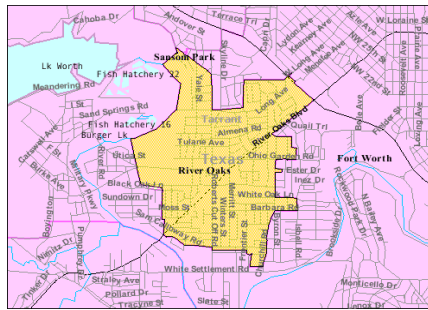


## **ABOUT THE CITY OF RIVER OAKS**

The City of River Oaks is located in a naturally **wooded** area defined by the meandering course of the West Fork of the **Trinity River**, just downstream from Lake Worth. The name of the city celebrates these natural features of the landscape by reminding residents of the many mature oak trees throughout the city and the close proximity of the Trinity River corridor and the recreational amenities of Lake Worth.

The City of River Oaks is approximately **1.9 square miles** in area (1,216 acres) on the west side of the Dallas-Fort Worth Metroplex in North Central Texas. River Oaks is a suburban city, but it is located within the five-mile radius loop defined by Interstate Loop 820 around Fort Worth, in Tarrant County, Texas. It is completely surrounded by long-developed areas of the City of **Fort Worth** and the City of **Sansom Park** (north). The city limits are set, since there is no extra territorial jurisdiction (ETJ) or unincorporated territory for expansion of the city limits.



### **(a) HISTORY**

In 1941 the voters unanimously approved incorporating as a village. Since the area incorporated was not located entirely in "the Castleberry area" the village was named for the river and oak trees and became River Oaks Village. On **May 7, 1946** the Board of Aldermen changed the name to the City of River Oaks. **The City Charter was officially enacted on January 11, 1949.**

In 1942, the Army Air Force constructed and operated Tarrant Field Air Dome adjacent to the newly built Consolidated Aircraft Corporation's B-24 "Liberator" bomber manufacturing facility, known today as Lockheed Martin Tactical Aircraft Systems. Early in the 1950's, the field became a part of the Strategic Air Command and was renamed **Carswell Air Force Base**, which remained in operation for over 40 years. In 1994 Carswell was designated as a Joint Reserve Base to be shared by the Navy, Marines, Air Force and Texas National Guard. Over the years River Oaks has been a prime location for base personnel to locate.

The first year that River Oaks appeared in the US Census was 1950, with a **population** of 7,097. The current population according to the 2010 census is **7,427** up from the 2000 population of 6,985 according to the 2010 Census. This growth pattern emphasizes the need for River Oaks to maintain its only identity and distinguish itself as unique and different from other suburban cities.

### **(d) EXISTING LAND USE**

The City of River Oaks is basically completely built-out. The North Central Texas Council of Governments (NCTCOG) calculates that only 1% of the property in River Oaks is undeveloped or vacant. This means that 99% of the property in the city limits is developed. The three-

fourths of the developed land in the city is **single family residential**. These residential properties are grouped into five major neighborhoods: 1) west of Roberts Cut-Off and north of Meandering Road, 2) south of Meandering Road and northwest of River Oaks Boulevard/SH 183, 3) east of Roberts Cut-Off and northwest of River Oaks Boulevard/SH 183, 4) southeast of River Oaks Boulevard/SH 183 and east of Roberts Cut-Off, and 5) west of Roberts Cut-Off and southeast of River Oaks Boulevard/SH 183. Lot sizes and housing sizes vary from neighborhood to neighborhood. There are a couple of apartment complexes, but the number of **multifamily** dwelling units in the city is very low compared with other area cities. There are also few medium density residential units (duplex, triplex, townhouse, zero lot line, etc.) in the city.

The second major land use is **parks and floodplain** due to the portion of YMCA Camp Carter located within the city limits. The eastern portion of Camp Carter (east of the West Fork of the Trinity River) is in River Oaks. This includes the YMCA Equestrian Center, day camp multi-purpose activity area, chapel, some cabins and the Castleberry ISD ball fields that are located on Meandering Road. The majority of the Camp Carter property is west of the river and located within the city limits of Fort Worth. The only city owned parklands are the McGee Park ball fields and the nearby park property between Glenwick Drive and Lawther Drive known as **Wooldridge Park**. There is also "permanent open space" provided by the floodplain area of the creek adjacent parallel to Jacksboro Highway. The steep sloped areas overlooking the West Fork of the Trinity River are also shown as "open space" on the Existing Land Use Map, but these areas are privately owned by the adjacent residential home owners and are not conducive to development due to the steep slopes.

Currently the city's population of almost 7,427 persons (based from the 2010 census) is serviced primarily by only two parks that are adjacent to each other; Wooldridge and McGee Park. McGee Park is 2.6786 and is currently being used primarily for youth baseball and softball that was developed in whole by the Texas Rangers Baseball Club. The other park, Wooldridge Park, is 1.7943 acres and has always been up until 2009 exclusively unimproved parkland. It has been the ultimate goal of the Park Board to develop this parkland as a new park area that will provide other recreational activities for all ages and in so doing will greatly improve the quality of life for many of the city's residents.

The goal of the city was to offer **Wooldridge Park** as a recreational park that can be used by all ages. It intends to utilize 1.7943 acres donated to the City by Elmer Wooldridge. The 1.7943 acre plot known as Wooldridge Park is designed for development as a recreational park that will service the community including its low to moderate income neighborhoods. The city has taken into consideration the input/feedback of its community by offering amenities that will attract all ages to become more active and enjoy the outdoors.

The City of River Oaks began development of **Wooldridge Park** in construction of a skate park and then followed by an exciting BMX bicycle course that would headline its development of Wooldridge Park. Sponsored by Chesapeake Energy Corporation, the trail offered River Oaks residents and other local community members a safe public area for biking and related activities. The groundbreaking ceremony took place at noon on Saturday, March 26, 2011, at Wooldridge Park.

There are remotely limited sidewalks in our neighborhoods for youth to safely ride their bicycles so we feel that a BMX track will provide a designated area that would be much safer than riding in the street. It will also be a fun and challenging alternative for our youth.

Chesapeake underwrote the entire cost of the project, which included a landscape design along the 335-foot south side of the park. The BMX trail is part of the city's master plan to

develop the 1.7943-acre Wooldridge Park into a recreational complex that has an exiting skate boarding area and will one day include a splash park, picnic tables, and multiple playgrounds. With a limited city budget that exists to maintain essential city services, the River Oaks Park Board has to seek other alternative funding programs.

The existing **commercial** uses are concentrated along River Oaks Boulevard/SH 183 and Jacksboro Highway/SH 199. There are other scattered commercial uses along Roberts Cutoff.

**Institutional** land uses (public and semi-public) account for an equal amount of property. The Castleberry ISD school campuses and the municipal facilities are public uses. There are approximately 20 area churches and 13 of these are located within the city limits, and these are considered semi-public uses.

There are no significant existing **industrial** or manufacturing land uses located within the city limits of River Oaks. Since there are no large undeveloped tracts available, no industrial facilities are planned. Economic development focuses on commercial retail and office uses for new job opportunities.

***Summary of River Oaks Existing Land Uses***

| <b>Land Use Type</b>                | <b>Acres</b> | <b>Developed %</b> | <b>Total %</b> |
|-------------------------------------|--------------|--------------------|----------------|
| Single Family Residential           | <b>937</b>   | 74.66%             | 73.90%         |
| Multifamily Residential/ Apartments | <b>5</b>     | 0.40%              | 0.39%          |
| Manufactured Housing                | <b>2</b>     | 0.16%              | 0.16%          |
| Parks & Floodplain                  | <b>165</b>   | 13.15%             | 13.01%         |
| Public/ Semi-Public/ Institutional  | <b>72</b>    | 5.74%              | 5.68%          |
| Commercial                          | <b>72</b>    | 5.74%              | 5.68%          |
| Industrial                          | <b>0</b>     | 0.00%              | 0.00%          |
| Infrastructure                      | <b>2</b>     | 0.16%              | 0.16%          |
| <b>Subtotal Developed</b>           | <b>1,255</b> | 100.00%            | 98.97%         |
| Vacant/ Undeveloped                 | <b>13</b>    |                    | 1.03%          |
| <b>Total</b>                        | <b>1,268</b> |                    | 100.00%        |

*Source: MPRG, Inc. Field Survey, October 2003 and NCTCOG estimates from aerial photos*

**(e) BOUNDARIES**

The boundaries and limits of the City of River Oaks shall be those as established and described in ordinances duly passed by the city council in accordance with state law. The city secretary shall at all times keep a correct and complete description and official map on file, with recent annexations or disannexations.

**(f) GOVERNMENT**

The City of River Oaks is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code. The governing and lawmaking body of the City of River Oaks shall consist of a mayor and five councilpersons and said body shall be known as the city council of the City of River Oaks.

**(SEE ORGANIZATIONAL CHART ON THE FOLLOWING PAGE)**

**(g) 2010 CENSUS:** The City of River Oaks from 2000 to 2010 had a population growth percentage of 6.3%. 72.3% of the total population is 18 years of age and older and 27.7% is under 18-years of age.

**River Oaks City Census by race:**

- White-----48.8%
- Hispanic-----48.6%
- Black----- 0.8%
- Asian----- 0.6%
- Indian----- 0.3%
- Two or more Races----- 0.8%
- Other----- 0.1%

**Housing Units:**

- Total: 2,854
- 92.4% occupied
- 7.6% vacant
- Median Value of Owner-Occupied Housing Units-----\$51,100

| Year Home was Built      | River Oaks | Tarrant County | Texas  |
|--------------------------|------------|----------------|--------|
| Built 1939 or earlier    | 6.28%      | 3.90%          | 5.37%  |
| Built 1940 to 1949       | 37.85%     | 5.20%          | 5.41%  |
| Built 1950 to 1959       | 30.55%     | 11.90%         | 10.97% |
| Built 1960 to 1969       | 12.38%     | 13.14%         | 13.45% |
| Built 1970 to 1979       | 4.21%      | 18.94%         | 21.50% |
| Built 1980 to 1989       | 5.40%      | 26.93%         | 22.59% |
| Built 1990 to 1994       | 2.74%      | 7.85%          | 7.55%  |
| Built 1995 to 1998       | 0.60%      | 8.56%          | 9.67%  |
| Built 1999 to March 2000 | 0.00%      | 3.59%          | 3.50%  |

**Household Income:**

- Median Household Income-----\$31,229

- Median Family Income-----\$36,396
- Per Capita Income-----\$16,610

| Household Income       | River Oaks | Tarrant County | Texas  |
|------------------------|------------|----------------|--------|
| Less than \$10,000     | 10.23%     | 7.16%          | 10.38% |
| \$10,000 to \$14,999   | 7.67%      | 4.96%          | 6.64%  |
| \$15,000 to \$19,999   | 7.93%      | 5.37%          | 6.58%  |
| \$20,000 to \$24,999   | 7.82%      | 6.26%          | 7.00%  |
| \$25,000 to \$29,999   | 13.10%     | 6.27%          | 6.80%  |
| \$30,000 to \$34,999   | 9.34%      | 6.62%          | 6.67%  |
| \$35,000 to \$39,999   | 4.58%      | 6.28%          | 6.02%  |
| \$40,000 to \$44,999   | 7.22%      | 5.74%          | 5.63%  |
| \$45,000 to \$49,999   | 4.43%      | 5.23%          | 4.83%  |
| \$50,000 to \$59,999   | 8.34%      | 9.33%          | 8.61%  |
| \$60,000 to \$74,999   | 9.86%      | 11.26%         | 9.76%  |
| \$75,000 to \$99,999   | 3.61%      | 11.65%         | 9.54%  |
| \$100,000 to \$124,999 | 2.38%      | 6.16%          | 4.90%  |
| \$125,000 to \$149,999 | 1.41%      | 2.94%          | 2.35%  |
| \$150,000 to \$199,999 | 0.74%      | 2.39%          | 2.07%  |
| \$200,000 or more      | 1.34%      | 2.37%          | 2.22%  |
|                        | River Oaks | Tarrant County | Texas  |
| Travel time to work    |            |                |        |
| Less than 5 minutes    | 3.65%      | 1.98%          | 3.12%  |
| 5 to 9 minutes         | 9.16%      | 8.30%          | 10.59% |
| 10 to 14 minutes       | 15.38%     | 13.14%         | 14.79% |
| 15 to 19 minutes       | 20.82%     | 16.38%         | 16.48% |
| 20 to 24 minutes       | 16.15%     | 16.41%         | 14.34% |
| 25 to 29 minutes       | 6.57%      | 6.84%          | 5.42%  |
| 30 to 34 minutes       | 13.94%     | 16.19%         | 14.71% |
| 35 to 39 minutes       | 3.16%      | 2.88%          | 2.47%  |
| 40 to 44 minutes       | 2.60%      | 3.43%          | 3.15%  |
| 45 to 59 minutes       | 5.55%      | 8.04%          | 7.77%  |
| 60 to 89 minutes       | 1.86%      | 4.53%          | 4.70%  |

| Household Income   | River Oaks | Tarrant County | Texas |
|--------------------|------------|----------------|-------|
| 90 or more minutes | 1.16%      | 1.89%          | 2.46% |
| Worked at home     | 1.25%      | 2.63%          | 2.75% |

(h) **OPERATIONS**

**The General Fund**, which contains the majority of the operating divisions of the municipal government, was adopted for the 2011-2012 Fiscal Year *with expenditures of \$4,153,551 and revenues of \$4,147,970 for a deficit budget of \$5,581.00.*

The tax rate was reduced this year from *\$0.860000/\$100* property value to the effective rate of *\$0.853006/\$100* property value. Moderate increases in total appraised property values and new construction have made it possible to balance the budget without the use of the "prior year fund balance". Property taxes are based on a 96% collection rate and continue to be the largest source of revenue for the General Fund at 43.58%. Consumer Taxes, Franchise Taxes, Licenses and Permits, Charges for Services, and Sanitation Charges are estimated conservatively based on prior year collections. The City continues to take a cautious approach in expanding City programs and service levels but we have been fortunate that none have been eliminated. The financial picture of the City is steady, and the focus is on the future. The General Fund FY 2012 Budget Proposal represents no increase in rates for sanitation services, property taxes or permitting fees.

**The Water and Sewer Fund** contains all of the operating costs for water production, water distribution, water and sewer system improvements, sewer collection and treatment and water administration costs. The Water and Sewer Fund is being proposed for Fiscal Year 2012 *with expenditures at \$2,739,878 a decrease of \$73,285 from prior year and revenues of \$2,772,094 resulting in a surplus budget of \$32,216.*