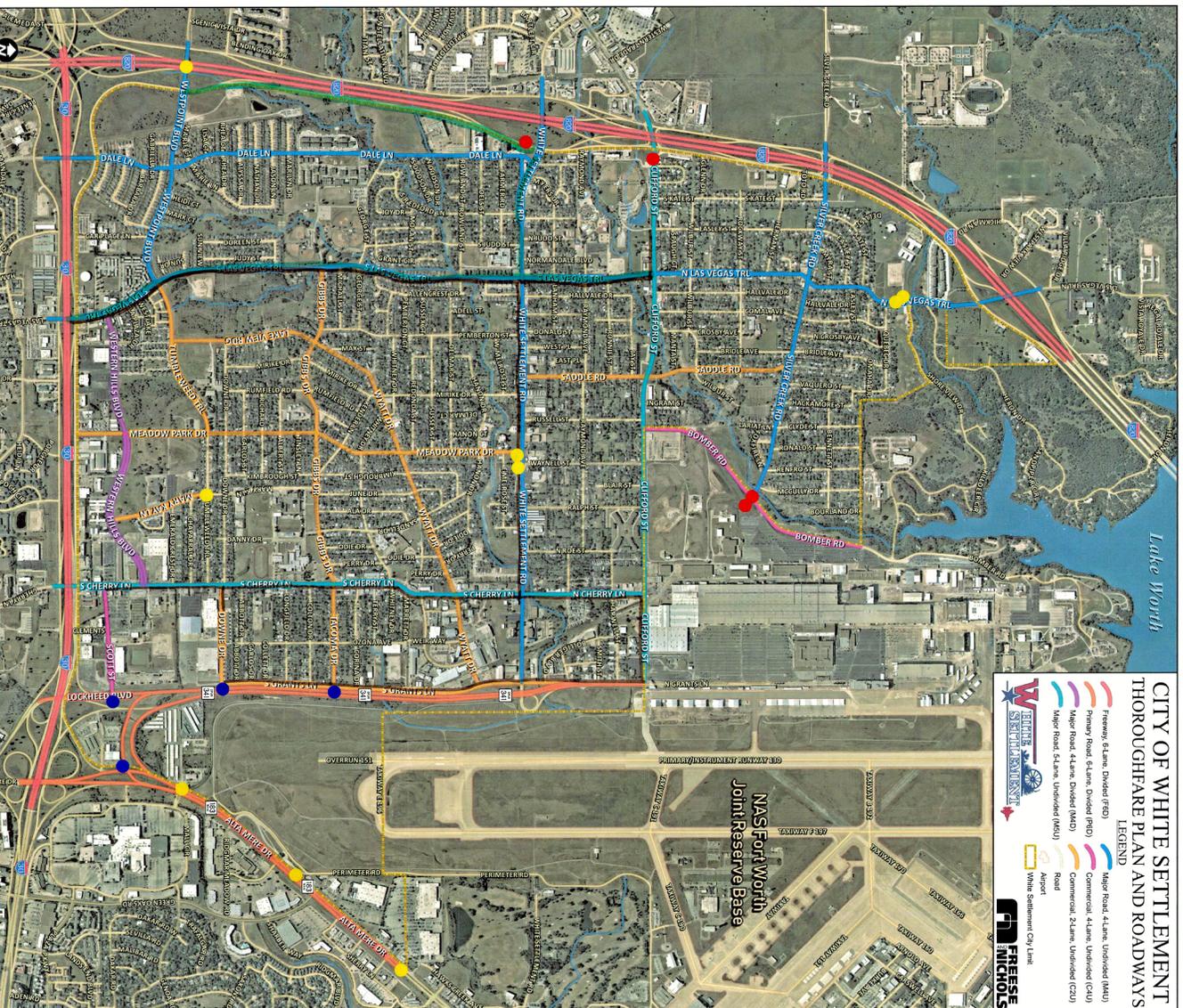
Thoroughfare Plan

Community Open House | March 20, 2019

Help Us Improve the Existing Street Network.

Place a color coordinated sticker or use a marker on the map

- [●] Congested Intersection
- [●] High Traffic Area Needs Improvement
- [■] Sidewalks Needed (use a marker)
- [●] Increase Connectivity to Other Streets
- [—] Opportunity for Pedestrian or Bike Facility (use a marker)

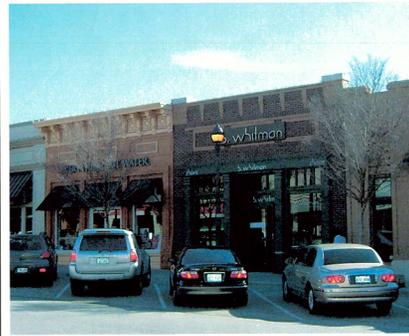


BOARD #1:

WHICH OF THE FOLLOWING DOES WHITE SETTLEMENT NEED MORE FOR A UNIQUE **SENSE OF PLACE?**
Pick your favorite by placing a DOT in the box around the corresponding image.



TRADITIONAL RETAIL



SMALL SCALE RETAIL



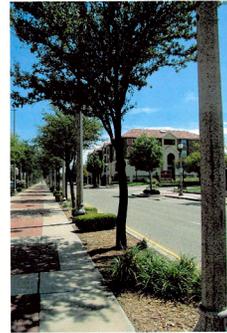
PEDESTRIAN & BIKE TRAILS



BOUTIQUE SHOPS



APARTMENTS



STREETSCAPING



OPEN SPACE



RESTAURANTS



MIXED USE



**BOARD #2: Are any of the following inadequate or in need of attention?
Place a sticker for all that apply.**



Lack of a Grocery Store ●●●●●●●●



Traffic Flow ●●●



Lack of Medical Services ●●●●●



Defacing of Public Property



Lack of Bike Facilities ●●●●●



Lack of Street Lighting ●●●●●●●●●●



**Lack of Residential
Property Maintenance** ●●●●●●●●



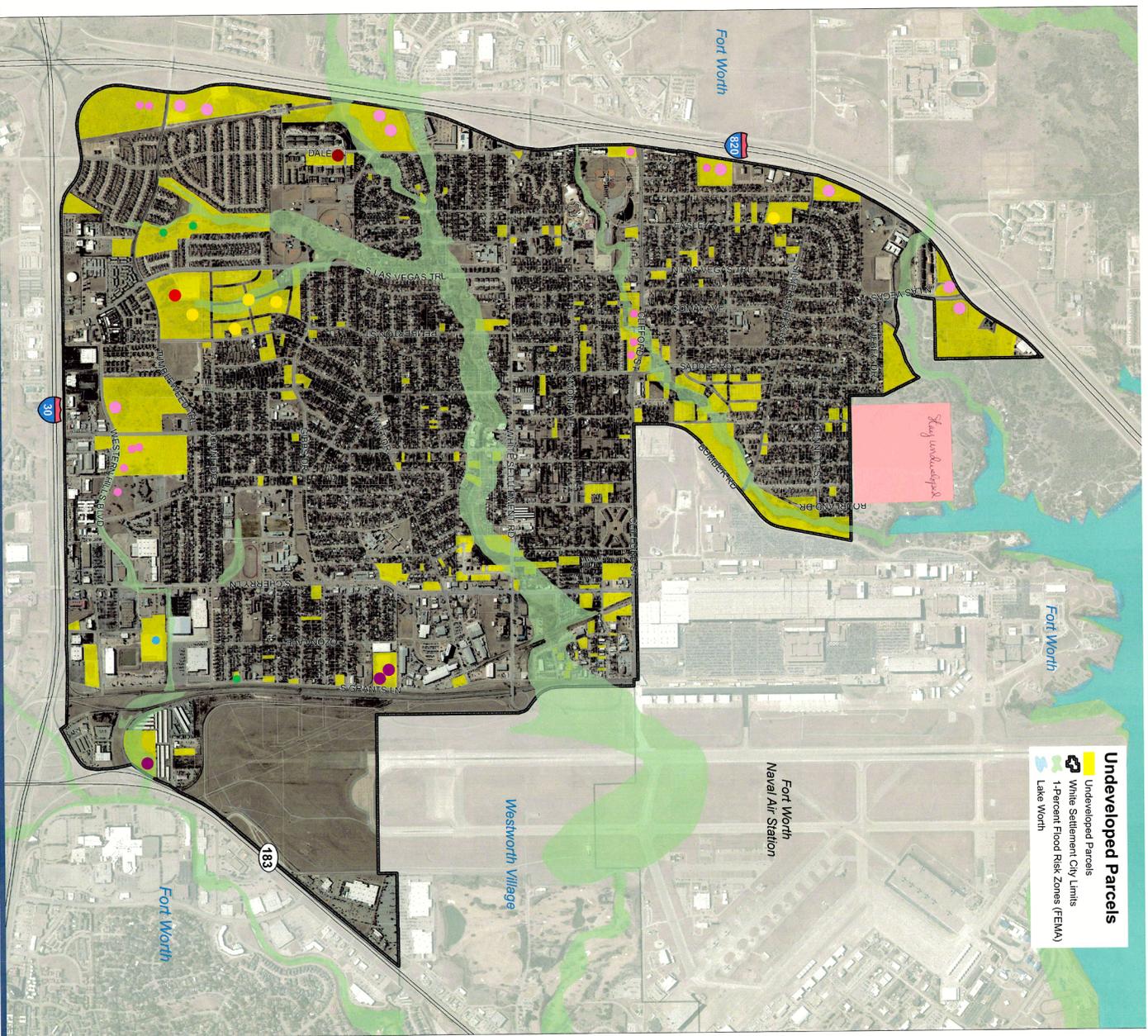
Land Use Activity

Community Open House | March 20, 2019

Where in White Settlement would you like to see the following land uses?

Place a color coordinated sticker on the map over vacant or redevelopment areas.

- [•] Commercial [•] Single-Family [•] Open Space/Parks [•] Mixed Use
- [•] Industrial [•] Multifamily [•] Retail [•] Office [•] Community Facilities

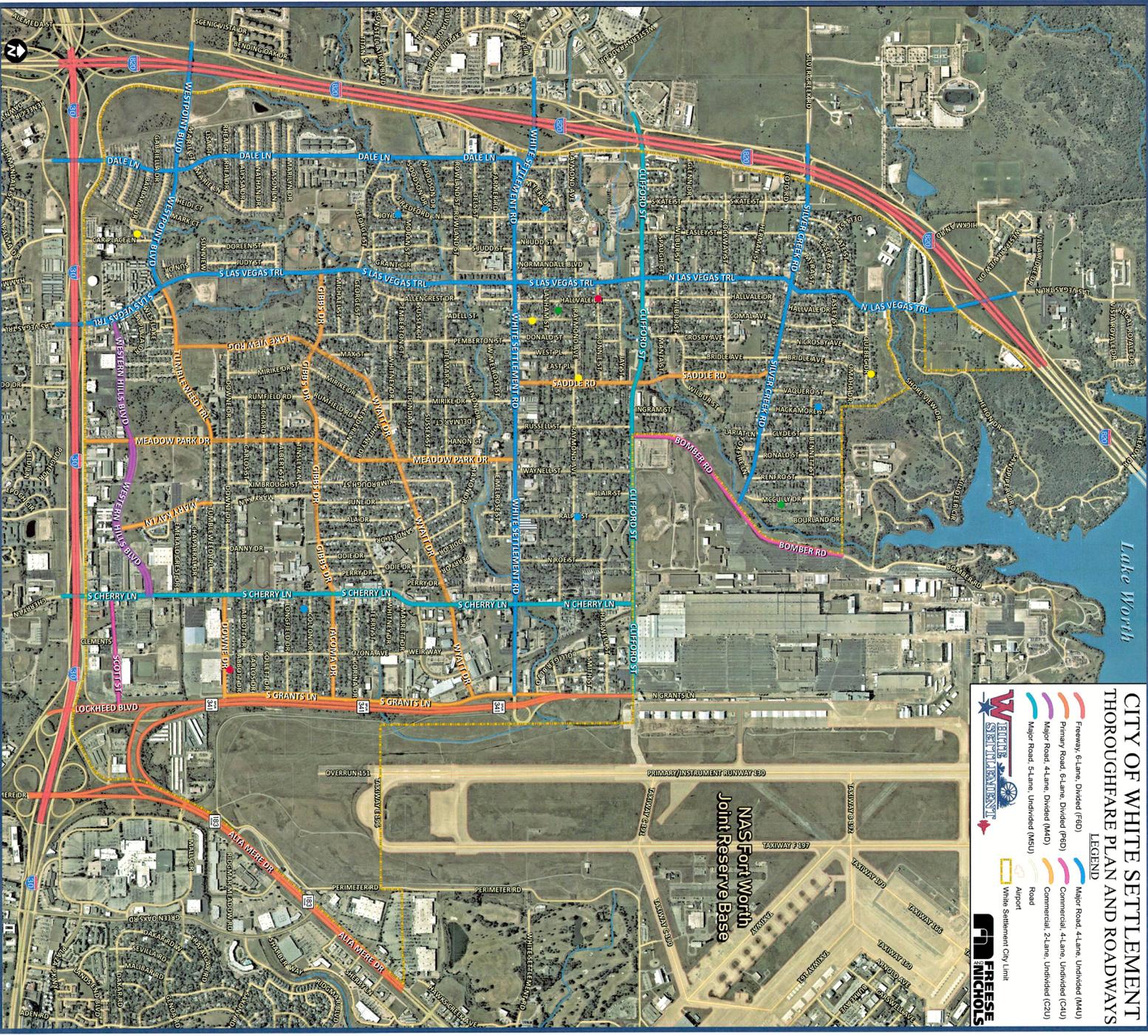




Where Do You Live?

Community Open House | March 20, 2019

Place a sticker on the map where you live.



Community Open House #3 Meeting | April 15, 2019



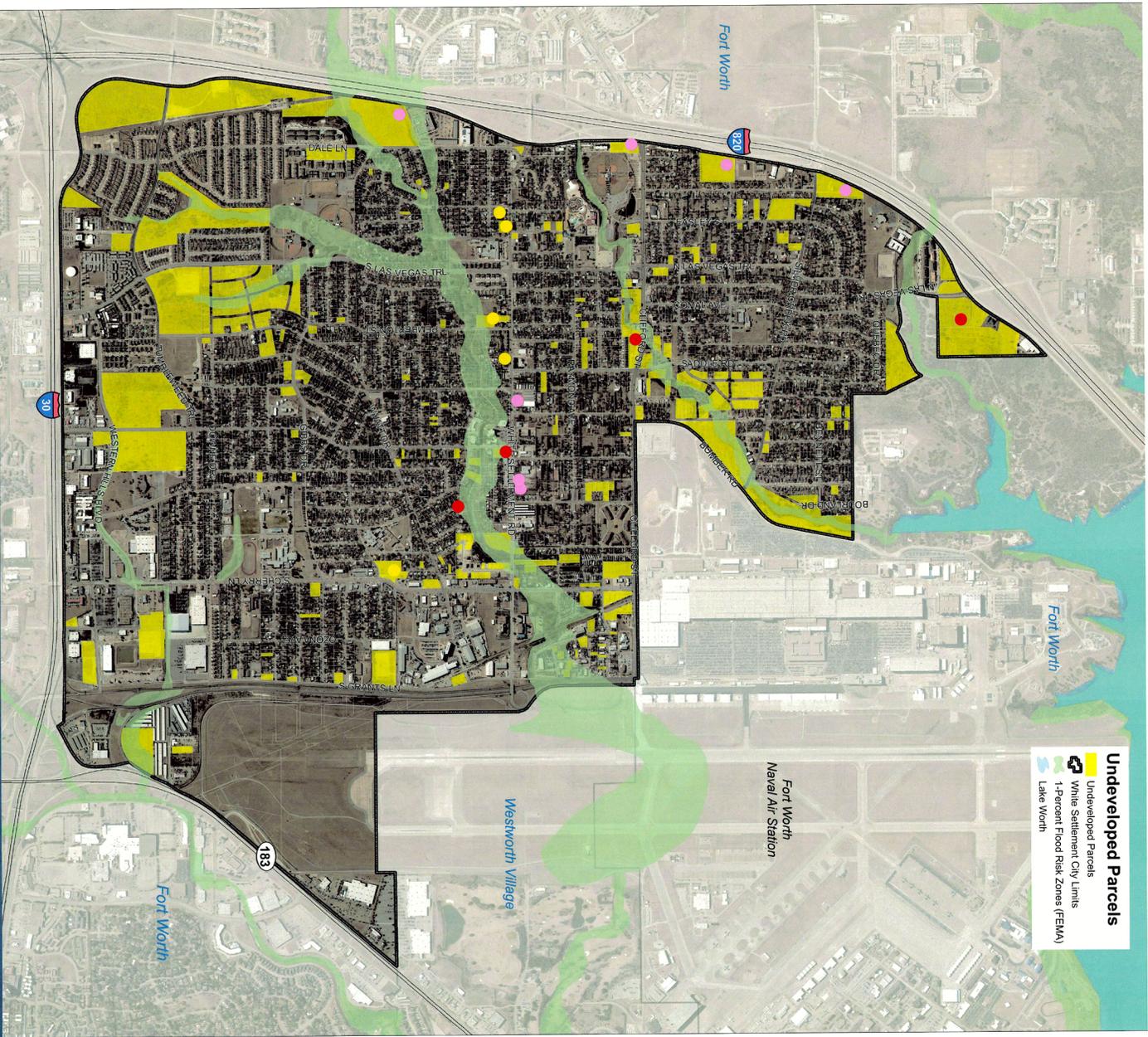
Land Use Activity

Community Open House | April 15, 2019

Where in White Settlement would you like to see the following land uses?

Place a color coordinated sticker on the map over vacant or redevelopment areas.

- [●] Commercial [●] Single-Family [●] Open Space/Parks [●] Mixed Use
- [●] Industrial [●] Multifamily [●] Retail [●] Office [●] Community Facilities





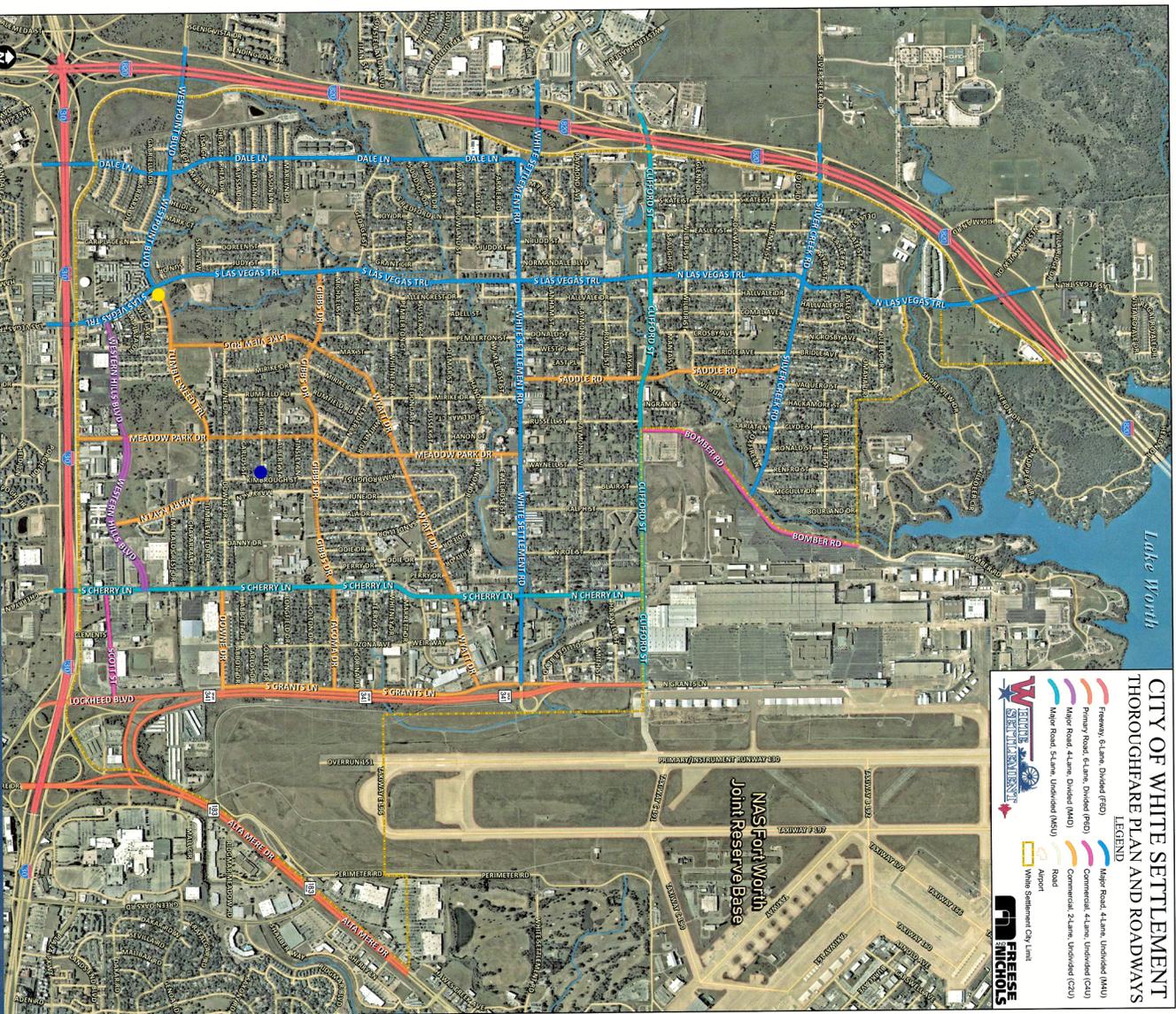
Thoroughfare Plan

Community Open House | April 15, 2019

Help Us Improve the Existing Street Network.

Place a color coordinated sticker or use a marker on the map

- [●] Congested Intersection
- [●] High Traffic Area Needs Improvement
- [→] Sidewalks Needed (use a marker)
- [●] Increase Connectivity to Other Streets
- [←] Opportunity for Pedestrian or Bike Facility (use a marker)



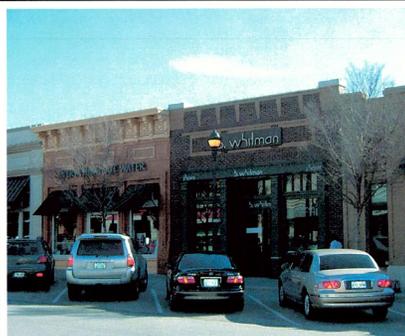
BOARD #1:

WHICH OF THE FOLLOWING DOES WHITE SETTLEMENT NEED MORE FOR A UNIQUE **SENSE OF PLACE?**

Pick your favorite by placing a DOT in the box around the corresponding image.



TRADITIONAL RETAIL



SMALL SCALE RETAIL



PEDESTRIAN & BIKE TRAILS



BOUTIQUE SHOPS



APARTMENTS



STREETSCAPING



OPEN SPACE



RESTAURANTS



MIXED USE



**BOARD #2: Are any of the following inadequate or in need of attention?
Place a sticker for all that apply.**



Lack of a Grocery Store ● ● ● ●



Traffic Flow



Lack of Medical Services ● ● ● ● *walk in clinic needed*



Defacing of Public Property



Lack of Bike Facilities *Need bike lanes* ●



Lack of Street Lighting ● ● ●



Lack of Residential Property Maintenance ● ● ●

BOARD #3

WRITE YOUR RESPONSE IN THE CORRESPONDING COLUMN FOR EACH QUESTION

What makes White Settlement special?

Police Services
Senior Services

What needs to change in White Settlement to improve your quality of life?

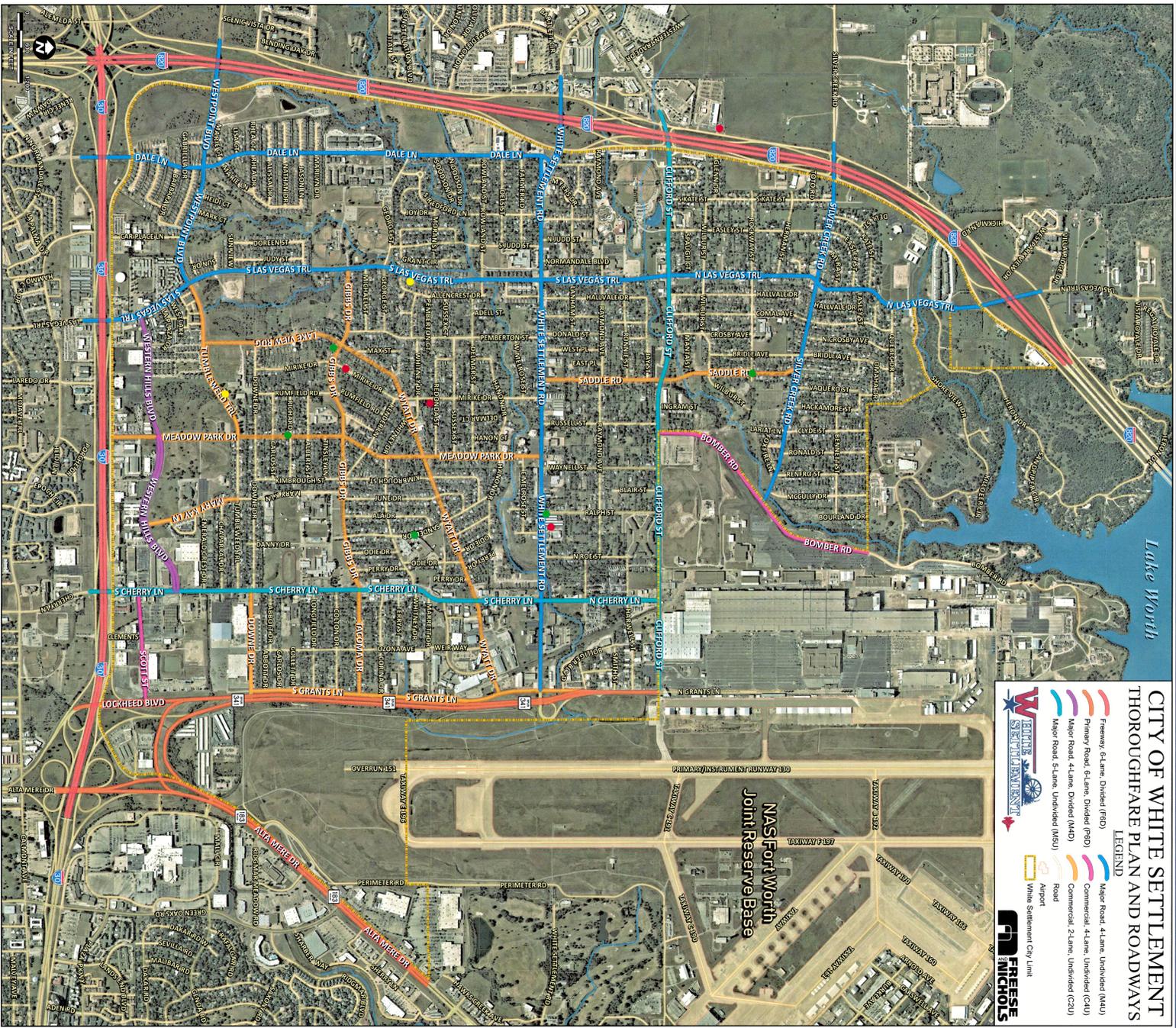
Replace sidewalks
Repair Streets
Yard Maintenance



Where Do You Live?

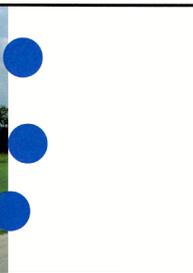
Community Open House | April 15, 2019

Place a sticker on the map where you live.



WHAT TYPE OF HOUSING WOULD *YOU* WANT TO SEE?

Pick your favorite by placing a DOT in the box around the corresponding image.

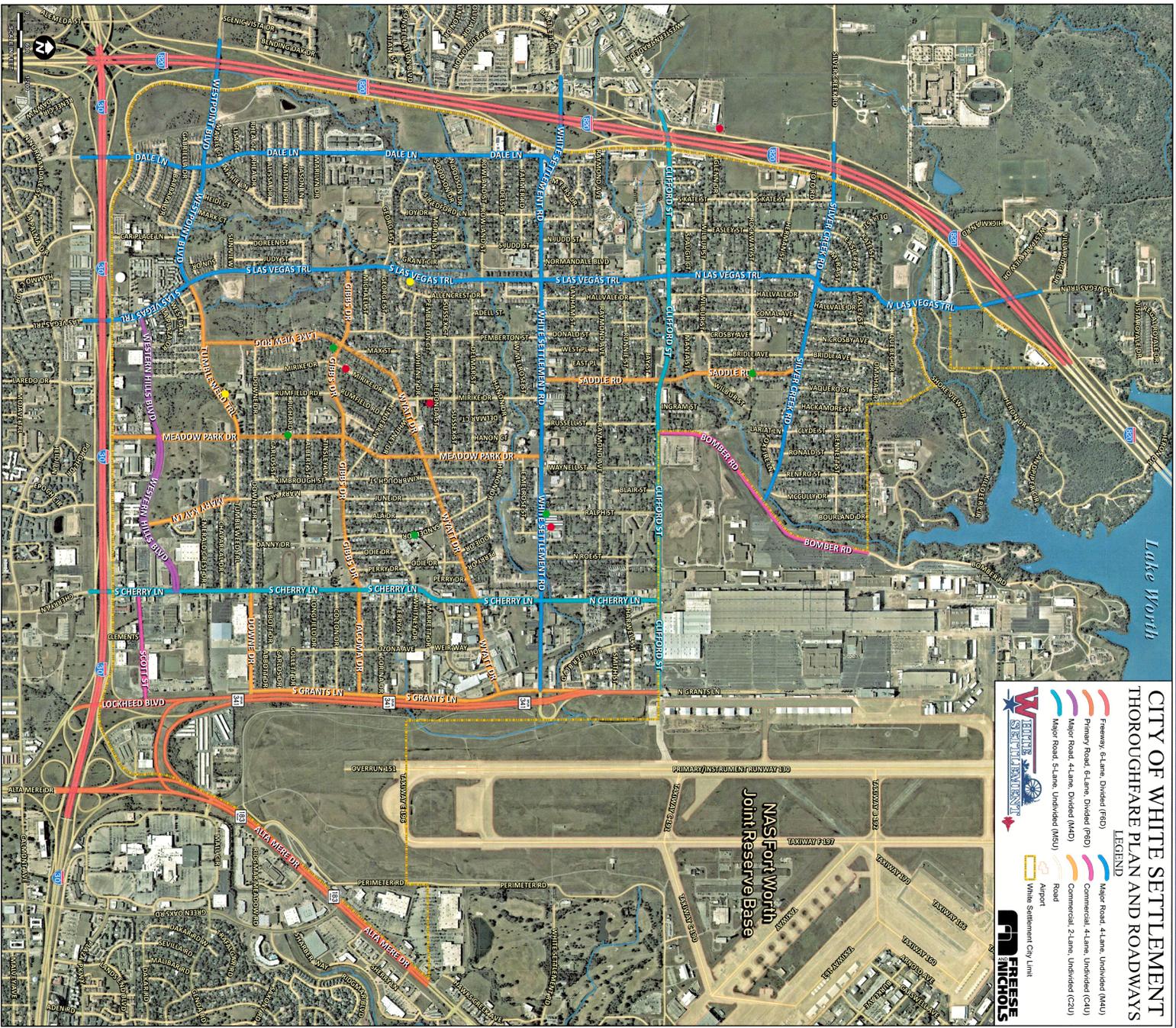




Where Do You Live?

Community Open House | April 15, 2019

Place a sticker on the map where you live.



Big Idea Boards

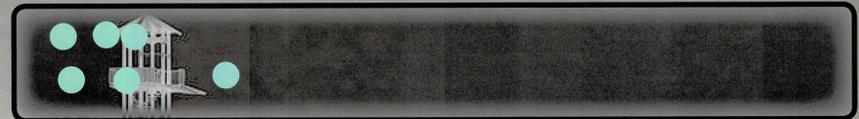
Community Input Board #2

Key Features of Our City Will Include:

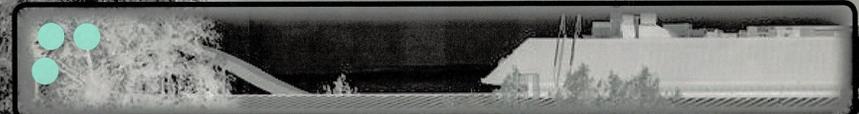
PLACE A STICKER IN THE BOX(S)
NEXT TO THE STATEMENT(S) YOU AGREE WITH THE MOST



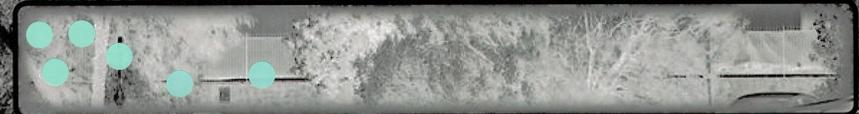
Diverse housing inventory with competitive price points for families and young professionals.



Long-term home ownership.



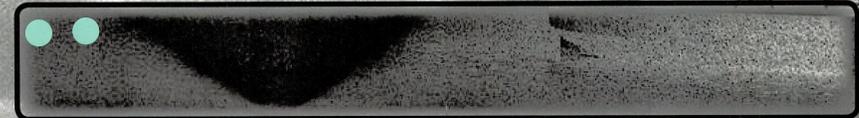
Community identity based on the city's recreational amenities.



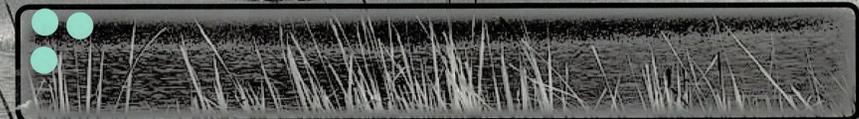
Interconnected Hike & Bike Facilities with neighborhoods, parks and employment centers.



Authentic Village Center focused around the municipal complex.



The City of choice for entrepreneurs working in fields that complement the NAS/JRB.



Community Input Board #1

Our Vision in 20 years will be...

PLACE A STICKER IN THE BOX(S)
NEXT TO THE STATEMENT(S) YOU AGREE WITH THE MOST



The City of choice for entrepreneurs working in fields that complement the NAS/JRB.



A family-oriented, affordable destination in the heart of the DFW metro.



The best place to retire in the metro.



Small town with easy access to big city amenities.



A favorite destination for families with top notch amenities, great schools, local-serving retail businesses, easy access to the DFW metro area and quality neighborhoods.



A great place to start/run a business.

Community Input Board #2

Key Features of Our City Will Include:

PLACE A STICKER IN THE BOX(S)
NEXT TO THE STATEMENT(S) YOU AGREE WITH THE MOST



Diverse housing inventory with competitive price points for families and young professionals.



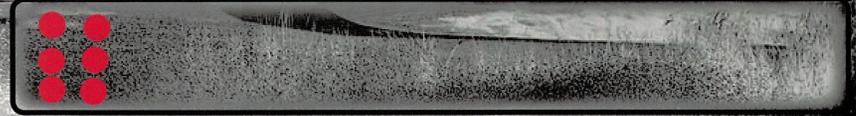
Long-term home ownership.



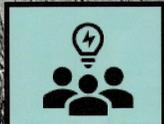
Community identity based on the city's recreational amenities.



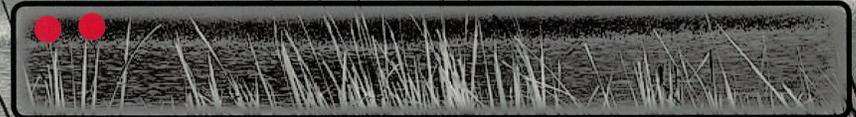
Interconnected Hike & Bike Facilities with neighborhoods, parks and employment centers.



Authentic Village Center focused around the municipal complex.



The City of choice for entrepreneurs working in fields that complement the NAS/JRB.



Community Input Board #1

Our Vision in 20 years will be...

PLACE A STICKER IN THE BOX(S)
NEXT TO THE STATEMENT(S) YOU AGREE WITH THE MOST



The City of choice for entrepreneurs working in fields that complement the NAS/JRB.



A family-oriented, affordable destination in the heart of the DFW metro.



The best place to retire in the metro.



Small town with easy access to big city amenities.

A favorite destination for families with top notch amenities, great schools, local-serving retail businesses, easy access to the DFW metro area and quality neighborhoods.

A great place to start/run a business.

Comment Cards



White Settlement Comprehensive Plan Update

Comment Card

In 20 years, White Settlement will be _____ (Write your response below)

The hometown feel in the middle of congested livin's

What is White Settlement's **greatest asset** that should be maintained! Help us identify places, spaces, qualities, and characteristics that make White Settlement a great place to live by leaving your comments below.

The friendly nature of citizens

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. **Your** input is valuable!



White Settlement Comprehensive Plan Update

Comment Card

In 20 years, White Settlement will be _____ (Write your response below)

a thriving, urban village (larger than most) with everything the community needs within the city limits (except the HS - too late for that.)

What is White Settlement's **greatest asset** that should be maintained! Help us identify places, spaces, qualities, and characteristics that make White Settlement a great place to live by leaving your comments below.

Parks, ~~the~~ actually need more development in this area - connect all and connect to Trinity Trails
Library, Community Center, Christmas Parade
The items above are the things that bring us together

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. **Your** input is valuable!

More retail - does WS even have a grocery store?



White Settlement Comprehensive Plan Update

Comment Card

In 20 years, White Settlement will be the best alternative to overpriced & congested FW (Write your response below)

W.S. NEEDS TO BECOME A DESTINATION AND A HOME FOR ITS CITIZENS. WE MUST CURRENTLY TRAVEL OUTSIDE THE CITY TO EAT & PLAY.

What is White Settlement's **greatest asset** that should be maintained! Help us identify places, spaces, qualities, and characteristics that make White Settlement a great place to live by leaving your comments below.

LOCATION LOCATION LOCATION. MINUTES FROM DOWNTOWN FW, EASE OF ACCESS NEEDS TO BE MAINTAINED.

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. **Your** input is valuable!

TO HELP DRAW MORE CITIZENS TO THESE EVENTS, THE CITY SHOULD POST "EVENTS" ON FB INSTEAD OF JUST POSTS.



White Settlement Comprehensive Plan Update

Comment Card

In 20 years, White Settlement will be _____ (Write your response below)

I hope "hipper", a cool place to live instead of a bedroom, with fun things to do, neat restaurants, coffee shops, etc.

What is White Settlement's **greatest asset** that should be maintained! Help us identify places, spaces, qualities, and characteristics that make White Settlement a great place to live by leaving your comments below.

Small town feel, parks

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. **Your** input is valuable!



White Settlement Comprehensive Plan Update

Comment Card

In 20 years, White Settlement will be _____ (Write your response below)

Family friendly
community centered
entertaining indoors & outside

What is White Settlement's **greatest asset** that should be maintained! Help us identify places, spaces, qualities, and characteristics that make White Settlement a great place to live by leaving your comments below.

Community - Parades, library, rec center

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!

I think of Keller & Grapevine as larger scale versions of what amenities I like in a community:
weather fire



White Settlement Comprehensive Plan Update

Comment Card

In 20 years, White Settlement will be a destination for good restaurants (Write your response below)

bakeries, family restaurants, small businesses.

What is White Settlement's **greatest asset** that should be maintained! Help us identify places, spaces, qualities, and characteristics that make White Settlement a great place to live by leaving your comments below.

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!



White Settlement Comprehensive Plan Update

Comment Card

In 20 years, White Settlement will be ~~future~~ _____ (Write your response below)

Revitalized
More pedestrian friendly

What is White Settlement's **greatest asset** that should be maintained! Help us identify places, spaces, qualities, and characteristics that make White Settlement a great place to live by leaving your comments below.

Small-town feel

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!



White Settlement Comprehensive Plan Update

Comment Card

In 20 years, White Settlement will be _____ (Write your response below)

What is White Settlement's **greatest asset** that should be maintained! Help us identify places, spaces, qualities, and characteristics that make White Settlement a great place to live by leaving your comments below.

We were drawn to White Settlement due to single family homes, lower property tax (than Fort Worth), easy access to 30/820.

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!

We do almost all of our shopping in Fort Worth. It would be nice to support local business. Some of the areas of WS. are less than safe. If improvements in safety/appearances could be improved - maybe more business would come in and more people would shop local



White Settlement Comprehensive Plan Update

Comment Card

In 20 years, White Settlement will be _____ (Write your response below)

Another slum if there are many more apartment buildings
are put up.

What is White Settlement's **greatest asset** that should be maintained! Help us identify places, spaces, qualities, and characteristics that make White Settlement a great place to live by leaving your comments below.

The greatest asset White Settlement has is the variety of ages of
residents. If there are only one age of people & one economic
set of residents, the community will die out.

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the top 3 words you feel best represent the ideal White Settlement of the future.

Family	Comfortable	Community	Accessible	Inclusive
Exciting	Walkable	Progressive	Beautiful	Exclusive
Innovative	Enjoyable	Home	Dynamic	Proud
Interesting	Small town	Safe and secure	Fun	Hopeful
Neighborhoods	Destination	Affordable	Active	Connected
Parks	Entrepreneurial	Other: <u>MORE FITNESS</u> Elym		

2. Where in White Settlement do you take out of town visitors?

SPASH DARTZ

3. Where is the best location for a selfie or photo in the City?



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the top 3 words you feel best represent the ideal White Settlement of the future.

Family	Comfortable	Community	Accessible	Inclusive
Exciting	Walkable	Progressive	Beautiful	Exclusive
Innovative	Enjoyable	Home	Dynamic	Proud
Interesting	Small town	Safe and secure	Fun	Hopeful
Neighborhoods	Destination	Affordable	Active	Connected
Parks	Entrepreneurial	Other: <u>Diners</u> Not Fast Food		

Grocery stores

2. Where in White Settlement do you take out of town visitors?

3. Where is the best location for a selfie or photo in the City?



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the top 3 words you feel best represent the ideal White Settlement of the future.

Family	Comfortable	Community	Accessible	Inclusive
Exciting	Walkable	Progressive	Beautiful	Exclusive
Innovative	Enjoyable	Home	Dynamic	Proud
Interesting	Small town	Safe and secure	Fun	Hopeful
Neighborhoods	Destination	Affordable	Active	Connected
Parks	Entrepreneurial	Other: _____		

2. Where in White Settlement do you take out of town visitors?

Park

3. Where is the best location for a selfie or photo in the City?

Veterans Park



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the words you feel best represent the ideal White Settlement of the future.

Family	Comfortable	Community	Accessible	Inclusive
Exciting	Walkable	Progressive	Beautiful	Exclusive
Innovative	Enjoyable	Home	Dynamic	Proud
Interesting	Small town	Safe and secure	Fun	Hopeful
Neighborhoods	Destination	Affordable	Active	Connected
Parks	Entrepreneurial	Other: _____		

2. Where in White Settlement do you take out of town visitors?

Splash Dayz

3. Where is the best location for a selfie or photo in the City?

Splash Dayz



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the top 3 words you feel best represent the ideal White Settlement of the future.

- | | | | | |
|---------------|-----------------|-----------------|------------|-----------|
| Family | Comfortable | Community | Accessible | Inclusive |
| Exciting | Walkable | Progressive | Beautiful | Exclusive |
| Innovative | Enjoyable | Home | Dynamic | Proud |
| Interesting | Small town | Safe and secure | Fun | Hopeful |
| Neighborhoods | Destination | Affordable | Active | Connected |
| Parks | Entrepreneurial | Other: _____ | | |

2. Where in White Settlement do you take out of town visitors?

Restaurants
Parks movies

3. Where is the best location for a selfie or photo in the City?

I really don't know



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the top 3 words you feel best represent the ideal White Settlement of the future.

Family	Comfortable	Community	Accessible	Inclusive
Exciting	Walkable	Progressive	Beautiful	Exclusive
Innovative	Enjoyable	Home	Dynamic	Proud
Interesting	Small town	Safe and secure	Fun	Hopeful
Neighborhoods	Destination	Affordable	Active	Connected
Parks	Entrepreneurial	Other: _____		

2. Where in White Settlement do you take out of town visitors?

Splashdaddy

3. Where is the best location for a selfie or photo in the City?

Splashdaddy



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the top 3 words you feel best represent the ideal White Settlement of the future.

Family	Comfortable	<u>Community</u>	Accessible	Inclusive
Exciting	Walkable	Progressive	Beautiful	Exclusive
Innovative	Enjoyable	Home	Dynamic	Proud
Interesting	Small town	Safe and secure	Fun	Hopeful
Neighborhoods	Destination	Affordable	Active	Connected
Parks	Entrepreneurial	Other: <i>Generosity</i> <i>Hospitality</i>		

2. Where in White Settlement do you take out of town visitors?

WSSC

3. Where is the best location for a selfie or photo in the City?

Gardens of WSSC



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the top 3 words you feel best represent the ideal White Settlement of the future.

- | | | | | |
|-----------------|-----------------|------------------|------------|-----------|
| Family ✓ | Comfortable ✓ | Community ✓ | Accessible | Inclusive |
| Exciting | Walkable | Progressive | Beautiful | Exclusive |
| Innovative | Enjoyable | Home | Dynamic | Proud |
| Interesting | Small town | Safe and secure | Fun | Hopeful |
| Neighborhoods ✓ | Destination | Affordable | Active | Connected |
| Parks | Entrepreneurial | Other: Diversity | | |

2. Where in White Settlement do you take out of town visitors?

Parks & Library

3. Where is the best location for a selfie or photo in the City?



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the top 3 words you feel best represent the ideal White Settlement of the future.

Family

Comfortable

Community

Accessible

Inclusive

Exciting

Walkable

Progressive

Beautiful

Exclusive

Innovative

Enjoyable

Home

Dynamic

Proud

Interesting

Small town

Safe and secure

Fun

Hopeful

Neighborhoods

Destination

Affordable

Active

Connected

Parks

Entrepreneurial

Other:

Needs transportation

2. Where in White Settlement do you take out of town visitors?

WATER PARK (SPASH DAYS)

3. Where is the best location for a selfie or photo in the City?



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the top 3 words you feel best represent the ideal White Settlement of the future.

Family

Comfortable

Community

Accessible

Inclusive

Exciting

Walkable

Progressive

Beautiful

Exclusive

Innovative

Enjoyable

Home

Dynamic

Proud

Interesting

Small town

Safe and secure

Fun

Hopeful

Neighborhoods

Destination

Affordable

Active

Connected

Parks

Entrepreneurial

Other: _____

2. Where in White Settlement do you take out of town visitors?

WATER PARK (SPASH DAYZ), MUSEUMS

3. Where is the best location for a selfie or photo in the City?



White Settlement Comprehensive Plan Update Comment Card

1. Circle the top 3 words you feel best represent the ideal White Settlement of the future.

Family	Comfortable	Community	<u>Accessible</u>	Inclusive
Exciting	Walkable	Progressive	Beautiful	Exclusive
Innovative	Enjoyable	Home	Dynamic	Proud
Interesting	<u>Small town</u>	Safe and secure	Fun	Hopeful
Neighborhoods	Destination	Affordable	Active	Connected
<u>Parks</u>	Entrepreneurial	Other: _____		

2. Where in White Settlement do you take out of town visitors?

VP (Veterans Park) & CP (Central Park)

3. Where is the best location for a selfie or photo in the City?

Veterans Park Fishing Pier



White Settlement Comprehensive Plan Update Comment Card

1. Circle the top 3 words you feel best represent the ideal White Settlement of the future.

Family

Comfortable

Community

Accessible

Inclusive

Exciting

Walkable

Progressive

Beautiful

Exclusive

Innovative

Enjoyable

Home

Dynamic

Proud

Interesting

Small town

Safe and secure

Fun

Hopeful

Neighborhoods

Destination

Affordable

Active

Connected

Parks

Entrepreneurial

Other: _____

2. Where in White Settlement do you take out of town visitors?

I DON'T

3. Where is the best location for a selfie or photo in the City?

CENTRAL
PARK



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the top 3 words you feel best represent the ideal White Settlement of the future.

Family	Comfortable	Community	Accessible	Inclusive
Exciting	Walkable	Progressive	Beautiful	Exclusive
Innovative	Enjoyable	Home	Dynamic	Proud
Interesting	Small town	Safe and secure	Fun	Hopeful
Neighborhoods	Destination	Affordable	Active	Connected
Parks	Entrepreneurial	Other: <u>bike lanes + bike paths needed</u>		

2. Where in White Settlement do you take out of town visitors?

Veteran's Park

3. Where is the best location for a selfie or photo in the City?

Browser the Cat in the library



White Settlement Comprehensive Plan Update Comment Card

1. Circle the top 3 words you feel best represent the ideal White Settlement of the future.

Family	Comfortable	Community	Accessible	Inclusive
Exciting	Walkable	Progressive	Beautiful	Exclusive
Innovative	Enjoyable	Home	Dynamic	Proud
Interesting	Small town	Safe and secure	Fun	Hopeful
Neighborhoods	Destination	Affordable	Active	Connected
Parks	Entrepreneurial	Other: _____		

2. Where in White Settlement do you take out of town visitors?

3. Where is the best location for a selfie or photo in the City?

White Settlement Comprehensive Plan Update

Comment Card

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!

In 20 years White Settlement will be a small town oasis amidst the hustle and bustle of a large city ~~metropolis~~ metroplex. A place you can live, work and play in a safe, secure and community-centric environment!



White Settlement Comprehensive Plan Update

Comment Card

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!

THE CITY OF WHITE SETTLEMENT WILL BE A PROGRESSIVE, FAMILY-ORIENTED COMMUNITY
WHERE "HOME" IS WHERE YOU WANT TO BE.

TODAY, IF A RESIDENT WANTS TO SHOP, EAT, OR PLAY, THEY HAVE TO LEAVE THE CITY LIMITS.
BUT WHY? GIVE THE PEOPLE A REASON TO STAY, BE PROUD, AND BE HAPPY.



E. DELGADO

White Settlement Comprehensive Plan Update

Comment Card

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!

IN 20 YRS.

I would like to see a quaint town square, main street, ~~have~~ purchase the homes on WS Rd. & turn them into coffee shops, boutiques, gift shops, and restaurants (NO Chain Restaurants!)

On top of these,



I would like to see something for teenagers & young adults. A smoke free-Drug free place for them to hang out & have memories that they would want their kids to have!

White Settlement Comprehensive Plan Update

Comment Card

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!

NEW DEVELOPMENT AND/OR RE-DEVELOPMENT INCENTIVES
(FACADE GRANTS - MATCHING DOLLARS UP TO \$X)



White Settlement Comprehensive Plan Update

Comment Card

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!

- Schools - younger families
- Better Access to water park - one way in
on way out
- connect the parks/trails
 - walking
 - Biking



White Settlement Comprehensive Plan Update

Comment Card

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!

Destination Point / Identity

Road ACCESS

Residential Variety

Codes - poorly kept rentals

Long range game plan == to incorporate us into growing surrounding area (FW/Base)

Be some place people want to go —

Multi-generational appeal.

Mixing of community.

White Settlement Comprehensive Plan Update

Comment Card

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!

In 20 yrs White Settlement will be
blooming



White Settlement Comprehensive Plan Update

Comment Card

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!

Be able to retain the small town feel that disappears within other areas of the metroplex



White Settlement Comprehensive Plan Update

Comment Card

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!

A city that is attractive and fulfills the needs of all age groups.



One of the 3 premier areas in the metropolis that people choose.

White Settlement Comprehensive Plan Update

Comment Card

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!

A focal Point to bring the community
~~together~~ together. More sidewalks to get around town.

We use to have events that ~~are~~ brought to the community together.



Central Park is a Perfect Place to use with its size and parking.

White Settlement Comprehensive Plan Update

Comment Card

If you have any other thoughts on the comprehensive plan update, please fill out the comment card and leave it with us. Your input is valuable!

Splash Dayz @ Do we need it? How to save it? How to sell it?

20yrs WS will be a destination city for young professionals, young families, empty nesters, and retirees alike.





White Settlement Comprehensive Plan Update

Comment Card

1. Circle the words you feel best represent the ideal White Settlement of the future

Family

Exciting

Innovative

Interesting

Neighborhoods

Parks

Comfortable

Walkable

Enjoyable

Small town

Destination

Entrepreneurial

Community

Progressive

Home

Safe and secure

Affordable

Other: _____

Accessible

Beautiful

Dynamic

Fun

Active

Inclusive

Exclusive

Proud

Hopeful

Connected

2. Where in White Settlement do you take out of town visitors?

3. Where is the best location for a selfie or photo in the City?



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the words you feel best represent the ideal White Settlement of the future

Family	Comfortable	Community	Accessible	Inclusive
Exciting	Walkable	Progressive	Beautiful	Exclusive
Innovative	Enjoyable	Home	Dynamic	Proud
Interesting	Small town	Safe and secure	Fun	Hopeful
Neighborhoods	Destination	Affordable	Active	Connected
Parks	Entrepreneurial	Other: _____		

2. Where in White Settlement do you take out of town visitors?

3. Where is the best location for a selfie or photo in the City?



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the words you feel best represent the ideal White Settlement of the future

Family	Comfortable	Community	Accessible	Inclusive
Exciting	Walkable	Progressive	Beautiful	Exclusive
Innovative	Enjoyable	Home	Dynamic	Proud
Interesting	Small town	Safe and secure	Fun	Hopeful
Neighborhoods	Destination	Affordable	Active	Connected
Parks	Entrepreneurial	Other: _____		

2. Where in White Settlement do you take out of town visitors?

Veteran's Park, Water Park
El Tequila's Mexican Food Restaurant

3. Where is the best location for a selfie or photo in the City?

Veteran's Park
I see the Officials of WS trying to improve and clean up our City. I wish to see better roads in the community. Better areas where it is safe for children to play. WS is still a community with a lot of drug addicts & offenders... not safe!!



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the words you feel best represent the ideal White Settlement of the future

Family	Comfortable	Community	Accessible	Inclusive
Exciting	Walkable	Progressive	Beautiful	Exclusive
Innovative	Enjoyable	Home	Dynamic	Proud
Interesting	Small town	Safe and secure	Fun	Hopeful
Neighborhoods	Destination	Affordable	Active	Connected
Parks	Entrepreneurial	Other: _____		

2. Where in White Settlement do you take out of town visitors?

Water Park

3. Where is the best location for a selfie or photo in the City?

*near the Land Mark
Sungis*



White Settlement Comprehensive Plan Update

Comment Card

1. Circle the words you feel best represent the ideal White Settlement of the future

- | | | | | |
|--------------------|-----------------|-----------------|------------|-----------|
| Family | Comfortable | Community | Accessible | Inclusive |
| Exciting | Walkable | Progressive | Beautiful | Exclusive |
| Innovative | Enjoyable | Home | Dynamic | Proud |
| <u>Interesting</u> | Small town | Safe and secure | Fun | Hopeful |
| Neighborhoods | Destination | Affordable | Active | Connected |
| Parks | Entrepreneurial | Other: <u>Q</u> | | |

2. Where in White Settlement do you take out of town visitors?

3. Where is the best location for a selfie or photo in the City?

no sidewalks in Downtown. partial side sidewalks from Grants lane all the way down White Settlement to 820 overpass



White Settlement Comprehensive Plan Update Comment Card

1. Circle the words you feel best represent the ideal White Settlement of the future

Family	Comfortable	Community	Accessible	Inclusive
Exciting	Walkable	Progressive	Beautiful	Exclusive
Innovative	Enjoyable	Home	Dynamic	Proud
Interesting	Small town	Safe and secure	Fun	Hopeful
Neighborhoods	Destination	Affordable	Active	Connected
Parks	Entrepreneurial	Other: <u>X</u>		

2. Where in White Settlement do you take out of town visitors?

Need more sidewalks from the school to Downtown
White Settlement, all the way
to 820

3. Where is the best location for a selfie or photo in the City?

Prepared By:



2711 North Haskell Avenue
Suite 3300
Dallas, Texas 75204