



SEASONS GREETINGS



DECEMBER 2012 VOLUME 8, ISSUE 11

Calendar

December 11 - Community Luncheon
with a City Council Work Session

Noon-1pm

Payment Windows Closed for Lunch

December 11 - City Council Meeting
at 7pm. Pre-Council preceding

December 15 - Santa Claus Arrives

December 21 - First Day of Winter

December 24 and 25 - Christmas
Offices Closed

January 1, 2013 - New Year's Day
Offices Closed

Luncheon Guests

City Council Members will have a work session during the luncheon to discuss the **Planning for Livable Military Communities Project (PLMC)**. This involves the existing conditions and potential strategies for housing, bicycles, pedestrians, access and safety near schools.



Mercado Juarez will cater the chicken and beef taco loco lunch with refried beans, rice, guacamole and fixings, and iced tea.



Please bring your favorite Christmas dessert.

Sponsored by the Crime Control and Prevention District



Mayor Yeager, City Council, and City Staff extend our thanks to all of you for your patience this past year as we move forward to improve our City streets. We wish all of you and your families a Safe and Merry Holiday Season and a Happy New Year.

SANTA CLAUS IS COMING TO TOWN

Municipal Complex 12:00pm to 2:00pm

Santa Claus and his helpers are scheduled to ride on the City fire truck through the Village streets on Saturday, December 15, at 11:30am. Sirens and horns will blare as the Fire and Police Departments proudly escort Santa to the Municipal Complex where he will meet with the children from 12:00pm to 2:00pm. Free pictures will be taken with all of the children.



ANNUAL SEWER BILL AVERAGING

In order to determine your sanitary sewer bill, the City will average the monthly water consumption for the months of December, January, and February. The assumption is made that any water that flows through your water meter during these three months is returned to the City via the sanitary sewer system. Once your average water consumption is determined for these three months, we then apply the sewer charges which are: base rate of \$12.15, which includes 200 cubic feet of water consumption, and then \$3.70/100 cubic feet for any usage above 200 cubic feet. One hundred cubic feet of water is equal to approximately 770 gallons. Once we determine your sewer bill based on the average water usage for December, January, and February you will be billed that same amount for the next 12 months starting in March. For more information, contact Melanie at 817-710-2505.

THE SHARING CENTER

The Westworth Church of Christ Sharing Center, located behind the Church at 5728 White Settlement Road, is open on the first and third Saturdays of each month from 10am to 12pm to assist local citizens with clothing and non-perishable food items. Bring your water bill or your driver's license as proof that you live in the 76114 zip code. Donations are always welcome, especially during the Holiday Season. If you would like more information, please call 817-738-7536.

HOLIDAY SAFETY TIPS

The Holidays are here! Although these should be thankful and joyful times, there are those who look only to take advantage of opportunities. Please, do not become one of the “statistics” this year. Do not leave any valuables visible inside your vehicles. Take an extra moment to lock them in your trunk. Remove anything of value when parking outside and overnight. Also, do not answer unknown text messages that appear to be from a financial institution or any that ask for personal data—if they were legitimate—they would already have it. Lastly, if you plan to be away from home, ensure all of your windows and doors are locked, tell a trusted neighbor, or call the Police Department and let them know you will be away. The Police Department takes such requests from its web page at www.westworthpolice.com under “Online Services”. If you see any suspicious activity, call us at 817-738-3675 or 911. Thank you for all of your support and have a Safe and Merry Holiday Season.

MULTI FAMILY USES VERSUS SINGLE FAMILY ZONING

The City is aware of several instances within the City where there is more than one family living on the same lot in districts zoned for Single Family uses only. This could be as simple as a detached garage that has been converted into a garage apartment. In other instances there are actual structures that have been built with the intent to rent out the space and in some cases even storage buildings that have been converted to living units.

The rental of living space that would create a situation where more than one family unit is residing on a lot zoned “Single Family Residential” violates the City’s Zoning Ordinance. Not only is this a violation of City Ordinances, but in most instances, there was never a Certificate of Occupancy issued for the rental space, which is required. The City has already had one fire resulting from a substandard ancillary structure being rented out without having undergone a Certificate of Occupancy inspection.

Beginning February 1, 2013, the City will begin strict enforcement of the Westworth Village Zoning Ordinance with respect to Multi Family uses in Single Family Zoning Districts. The City recognizes that this could cause a potential hardship on both renters and landlords. In order to try to lessen some of this impact, any landlord that comes to City Hall prior to February 1, 2013 and requests an extension will be granted an 8 month extension to October 1, 2013 contingent on passing a Certificate of Occupancy inspection before the end of February. Failure to successfully pass a Certificate of Occupancy inspection will result in immediate enforcement of the Zoning Ordinance. All requests for the 8 month extension of the existing use must be made prior to February 1, 2013. Without an extension, enforcement action will begin immediately on any multifamily uses on single family lots discovered after February 1, 2013.

Your City Council and staff are dedicated to ensuring Westworth Village continues to be a family friendly City where property values are maintained by continually improving and upgrading the streets/infrastructure and ensuring our City codes are upheld.

COOLER TEMPERATURES FOR THE HOLIDAYS

As the holiday season continues, we will have cooler temperatures and see a change in nature as leaves fall to the ground. If left unattended, they can pile up in a hurry. Stay motivated by being pre-emptive and it will be easier to maintain. Take advantage of our local trash service and put your leaves on the curb after sacking them. This is a vital way to maintain our City’s beauty. On behalf of Code Enforcement, have a Safe and Merry Holiday Season.