



A COMMUNITY WHERE DIVERSITY  
IS VALUED, COMMUNICATIONS  
ARE ENCOURAGED AND AN  
ATTITUDE OF LEARNING FROM  
ONE ANOTHER IS RESPECTED

# THE SUMMERFIELDS

## SPOTLIGHT

FOCUS ON THE NEIGHBORHOOD



December 2020

A Publication of the Summerfields Neighborhood Association

## Councilman Moon Spearheading Major Development in our Area

Information extracted from a November 17, 2020 Star-Telegram Article by Luke Ranker

In a recent briefing to the Keller ISD, District 4 Councilman Cary Moon outlined a project that could bring a large soccer complex, anchored by an unnamed professional soccer team, an 8,000 seat stadium, and at least 16 additional soccer fields to the Summerfields area. This complex will have the ability to host major youth soccer tournaments currently held in Dallas and has the potential to bring about \$16M in annual revenue into Fort Worth.

The project would also contain a 1200 seat Performing Arts Center needed by the Keller ISD with a smaller 240 seat space and a 4,000 square foot dance floor. The targeted location of this project is the undeveloped land west of N. Riverside Drive between Thompson Road and Basswood Blvd. (see map on page 2). It is presumed the complex's location would be located along the northbound I35W access road. No site plan is as yet available.

If successful, this project could be prioritized and begin construction as early as late 2021. However, financial commitments and revenue streams need to be solidified between all the participants. It must pull together resources from the City of Fort Worth, the Keller School District, and private developers.

The tract of land is owned by a South Carolina Charitable Trust which has signed a letter of intent to sell the needed acreage to the City. Plans to develop this land have been ongoing for several years and has changed from a primarily commercial, single family and (Continued in Proposed Sports on page 2)



## SNA Presidents Corner

The holiday season is usually a very hectic but special time for our family. Every Christmas day we host our daughters and many of our grandkids and great-grandkids for a big Christmas dinner and gift exchange. Due to the pandemic, this year we will spend our time apart. Like most folks, we treasure our family time, so we are really sort of sad. I know many others are experiencing the same situation. Hang in there, there appears to be vaccines coming soon and we can't hopefully soon return to something close to normal.

To cheer up, I was browsing some old Christmas photos from 2008 and found the one to the left of Judy and I in costume. Thought it might give you a chuckle. For several years we visited Galveston Texas' annual Dickens on the Strand Festival.

Galveston blocks off their mid-1880s era downtown for three days and many people dress in period costumes to celebrate a Dickens Christmas. It's a really fun experience, Thousands of people walk the streets, support the many vendors and enjoy the parades and special events. It made me realize how many people have been impacted by this pandemic, but also made me realize that we are so lucky to not have had any COVID cases in our family. We at the SNA want to wish you a Merry, if different, Christmas and wish you happiness and good health as we move into a happy new, and hopefully healthy, new year.

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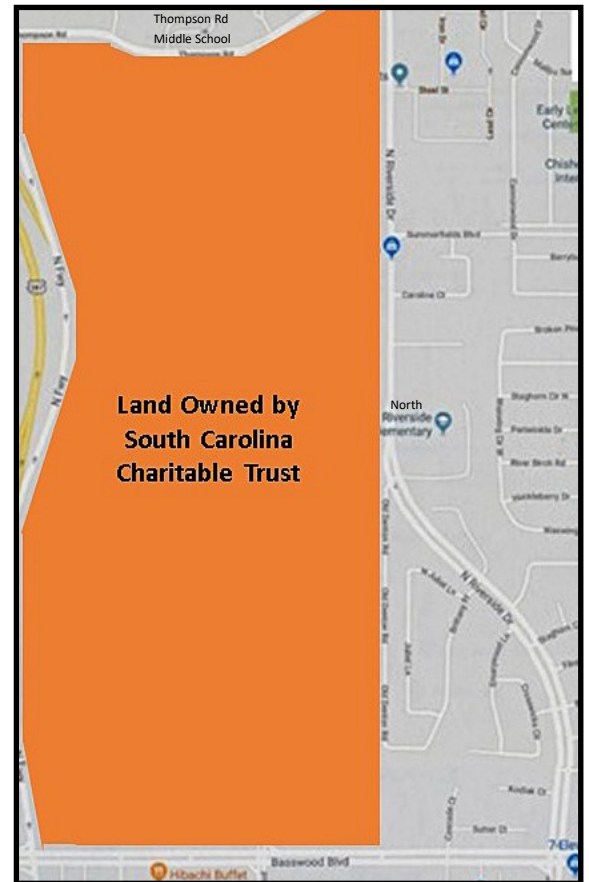
# Proposed Sports and Fine Arts Center Complex

(Continued from page 1)

multi-family residential project to now include the aforementioned community-use facilities. We understand the remaining land will still have residential and commercial components. The commercial development will probably concentrate along Basswood Blvd. and the northbound I35W access road, with multi-family and single family homes rounding out the development.

Preliminary talks have been held with Neltex Sports to operate the sports complex. Neltex is headed by Donny Nelson, general manager of the Dallas Mavericks basketball team. The operation would also support a professional soccer team. In Fort Worth.

Again, much is still to be determined, but the fact that this ongoing development has finally had some public exposure shows that things seem are progressing. The SNA will keep you informed as this project progresses.



Location of land being considered for this project



## Standard Multi-Family Apartments Proposed In Our Area

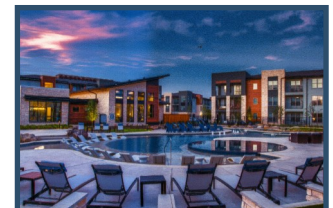
A developer has been working with Councilman Cary Moon and area neighborhood organizations, including the SNA, to construct a 200 unit apartment complex on the land bordered by Fossil Bluff, Hartnett, and Sandshell Blvd. This is the land just to the south of the Carriage Place townhomes who's Association we are supporting.

While the SNA has traditionally opposed new standard multi-family zoning changes, this is not a normal situation. This site is currently zoned G, high intensity commercial. This type of zoning allows several large non-residential facilities such as the Main Event bowling and gaming center in the

Presidio Shopping area. Because of the risk of such G-zoned facilities building on this land, the SNA has conditionally supported this multi-family development.



Concept Drawings from the Developer.  
Final design is yet to be finalized.

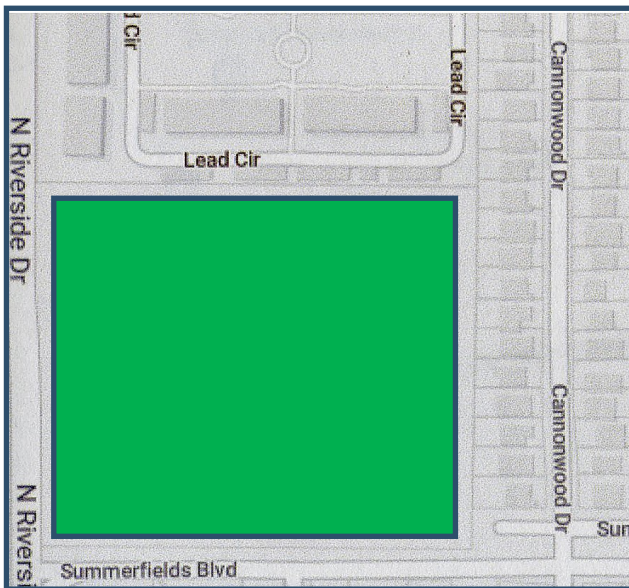




## TWO MAJOR SINGLE FAMILY DEVELOPMENTS SLATED FOR FAR NORTH FORT WORTH

The 3,300 single-family home development near Texas Motor Speedway covered in last month's newsletter already has company. Another large development has just been announced. A 2,900 home development is now in the works. This development will be located on Fort Worth land located northwest of Haslet. It is, just north of the existing Sendera Ranch neighborhood. That makes over 6,000 new homes in these two developments, which will house about 25,000 new residents. There will be many more to come.

The economic engine that is Alliance Airport will continue to drive Far North Fort Worth development. Hillwood Development, the builder of Alliance Airport, purchased all the land between the airport and the railhead to its west. The plan is to build a world class logistics center that will attract even more major businesses to our area. There is a very good reason we're seeing all this warehouse construction.



The SNA supported the development of a seniors only (55+) multi-family housing facility on the vacant land located at the northeast intersection of Summerfields Blvd. and N. Riverside Drive. The zoning change request for this facility was approved in August by both the City's Zoning Commission and the City Council.



Concept Drawing

There is no known date for the start of construction, but we'll pass you updated information when we receive it.

## Area Road Construction Update

As everyone is probably aware, construction is going full bore on widening N. Riverside Drive to a four lane road from N. Tarrant Parkway south to Basswood Elementary school. This project will also install two traffic circles at the Summerfields Blvd. and Thompson Road intersections with N. Riverside. Currently Thompson Road west of N. Riverside is closed for traffic circle construction. This will make it inconvenient for parents taking to or picking up the children from the Thompson Road Middle School. Please be patient. When completed this will make N. Riverside a four lane road up to North Tarrant. Construction is proceeding well and should be finished, weather permitting, by mid 2021.

A second road improvement project will continue widening N. Riverside Drive from N. Tarrant Parkway north to the existing traffic circle/four lane road at Shiver Road. It is funded and in the design phase. This project will not begin until the current N. Riverside project is complete. This means we have a couple of years before N. Riverside is a four lane road throughout our area.

Other road improvements are planned for the Basswood Blvd. and N. Beach intersection. This project was funded in the City's last Capital Improvement Program and will install two turn lanes in every direction to help alleviate traffic congestion at this busy intersection. No start date is known.

## Final Expansion of I35W in Far North Fort Worth is Underway

Congestion relief is on the horizon for Tarrant County as construction has begun on Segment 3C of North Tarrant Express along Interstate-35W in far north Fort Worth.

In September, North Tarrant Infrastructure – the lead contractor on the project – placed the first beams at the interchange of I-35W and SH 170. This officially kicked off the 6.7-mile reconstruction project that will rebuild main lanes, expand frontage roads and add two TEXpress managed lanes in both directions.

Segment 3C, which runs from North Tarrant Parkway to Eagle Parkway, is the final segment scheduled in the \$2.6 billion reconstruction and expansion of 35W, a major north-south corridor that is part of the trade route extending to the U.S.-Mexico border to the south and the Canadian border to the north. The expansion of 35W, which began in 2013, follows the completion of the North Tarrant Express in 2014, a 13-mile project along SH 183/SH 121 and Interstate 820 that was one of the largest public-private partnership transportation projects in the country.

“These major infrastructure projects have transformed mobility within the Dallas-Fort Worth Metroplex,” said Alberto Gonzalez, CEO of the North Tarrant Express and NTE/35W in Tarrant County and the LBJ Express in Dallas County. “We have proven that the managed lanes not only reduce congestion, but also improve safety and provide drivers with reliable travel times when they are trying to get from point A to point B.”

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## City Council Will Be Reconfigured to 11 Districts

In 2016 Fort Worth voters approved a City Charter Amendment to reconfigure City Council districts from nine to eleven. The City Council has appointed an eleven member Redistricting Task Force to advise on redistricting criteria and procedures.

Once the 2020 census figures are available, the task force will start working to divide Fort Worth into 11 smaller districts with roughly equal populations. In December 2018 the Task Force on Race and Culture in recommended the goal of ensuring that the City Council reflects the diverse communities that it represents.

By Dec. 8, 2020, the Task Force will present an interim report on its findings to the City Council. In January 2021 they will hold multiple public hearings, either physically or virtually, at locations throughout the city to solicit community feedback on redistricting criteria and procedures.

The Redistricting Task Force will make present its final recommendations to the City Council on March 2, 2021. All Task force meetings will be open to the public.

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## Citizens on Patrol (COP) Volunteers Make Neighborhood Safer

Summerfields has a very active Citizens on Patrol (COP) group. These volunteers are trained by the Fort Worth Police Department to safely and effectively conduct vehicle, bicycle and/or foot patrols in the community. After training they receive a police radio, car signs, an ID Card and COP attire. They patrol unarmed and in a non-confrontational manner. They simply observe and report, never approaching a suspect.

Four hour training sessions are scheduled throughout the year. If you are interested please contact Cindy Strause, the North Division COP Coordinator, at 817-201-4285 for assistance. COP patrols have two main benefits: (1) magnetic COP vehicle signs deter criminal activity and (2) observing and reporting suspected criminal activity to the FWPD. You also patrol only when you have time, there are no scheduled patrols.

COP also assist in searches for missing persons such as young children, runaways and Alzheimer's patients. They recently joined a FWPD search for a suicidal young male who drove away from his home after stating he was going to jump off a freeway overpass. A COP volunteer spotted the car parked at a convenience store near Basswood and I35W and had the police quickly respond and take him into protective custody. Recently one COP patroller directed police to Paladin Place Dr. where four car burglary actors were walking the neighborhood streets looking for unlocked cars. This directly led to the suspects being located and questioned by FWPD. The previous situations don't occur often, but are very rewarding when they do. Most patrols are boring due to lack of activity. Again, the main purpose is the deterrent effect of just being visible.

Our main code issue in Summerfields is solid waste incorrectly placed curbside. Not following the guidelines usually results in waste not picked up, which detracts from the street's appearance and can lead to fines. No one wants to live in a neighborhood with trash sitting by the street for too long. It detracts from the neighborhood's appearance, makes selling homes more difficult, and eventually lowers property values. Because of this the SNA aggressively monitors waste disposal violations and reports them to Code Compliance. We do not like reporting violations that can result in fines, but there is often no alternatives left to us, We much prefer that residents become educated on the City's waste disposal processes, but will not stand idle while trash accumulates in our neighborhood.

The following are the most common violations we observe:

- Plastic bags containing solid waste (including leaves) placed curbside. *Anything in a plastic bag must be placed in the brown garbage cart to be picked up.* Hardware stores sell acceptable paper yard bags for disposing of yard recyclable waste such as clippings, leaves and small branches
- Bulk waste placed curbside too early, sometimes up to three weeks before the next scheduled pickup. Doing so detracts from the street's appearance and could impact neighbors trying to sell their homes.
- Placing bulk waste too close to objects in the yard. Many of the trucks use hydraulic arms to load waste, and if you place it too close to objects such as mail boxes or light poles it may prevent them from picking it up.
- Different types of bulky waste mixed together. Brush and paper-bagged leaves should be separated from furniture and other bulk items. They are picked up by different trucks and go to different locations. Brush and yard clippings are taken to a City facility where along with the paper bags are converted into mulch. This is the main reason they will not pick up yard waste in non-recyclable plastic bags.
- Mixing waste and recyclable items in the Recycle container. Waste and recyclables are picked up by different trucks. Contaminating the Recycle container with household waste will result in the bin not being emptied.
- Placing household and yard chemicals in the recycle or trash containers. These items should be taken to the Environmental Collection Center (ECC) on Bridge Street. You simply drive though, show your driver's license to show you are a Fort Worth resident, and they empty your vehicle for you. See details on the City's web site.
- Placing any electronic item or major appliance curbside for pick up. All electronics should be taken to Brennen Street for disposal. Electronic items such as TVs have integrated circuitry that contain hazardous chemicals such as arsenic. They are disposed of separately so as not to contaminate the landfills.
- Overflowing Waste and Recycle bins. Called "snow cones" because the lid cannot be closed, they can result in the bin not being emptied. Again, the trucks are automated and if the operator feels they cannot empty the container without spillage they will usually bypass the container, thus leaving the resident with another week before it is again eligible for pick up.
- Trash bins left on the street for days after the scheduled pickup date.

Also remember that small limbs (less than 8 feet in length and four inches in diameter) can be placed curbside for pickup with your scheduled weekly trash. Only larger limbs have to wait for the monthly bulk pick up..

## BULK WASTE GUIDELINES

**Note: Bulk pickup week for Summerfields begins on the second Monday of each month and runs through the following Saturday. Bulk waste should not be placed curbside until the weekend before your scheduled pickup week. For more information we urge our residents to visit the Solid Waste webpage on the City's website (see the link at the end of this article).**

The following information was provided by the City of Fort Worth Solid Waste Department:

**Bulk collection is once a month. The New guidelines are in place, so brush up before your next monthly collection**

The city's Solid Waste Services has new easy-to-follow steps to make residential bulk collection safer and more effective for pickup. (continued on page 6)



## BULK WASTE GUIDELINES—Continued from page 5

The goal is to not only collect the waste, but to dispose of it in a safe manner and, when possible, keep it out of the landfill. For example, tree limbs, branches and yard waste are turned into mulch.

To help curbside pickup go as smoothly as possible, follow the program directions and avoid incurring fines. Here are some best practices and program guidelines:

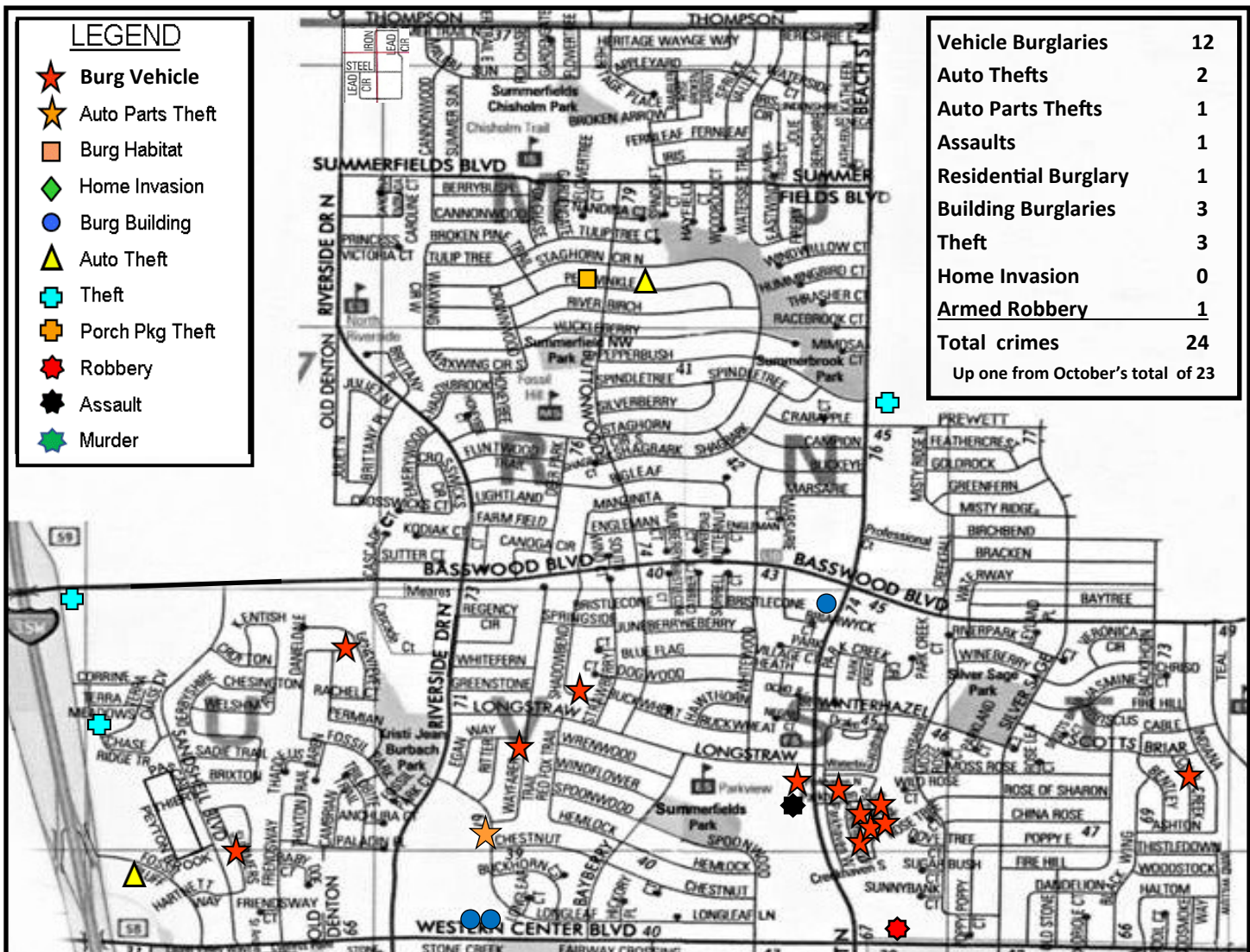
- Bulk items must be placed on the curb by 7 a.m. Monday of your scheduled collection week. Make sure the pile is not blocked by a vehicle.
- Bulk piles are limited to 10 cubic yards (6 feet by 8 feet by 6 feet), the size of a Volkswagen bug car.
- Plastic bags are not allowed outside the trash cart; residents may incur fines if plastic bags are placed curbside.
- All piles, paper yard waste bags and carts must be separated by at least 2 feet to be collected and to avoid extra fees. No materials can be placed between piles since this creates one large, out-of-compliance pile.
- Any items that fit in the brown garbage cart are not considered bulk and should be put in plastic bags and then placed into the brown garbage cart.
- Large limbs refers to those more than 4 inches in diameter and over eight feet long. Brush smaller than this is considered yard waste and can be collected at the curb on your weekly trash pickup day as part of the yard waste collection program. It must be separated from items like mail boxes, carts, large limbs and any bulk piles

To learn more about the program details, including what materials cannot be set out for bulk collection, check the Solid Waste webpage. <http://fortworthtexas.gov/solid-waste/bulk/>.

Solid Waste Services At-A-Glance					
Questions? Download the Fort Worth Garbage & Recycling App					
	WHEN	HOW	AMOUNT/SIZE	DETAILS	NO
<b>YARD</b>	Weekly on pickup day; set out by 7 a.m.	In paper bags, or optional purchase of green yard cart	Unlimited paper yard bags - 30 gallon size	Place 2 ft. from carts or other objects (cars, trees, mailboxes, water and gas meters.)	No plastic bags or trash
<b>Yard Trimmings</b> Leaves, twigs, grass, shrubs					
<b>Brush, Tied</b> Small Branches	Weekly on pickup day; set out by 7 a.m.	Bundled, tied with string or twine	Unlimited bundles, 8 ft. long, 40 lb. max	Place 2 ft. from carts or other objects	No nylon or plastic straps, ties or wire
<b>Brush, Untied</b> Large Branches	Weekly on pickup day; set out by 7 a.m.	Stacked branches only. All branches should be in one pile	Limited to 10 cubic yards (8 ft. long x 6 ft. wide x 6 ft. tall) max, about size of VW Beetle car. Branches no longer than 8 ft. and up to 4 inches in diameter	Place 2 ft. from carts or other objects. More than 10 cubic yds. collected within 72 hours billed to resident	No stumps, plastic bags, trash, fencing, lumber, or household bulk items
<b>RECYCLING</b>	Weekly on pickup day; set out by 7 a.m.	Unbagged items. Close cart lid completely. Clean, dry and empty items.	As much recycling as can fit with the blue cart lid closed. Second blue cart available on request - free.	May take extras to a drop-off station. Only put acceptable items in the cart. Place 2 ft. from carts or other objects	No plastic bags, Styrofoam, paper towels, food, plastic wrap, electronics, clothes, medical waste
<b>Blue Cart</b> Visit website or app for all items that can be recycled.	Can set cart out after 6 p.m. the day before your pickup day				
<b>GARBAGE</b>	Weekly on pickup day; set out by 7 a.m.	In tied plastic bags inside brown cart. Close lid completely. Place 2 ft. from carts or other objects.	Your choice: a -32, 64- or 96-gallon cart (price varies with size). As many bags as can fit in brown cart with lid closed	Options for extra garbage: 1. Take to drop-off station 2. Upgrade cart size 3. Purchase city-authorized Pay Bags	No unbagged items; no bags outside cart or stacked on cart
<b>Brown Cart</b> Household waste only.	Can set cart out after 6 p.m. the day before your pickup day				
<b>BULK ITEMS</b>	Monthly on pickup day; set out by 7 a.m. the Monday of your assigned week; pickup will be any time between that Monday and Saturday	Stacked on curb in one pile. Acceptable items that are too large to fit in the garbage cart. Separate household bulk and large brush piles	Limited to 10 cubic yds. (8 ft long x 6 ft. wide x 6 ft. tall) max; size of a VW Beetle car. More than 10 cubic yds. billed to resident.	Can be set out after 6 p.m. the Friday before your assigned week. Includes fencing, stumps, lumber in bulky pile. Take extra to a drop-off station	No plastic bags, tires, glass, business waste, electronics, sheet-rock, or appliances with coolant or gas
<b>DROP-OFF STATIONS</b>	Open: M-F 8 a.m. - 6 p.m. Sat 8 a.m.- 5 p.m. (Hours subject to change)	Drop-off Station #1: 2400 Brennan Ave. 76106 Drop-off Station #2: 5150 Martin Luther King Jr. Frwy 76119 Drop-off Station #3: 6260 Old Hemphill Rd. 76134 Drop-off Station #4: 301 Hillshire 76052	Bring a recent water bill, drivers license or other official ID to prove Fort Worth residency		No commercial waste, no rock or concrete
<b>Fort Worth Residents Only.</b> Accepting recyclables, brush, electronics, items for Goodwill and more!	<b>Free for Fort Worth Residents</b>				



## Summerfields Area Crime Map for November 2020



### Summerfields Crime Trends for November 2020:

- The majority of car burglaries (BMVs) were of unlocked vehicles, which remains our most common crime. Most November BMVs were concentrated in one apartment complex on N. Beach Street. It is strongly recommended that you lock your vehicle and leave nothing in view from the outside.
- Auto thefts dropped in November, but we also had three restaurants burglarized.
- A catalytic converter taken from a vehicle parked at a residence. This type of theft is on the rise in our area.
- One armed robbery occurred on Western Center, but no specific address was provided due to the nature of the crime, so the location on the map may not be accurate.

### Crime Prevention Recommendations:

- If you park your car in the driveway, on the street or in a business parking lot, make sure it's locked. Most car burglaries are of unlocked vehicles. Citizens on Patrol recently directed patrol officers to four actors on Friendsway who were walking the streets pulling on door handles to find unlocked cars. They had driven to our area from East Fort Worth. Police say this is not uncommon because our area has a reputation among thieves for not securing our property!
- Do not leave anything visible from the outside the vehicle. Doing so could motivate a burglar to enter it forcibly.
- Close and lock your garage door. Remember, the door from your garage into your house is usually very flimsy!
- Install motion detector LED lights to illuminate your driveway and property - criminals like the dark.