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Westcliff West

Marc Meadows, President
Sarah Molard, Vice President
Clif Overcash, Treasurer
Caryl Sherman-Gonzalez, Secretary



Westcliff

Janet Williamson, President
Alexis Rivas, Vice President
Sally McCoy, Treasurer

Brennan Rivas and Audrey Davis-Stanley, Communications/Social Media for both Associations

General Meeting Minutes

7-8-24

7:00pm

Cowtown Marathon HQ

I. Welcome and Introductions – Janet Williamson, Westcliff President

A. Introduction of Officers/Reports

- 1) **Marc Meadows, WWNA President**
- 2) **Alexis Rivas, WNA Vice Pres**
- 3) **Clif Overcash, WWNA Treasurer – Finance report**
- 4) **Sally McCoy, WNA Treasurer – Finance report**
- 5) **Audrey Stanley-Davis & Brennan Rivas, Communications & Outreach co-liaisons**
- 6) **Sarah Molard, WWNA Vice Pres**

II. City of Fort Worth Code Ranger Presentation – Marissa Rodriguez, Code Compliance Officer-Neighborhood Stability/Code Ranger Coordinator mobile: 682-352-7404; desk: 817-352-6244

Marissa was out sick. Audrey shared that Code Rangers offers free trainings for deputization. Deputies receive sign-in/portal access to report suspected violations/City

then issues letters/warnings. Program frees up Code Enforcement officers to pursue more significant offenses/issues. Audrey invited any questions. (Email questions to her attention through westcliffneighbors@gmail.com)

III. President's Updates

- 1) Neighbor 2 Neighbor(N2N)- small meeting this summer to change a few things prior to TCU students returning
- 2) Westcliff Shopping Center remodel/development update: SMTF ([Self Made Training Facility](#)) in moving into space adjoining Cowtown.
- 3) If you are having problems with the grass planted to replace damaged grass from gas work, call Sam Ayala (214-316-4517)and he will direct your call to the right people. [All gas work has been completed in the neighborhood.](#)
- 4) Water & Sewer line on South Hills Ave but moving to Norfolk Road and Trail Lake Drive next. Questions: 817-647-2512 after hours 817-572-3303 (numbers on sign at Alton/South Hills Ave)
- 5) Road bumps to slow traffic, introduced earlier at a meeting, is set up on Ranchview from Tanglewood to Hulen. [Block residents may petition; City does study before installing.](#)
- 6) Yoga classes at Cowtown Marathon (would love to see some chair yoga classes offered). See schedule on back table. [Current classes listed on website include Restorative & Functional Flow Yoga & Mobility pilates.](#)
- 7) I am now a Stakeholder on the Stormwater Board for Tarrant County. Please let me know if you have flooding problems or clogged storm drains I can turn in for you. [TxDot problem being addressed at Univ/I-30 as a result of Janet's participation.](#)
- 8) "Curb of Art" is a business for curb numbers on your driveway. Excellent work. Maybe see if other neighbors need numbers redone and get a few done at a time. [Eric Estrada is owner.](#)

[Q: A neighbor questioned whether the CoFW will be responsible for re-painting curb numbers after water work is complete.](#)

[A: Christy Dull/District 3 Director will follow-up.](#)

IV. District 3 Update – Christy Dull, District 3 Director christy.dull@fortworthtexas.gov

[Christy noted that prompt reporting of City-related problems really makes a difference. Biggest issue currently is no trash pick-up.](#)

Q: A neighbor asked about bulk trash put-out/pick-up timing.

A: 4th Monday of the month. Items may be put out as early as 6pm the Friday before and no later than 7am Monday. Citations may be issued if bulk items are placed too early. Janet noted the City App has good information.

Christy reported that the City Council is on break throughout July. She also noted that emailing any input/questions emailed to Council Member Crain @ District3@fortworthtexas.gov will be seen by everyone in the office, though Crain typically responds quickly.

Q: Janet asked about Homelessness initiative focusing on “housing first”.

A: Christy noted that there is an additional housing-first center opening in the fall. See also General info CoFW permanent supportive housing and New Leaf

Christy also reported that folks living beneath flyovers are TxDot jurisdiction.

Lastly, Janet again requested that Council Member Crain join us in crafting a plan to address problematic rental houses. Christy also noted the importance of knowing not only what is a code violation is but what it isn't for reporting purposes.

**V. NPO Update – Officer Andrew Johns (817) 372-2418
email andrew.johns@fortworthtexas.gov (can we focus on Fraternities this year?)**

Please leave a message or email if something is happening in our neighborhood to keep our NPO apprised of situations going on in his patrol area.

Officer Johns was unable to attend. Janet asked everyone with chronic problem rental properties to please send the identifying information to westcliffneighbors.com. Officer McLellan, our former NPO who made a tremendous impact in addressing this problem, is now with TCU police and is assisting Officer Johns with on-going problem rentals.

A neighbor noted that an underlying cause of “stealth dorms” may be that they are an inexpensive option for developers to generate ROI. Janet noted that TCU Overlay protects Zone A residents; Zone B may be developed into “stealth dorms” but if any are torn-down within the Overlay, that property reverts to Zone A.

**VI. Code Compliance – Gina Ambriz Unable to attend.
email: gina.ambriz@fortworthtexas.gov mobile: 817-392-5395**

Let's help our Code Officer out by being her eyes everywhere in our neighborhood.

VII. New Business for our Association

Sarah Molard presented an overview of the Conservation District initiative. She & the Conservation Exploratory Committee are working on a webpage for NA Conservation District initiative. In the meantime, she invited all to complete the Interest Survey. (Paper version was distributed; emailed earlier.) Conservation District designation would result in an overlay, similar to TCU overlay, supplying design standards, including but not limited to building heights, lot coverage, size, front/side yard set-backs, driveways & hardscape coverings. Brennan Rivas noted this would be far less restrictive than Historic District designation. Also noted that Dallas has numerous Conservation District designations but Fort Worth doesn't have any Neighborhoods designated as such.

Q: Neighborhood asked GET NANCY'S QUESTION. It was also noted that bringing the neighborhood together could make a strong statement against unwanted/nuisance development.

Q: A neighbor asked if property taxes would be affected.

A: Nothing codified, though increased property value may result.

Q: Neighbor asked that if the # of bedrooms in a home correlates to # of parking spaces allowed, could Conservation designation then result in restrictions that could impact/ limit "stealth dorm" paving over entire lawns?

A: Yes, possible.

Q: Neighbor asked what was being constructed in former Subway.

A: Unsure. Possibly just storage for shopping center reno.

Janet also noted she'll bring Belenty's Love vegan restaurant hand-out menus to our next meeting. Support local restaurants & retail!!!

VIII. Close – Thank you for being here! Your presence matters!

"A good neighbor is a found treasure". Anonymous