



# CITY OF DALWORTHINGTON GARDENS

## 2019 Comprehensive Plan Citizen Survey Results

What do you value most about DWG?

Small town/rural character	87.72%
Public safety presence	85.09%
Natural Beauty	49.12%
City-sponsored events	13.16%
Other	13.16%
Recreation opportunities	7.89%
Shopping & services	5.26%

What concerns you most about DWG's future?

Economic Development	58.04%
Traffic & lack of alternative transportation routes	34.82%
Lack of shopping or services	30.36%
Population growth	29.46%
Housing for empty nesters	22.32%
Affordability	20.54%
Other	16.96%
Housing for young professionals & workforce	5.36%

*"Continue forward with a responsible financial plan aimed at reducing cost and increasing revenue thru commercial development."*

Should DWG welcome new growth & development?

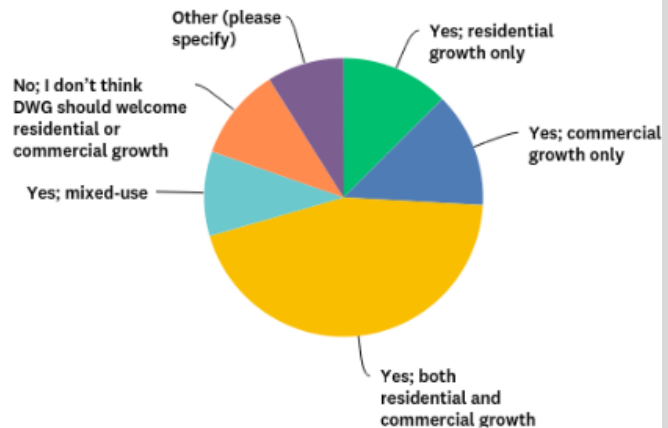
What types of residential development does DWG need?



69.57%



43.48%



**NONE OF THE ABOVE**

11.30%

**OTHER**

9.57%

\*See notes



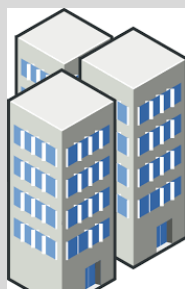
Duplexes & Townhomes

6.09%

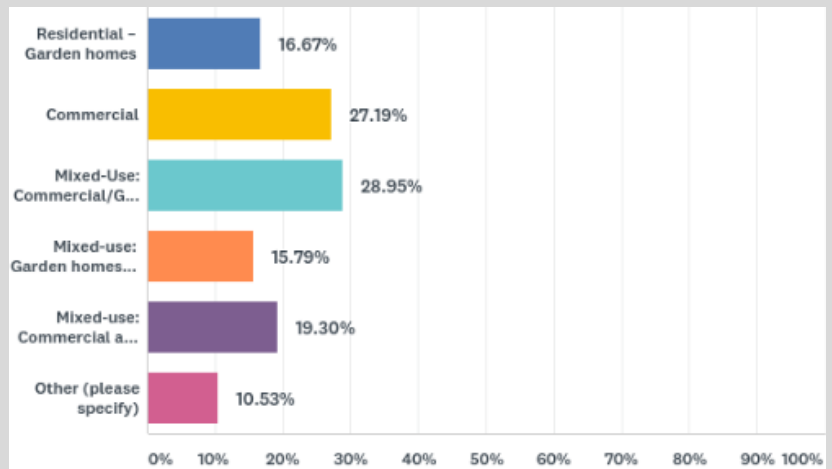


Apartments & Condos

3.48%

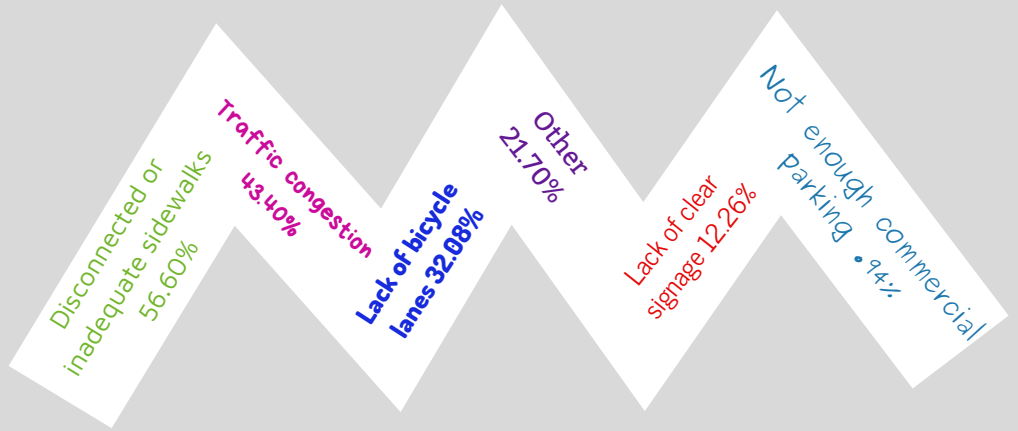


Relative to the undeveloped Bowen corridor, what type of new growth and development should DWG welcome?



*"I would love to see the commercial development of the Bowen corridor, as well as the revitalization of the Pioneer Parkway corridor."*

What transportation problems exist in DWG?



Survey Stats

Number of survey respondents: 134

54 citizen comments

*"I would like to see more restaurants, upscale retail only. No strip malls!"*

So, what will staff do with the survey results?

Give results to the Planning & Zoning Board for Comprehensive Plan revision

Give results to City Council for Comprehensive Plan revision

*"I want to see development happen that is like the development in Southlake - high end retail/restaurant development on the Bowen corridor."*



The 2019 Comprehensive Plan Citizen Survey was created by the DWG City Council to gather citizen input for the Comprehensive Plan revision. If you have questions or comments, please contact:

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www.cityofdmg.net

## 2019 Comprehensive Plan Citizen Survey Additional Comments

These comments are presented as submitted in the citizen survey. Q13: Please share any other comments you have below:

1. Q5. For existing planned development and redevelopment. Between California and Roosevelt. I want the same as south of Roosevelt, but if you decide over my objectives to rezone the California corner, then use garden homes as a buffer. I am for garden homes on Arkansas and mixed with single homes on Pleasant Ridge. No overlay of mixed use with apartments or condos. Please keep the farm and the large, empty lots.

2. Q5. For existing planned development and redevelopment. Between California and Roosevelt. I want the same as south of Roosevelt, but if you decide over my objectives to rezone the California corner, then use garden homes as a buffer. I am for garden homes on Arkansas and mixed with single homes on Pleasant Ridge. No overlay of mixed use with apartments or condos. Please keep the farm and the large, empty lots.

3. Q 5. For existing planned development and redevelopment. Between California and Roosevelt. I want the same as south of Roosevelt, but if you decide over my objectives to rezone the California corner, then use garden homes as a buffer. I am for garden homes on Arkansas and mixed with single homes on Pleasant Ridge. No overlay of mixed use with apartments or condos. Please keep the farm and the large, empty lots.

*(Yes, these are the same answers but from 3 different family members)*

4. Q4. I don't believe that "economic development" s/b tallied. I am concerned about too much commercial, but someone else may feel too little. The word is nebulous. It can be homes or businesses, etc. You have specific question on the subject that can be used. Q5. For existing planned development & redevelopment. Between California and Roosevelt, I want same as south of Roosevelt, but if you decide to rezone the California corner then use garden homes as a buffer. For garden homes on Arkansas and mixed with single homes on Pleasant Ridge. No overlay of mixed use with apartments or condos. I love the farm and the large empty lots.

5. With the ballpark and football stadium so close-maybe high-end garden homes. DWG is situated between Ft. Worth and Dallas - We should be attractive to working people and retired people.

6. Keep DWG independent from Arlington

7. Continue forward with a responsible financial plan aimed at reducing cost and increasing revenue thru planned commercial development. I also would like to thank the Mayor & City staff for tackling a very difficult job of turning the City around from a downward spiral. Additionally I would like to thank the city administrator, Sherry Roberts and city secretary Lola Hazle for returning professionalism to the city staff. It's wonderful!

8. We love DWG. I appreciate all the new "joy" that is apparent at our city offices. thank you for the positivity.

9. We love DWG as it is but recognize commercial growth is needed for income. We would like to "down size" within DWG.

10. The corridor between Greens produce and the Mexican restaurant appears to be severely under developed and simply an eyesore. It would be nice if that area was cleaned up so it would be attractive for potential developers.

11. Please serve and protect. No need to Sita do waite.

12. All good agencies except for code enforcement Best Police and fire depts in Texas

13. Should always be family friendly and safe to ride bicycles - play in park - gear toward younger families

14. Great city. Be careful to increase tax base without losing small town atmosphere.

15. We love this area!

16. The proposed long term development plan proposed residential uses for high traffic locations on Pleasant Ridge and Spanish Trail-Arkansas Lane. We need clean up and redevelopment of existing vacant commercial spots
17. If we grow residential (not overly opposed), I most encourage garden homes, especially on Pleasant Ridge.
18. DWG's future depends on attracting firms to Bowen Rd. that will generate Sales Taxes Changes are needed to make that happen. Perhaps, some of the Developers identified potential users and depth of lots needed. With adequate screening and a green belt on the east side, more types of retail should be acceptable. Communicate with Owners of adjacent land to get their views and determine their willingness to sell.
19. Please keep DWG residential at least 1/2 acre lots. If the empty nesters want to stay here, there are smaller homes within the city limits. We don't need another Ambassador's Row
20. DWG zoning and subdivision ordinances need to be updated to be aligned with the new comprehensive plan.
21. Please do not allow multi family building (apartments, condos, etc.). I would love if you kept to not allowing commercial business on Bowen. That would ruin the country feel and property values for those of us that neighbor those properties.
22. I entered qualifications to my comments throughout the survey and have no additional comments at this time.
23. I love our city and city service people. It's a gem in the metro area. Thank you for all you do.
24. While I support growth, I would like it to be well controlled. Arlington has become so run down and crime-ridden in general; I would like to maintain our small town charm and property values.
25. I think there are many decisions that have been made in the past that are affecting our lack of resources today. The low tax rates of the past can't be fixed by bringing in commercial development-there isn't enough land available to bring in that kind of money. Streets need to be repaired, drainage issues need to be solved, parks need enhancements, codes need to be reviewed and enforced.
26. I feel like past governing has placed us in an untenable situation. Low taxes for an upscale city. City services ignored except for public safety. Poor construction oversight and city permit inspections. Drainage issues with new permits. Trash and debris left unchallenged. "good buddy system among its leaders" Ignoring the park and its potential far too long. Poor planning for the new city hall (looks like and is a residential building rather than a public building that would present us in a more professional manner) Frankly, unless we (me included) can reverse some of the issues, citizens will one day wish to be annexed in order to provide services they expect.
27. I like the rural community feel. I think if apartments or townhomes are built it will diminish that. Tasteful garden homes would be ok.
28. I would like to see the city encourage/require improvements to current residential areas. code enforcement needs significant improvement. way too many dilapidated/poor condition properties. love our city but we need residents to show pride in their properties.
29. We love & value our city & all that it includes. Thank you Mayor & Sherry for keeping us informed in all that is going on, whether it involves us directly or not.

30. Love we seem very "rural" In the middle of a big city, BUT I feel a lot of Arlington residents + Martin HS students drive through & throw out litter & trash on Indian Trail & Garden Lane. Also, I believe we need more code enforcement. We need more mowing along curb lines on empty lots to discourage people from littering & dumping illegal trash. Where people are building right now, on my Street, the Construction sights are extremely dirty, with LOTS of old materials & trash. We should be holding more Builders accountable for the condition they leave their job sites. My street is the WORST, not to mention the City has allowed final inspections & people to move in (3 years ago) & they still have no landscaping! Houses look abandoned. I don't believe Indian Trail was built for all the traffic it now gets (large construction trucks too) the pot holes are bad & filling them in repetitively looks cheap & Unsightly. I believe the new Construction (2 new neighborhoods) on Kelly Elliott/Kelly Perkins should be paying towards redoing Indian Trail-all the large trucks tearing up the road are from those job sites... A City-wide "Clean Up day" once or twice a year, for along our roads more traveled would be nice.

31. Overall I love DWG the way it is. Please stick to government basic functions and leave the frills to the other guys.

32. I grew up in DWG, my husband and I decided to also start our family here in DWG, and I work in a well know business in DWG. I love what this city has to offer. My main concern going forward is that in the attempts to make DWG more economically proficient it will lose the charm that DWG is known for. As a young couple, I would love to see other young couples have the opportunity to live in this great city which is why if we are adding housing, I want to suggest garden homes, but feel that apartments could attract the wrong demographic.

33. I love the independence of Dalworthington Gardens. The monitoring of security systems at the DPS dispatch is one of the mos important features to us. Considering the fees charged by monitoring companies, I'd happily pay the city for monitoring.

34. I would love to see the commercial development of the Bowen corridor, as well as the revitalization of the Pioneer Parkway corridor.

35. I want to see development happen that is like the development in Southlake—high end retail/restaurant development on the Bowen corridor.

36. We love the neighbors and have enjoyed the rural feel of the city. Please don't change anything just for the sake of change.

37. Hemingsfords community should be gated when Bowen corridors developed in order to keep the community in better safety

38. DWG is known for it's Public Safety, open spaces, park-like, friendly neighbors, volunteer Council, interest in the DWG history, a refuge in this massive Metroplex. Try tokeep it that way.

39. Continue to improve social/internet based communication.

40. It would be nice to have some nicer restaurants nearby

41. Our neighborhood is an ideal location on Bowen Road being close to Interstate, commercial but far enough away to provide some buffer. Unfortunately, because the neighborhood is on Bowen it is often used for "turn around" traffic which has been dangerous for children in the neighborhood and brought lots of unwanted and unnecessary traffic. We are looking to form a gated community because of this.

42. Keep up the street repair would be nice.

43. We need an ordinance concerning inoperable vehicles, junk which is an eyesore, and enforcement of unmowed grass.

44. DWG should welcome gated communities for increased security of its citizens.

45. Love DWG

46. Wish we had the money to make entrance to our city like Westlake! Beautiful drive thru city with wide sidewalks, lighting, water features and beautiful homes! There are only a few spots new businesses could go in and I doubt they're going to want to build their own building and try to make a profit...only a hardware store etc would work in corner of Bowen and Arkansas. The trees are so pretty there ...maybe high end garden homes there??? I'm worried that economically NO business is going to open anywhere right now. Online ordering, shopping etc has changed the old fashioned storefronts! Grocery stores are making very little profit...so that's out too! To give you an example, my husband is an attorney...several years ago he moved his office home. We needed NO employees anymore because technology and dragon software replaced the need for human beings. The internet became the law library and his huge practice became very efficient. I wish I knew the answer but fear it may be long road ahead!

47. Backyard zoning requirements so we don't have a bunch of odds and end thrown in the back of our lots that are not covered by a shed or building

48. Let's keep commercial development to Arkansas Lane and Pleasant Ridge.

49. I love the strong police presence in DWG, and we have no complaints about city services. I would love more dining options in DWG, and the traffic on Bowen can be, at times, terrible. These things are minor however.

50. Our rural small town feel with large lots and open spaces is one of our biggest draws. I am very concerned that the city is becoming much too involved in how we use and maintain our property. The city should have very limited powers pertaining to Outbuildings, landscaping, livestock etc except where it clearly is a health and safety issue. Our exclusivity is based on our down home, small government feel not on how beautiful or fancy our homes are. DWG has some of the highest property values in the metroplex - not because we are "fancy". If people want fancy they can go to Southlake. We are a bedroom community not Pantego. And yes, I am very much in support of commercial development as long as it fits in with our small town feel.

51. Love DWG but the city is beginning to look old and unkempt. The traffic is horrid, especially on Seiber and Indian Trail. Roads need attention.

52. need to consider any commercial even if it's not "high class" For example, a new Dollar General store would generate a lot of sales, but a lot of residents see that as "low class" retail. These kinds of businesses will generate the sales tax revenue the City desperately needs.

53. Something needs to be done to lower the number of loose dogs & stray cats. Police presence could be used at lake to avoid it turning into a hangout for vagrants, low quality people, non-DWG-citizens, etc. We have seen many people disregarding catch & release rule.

54. I appreciate the meeting and appreciate all the time and energy spent on our town. Thank you

These comments are presented as submitted in the citizen survey, Question #3 Other - What do you value most about DWG?

1. Shawn (public works employee)
2. Quiet surroundings
3. Patrol of neighborhoods
4. City Services - road repair. Small enough for each resident to participate in city activities.
5. no HOA
6. in DFW (30 minutes to DFW Airport, Dallas-20 minutes to Ft. Worth)
7. The people - the folks who live in our community and the people who work at city hall.
8. Large lot size
9. Large acreage lots
10. The close proximity to church, shopping, airport, and major highways.
11. Quiet but close to other cities, work, etc.
12. Private property rights

These comments are presented as submitted in the citizen survey, Question #4 Other - What concerns you the most about DWG's future?

1. Changing the character of the city
2. Changing the character of our city because it is NOT necessary
3. Loss of rural atmosphere
4. Traffic stops within neighborhoods
5. Lack of action and follow ups by code enforcement sheds bad light on DWG
6. Lack of entertainment facilities attractive to both young professionals and older persons.
7. Maintaining the presence of nature/health of the lake
8. Maintaining the level of safety (police presence) and property values
9. Instrastructure in terrible shape
10. No sidewalks to allow walkers/bikers safe passage around the neighborhood or to the park
11. Tax increases

12. I'm concerned about where the economic developments will be. Plenty of old worn out areas on the north end that could be redeveloped providing the needed tax increase without affecting our property values in residential areas.

13. City government will spend too much on amenities like other cities

14. Apartments

15. Maintaining small town feel

16. Real estate taxes and cost of city services.

17. Infrastructure upkeep

18. No public transportation

19. The turn towards infringing on my private property rights.

[These comments are presented as submitted in the citizen survey, Question #5 Other - Should DWG welcome new growth & development?](#)

1. Upscale commercial

2. Substantially residential growth with minimal commercial growth

3. Well controlled residential/commercial growth...no apartments; no cheap businesses

4. But with emphasis on residential

5. Residential and commercial (but commercial only where roads support traffic)

6. No apartments

7. But as long as they don't change our small town feel.

[These comments are presented as submitted in the citizen survey, Question #6 Other - What types of residential development does DWG need?](#)

1. GH-high end

2. SF-only 1/2+ acres; GH-only off Arkansas north of pond possibly to Bowen

3. Non-rental

4. We don't need zero lot lines homes, townhomes, apartments, or duplexes. We need retail for tax revenue.

5. Active Senior Living Facility

6. I would like to see the city encourage improvements to current residential areas. Code enforcement needs significant improvement. Way too many dilapidated/poor condition properties.

7. High class/luxury residential growths

8. Whatever development fits location



9. I don't know. Where would it be located?

10. In moderation. The draw for our community is the open space, larger land/lot sizes and the city's hands-off approach to private property rights.

11. Senior housing

These comments are presented as submitted in the citizen survey, Question #7 Other - Relative to the undeveloped Bowen corridor, what type of new growth and development should DWG welcome?

1. All of the above

2. Retail, sales tax producing businesses.

3. Commercial in the Mayfield area. Commercial at Arkansas (old car wash).

4. I admit to being wishy-washy on the garden homes. Some of our current residents wish to downsize.

5. Commercial in currently zoned commercial areas, possibly some low impact farm to table type of commercial PD overlay on a portion of the stretch from California to Roosevelt, garden homes at the corner of California and Bowen and possibly other areas along Bowen, single family also works with access off Roosevelt.

6. I'd like to see a set aside historical park featuring a reconstructed DWG subsistence farm and associated structures to create a "destination learning space" that tells the unique DWG story.

7. Commercial with upper part of building used as residential.

8. I am not familiar with some of these options, so I will decline to specify a preference at this time.

9. North end only

10. Garden homes with an off-Bowen entrance so not directly involved in traffic of Bowen.

11. Restaurants, upscale retail only, no strip centers!

12. This is one of the very few places for appropriate commercial growth. Part of the problem we currently have is residential use of property better suited to commercial.

These comments are presented as submitted in the citizen survey, Question #8 Other - What transportation problems exist in DWG?

1. Faster traffic signal at Roosevelt/Bowen & California/Bowen.

2. Speeding - not enough tickets given.

3. Large school zones for schools with zero walkers.

4. Traffic congestion around schools

5. Increased traffic on narrow roads

6. Streets and drainage, construction projects that are done and RE-done

7. Congestion at Roosevelt and Arkansas. Light timing on Arkansas at both Bowen and Roosevelt during rush hour. Left turn visibility from Clover to Bowen.
8. Not really room for bicycle lanes, but informing the public that cyclists deserve space on the road is necessary.
9. No right turn lane at California & Bowen, currently we do not have a problem with lack of commercial parking with the possible exception of around Campo Verde. It will be important as our commercial continues to develop to ensure there is adequate parking.
10. I just purchased my home last week, and know these are two issues i have seen driving through.
11. Walking and cycling can be dangerous. There have been several articles lately about lowering speed limits to 25 mph in residential areas and I think we should consider this.
12. Streets intended as rural lanes being used and developed as throughfare.
13. Minor traffic at certain times around Key and borders. Don't spend on bike lanes and sidewalks, that is what parks are for.
14. Red lights crossing Arkansas Lane are too long. Sometime I wait 5 minutes to cross when nobody is going east or west on Arkansas Lane.
15. None
16. Roosevelt needs road work.
17. School traffic congestion relating to ACA.
18. I think for the type of community we are, DWG is doing good.
19. Too much traffic on our internal roads from persons not living in DWG.
20. Don't see a transportation problem.