

To the Mayor and Members of the City Council

February 17, 2015

Page 1 of 1

**SUBJECT: PROPOSED 2015 COMPREHENSIVE PLAN & BIENNIAL  
PROGRESS AND PRIORITIES REPORT**

The purpose of this report is to provide the City Council with a summary of proposed amendments to be incorporated into the 2015 Comprehensive Plan and to introduce the 2015 Biennial Comprehensive Plan Progress & Priorities Report. The Progress and Priorities Report summarizes the City's progress in implementing key objectives from the 2013 and 2014 Comprehensive Plans. The report also highlights major City priorities for 2015 and 2016. The draft 2015 Comprehensive Plan is a limited update with changes proposed only to the three trend chapters (Population Trends, Economic Trends, and Financial Trends), as well as the appendices covering existing plans and studies, future land use maps, capital improvements, and the annexation program.

Proposed Amendments for the 2015 Comprehensive Plan

1. The *Population Trends, Economic Trends, and Financial Trends* chapters will be updated to reflect the latest statistical information available for these chapters.
2. *Appendix A: Existing Plans and Studies* will be updated to reflect the City Council's adoption of the following plans: Walk Fort Worth, Public Art Plan for the 2014 Capital Improvements Program, Cavile Place/Historic Stop Six Neighborhood Transformation Plan, 2014 Water Conservation Plan, Drought Contingency and Emergency Water Management Plan, 2013-2018 Consolidated Plan and Consolidated Action Plan, Fort Worth Cultural Plan, and the 2015 Park, Recreation and Open Space Master Plan.
3. *Appendix C: Future Land Use by Sector* will be updated to reflect approved zoning changes, new development plans and opportunities, and existing development patterns unlikely to change.
4. *Appendix D/E: Proposed Capital Improvements* will be updated to include new proposed capital improvement projects, including those from the approved May 2014 bond program, and to remove completed projects.
5. *Appendix F: Annexation Plan, Policy, and Program* will be updated to delay the proposed schedule for considering several annexation areas.

Exhibit A provides more information on the proposed amendments, Comprehensive Plan update process, and the adoption schedule. A full update of the Comprehensive Plan will be completed on a three-year cycle, with the next full update occurring in 2016. This three-year cycle allows the Planning and Development Department to focus its resources on updating the Master Thoroughfare Plan, completing urban village street improvements, implementing the Lake Arlington and Lake Worth master plans, completing the Berry/University Form Based Code, and other activities related to enhancing the planning and development process.

On January 28, the City Plan Commission conducted a public hearing on the draft 2015 Comprehensive Plan and the Progress and Priorities Report and voted to recommend adoption of the plan. The City Council will receive the 2015 Biennial Comprehensive Plan Progress & Priorities Report along with the 2015 Comprehensive Plan. The City Council is scheduled to conduct a public hearing and vote on adoption of the plan on March 3.

Should you have any questions, please contact Randle Harwood, Planning and Development Director, at 817-392-6101.

**David Cooke**  
City Manager

Attachment: Exhibit A – Proposed 2015 Comprehensive Plan

## Exhibit A

# PROPOSED 2015 COMPREHENSIVE PLAN

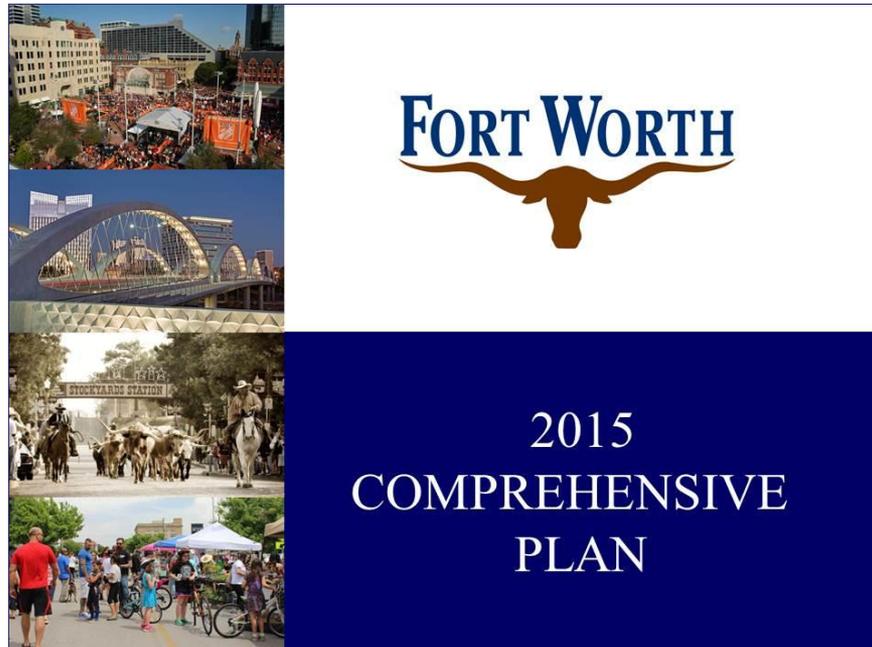


Prepared for the  
City Council  
by the  
Planning and Development Department

February 17, 2015

# What is the Comprehensive Plan?

- The Comprehensive Plan is a **general guide** for making decisions about the City's growth and development.
- It presents a **broad vision** for Fort Worth's future and describes major policies, programs, and projects to realize that vision.



City Staff Prepares  
Draft Plan

Planning and  
Development  
Department Conducts  
Community Meetings

Planning and  
Development  
Department  
Revises Draft Plan

**City Plan  
Commission and  
City Council Hold  
Public Hearings**

City Council  
Adopts Plan

Plan Implementation by  
City and Other  
Agencies

# Annual Planning Process

# Comprehensive Plan

## Table of Contents

### SUMMARY

#### INTRODUCTION

Vision and Values

#### **PART I: FOCUSING ON THE FUTURE**

1. Population Trends
2. Economic Trends
3. Financial Trends

#### **PART II: BUILDING STRONG NEIGHBORHOODS**

4. Land Use
5. Housing
6. Parks and Community Services
7. Libraries
8. Human Services
9. Neighborhood Capacity Building

#### **PART III: DEVELOPING A SOUND ECONOMY**

10. Economic Development
11. Transportation
12. Education
13. Historic Preservation
14. Urban Design
15. Arts and Culture

#### **PART IV: PROVIDING A SAFE COMMUNITY**

16. Police Services
17. Fire and Emergency Services
18. Environmental Quality
19. Public Health
20. Municipal Facilities

#### **PART V: TOOLS FOR IMPLEMENTATION**

21. Capital Improvements
22. Development Regulations
23. Financial Incentives
24. Annexation Policy
25. Intergovernmental Cooperation

#### **APPENDICES**

- A. Existing Plans and Studies
- B. Population Projection Methodology
- C. Sector Land Use Policies
- D. Funded Capital Improvements
- E. Unfunded Capital Improvements
- F. Annexation Plan, Policy and Program
- G. Conservation and Reclamation District Policy
- H. Tax Abatement Policy Statement

#### **GLOSSARY**

**Recommended Revisions  
to the 2014 Comprehensive Plan**

# Appendix A: Existing Plans and Studies

## Add Adopted Plans and Studies

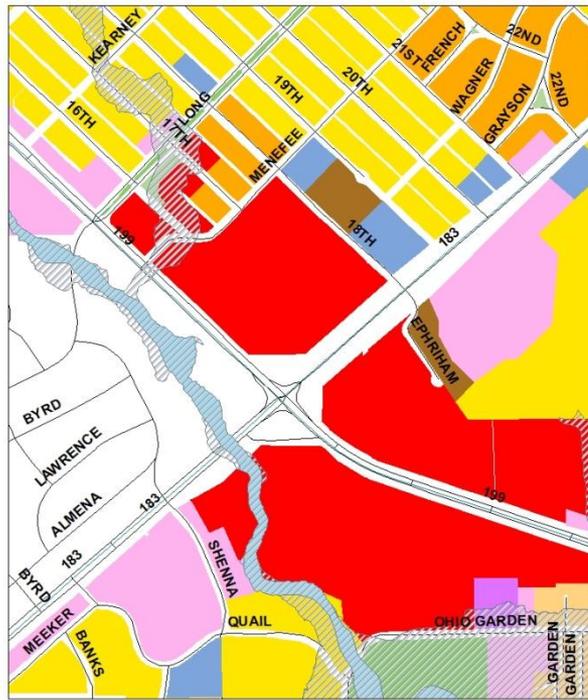
- Walk Fort Worth Plan
- Public Art Plan for the 2014 Capital Improvements Program
- Cavile Place/Historic Stop Six Neighborhood Transformation Plan
- Water Conservation Plan
- Drought Contingency and Emergency Water Management Plan
- Consolidated Plan, 2013-2018 and Annual Consolidated Action Plan.
- 2015 Park, Recreation and Open Space Master Plan
- Fort Worth Cultural Plan



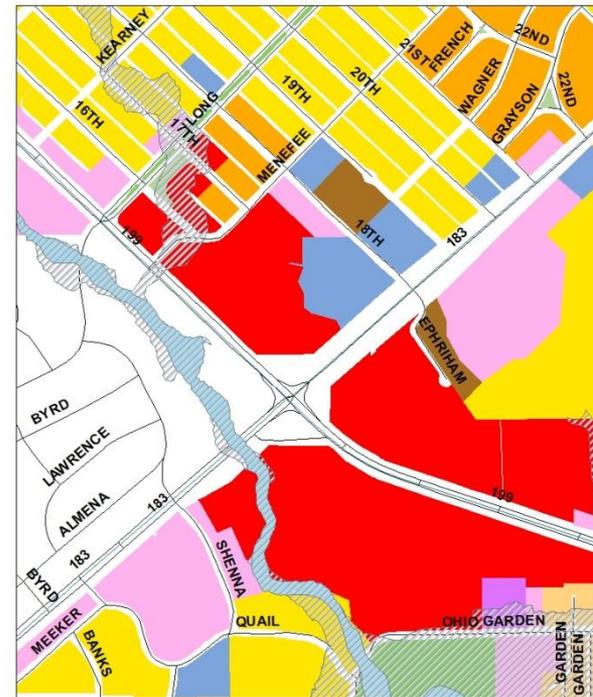
# Appendix C: Future Land Use Maps

## District 2 Northside

Change future land use from **general commercial** and **single-family** to **institutional** and **neighborhood commercial** to reflect current land uses.



2014 Comprehensive Plan

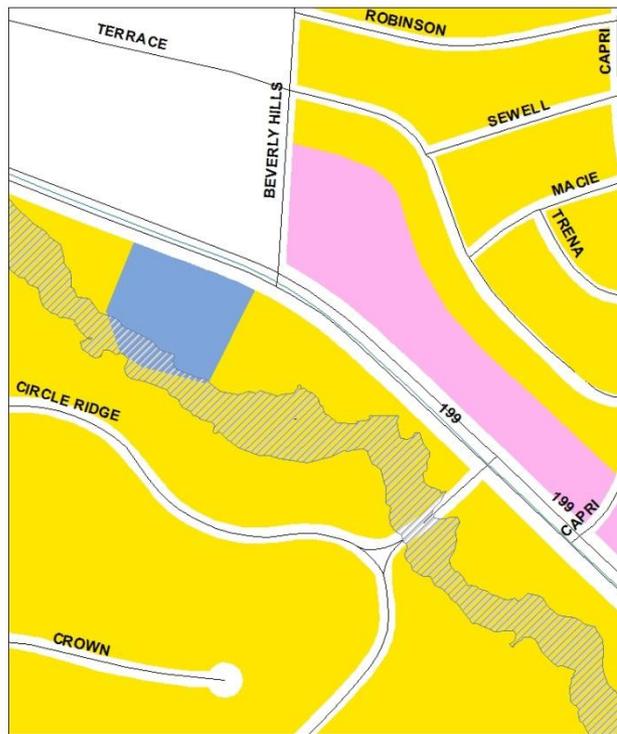


Proposed Change

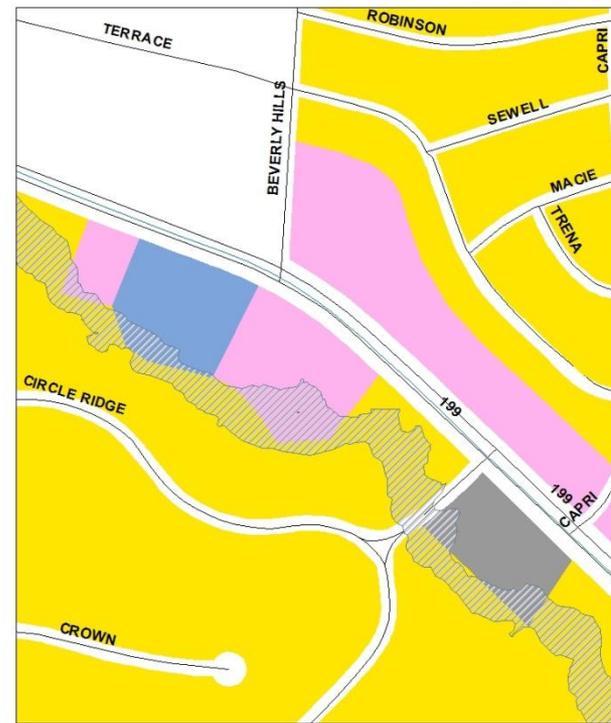
# Appendix C: Future Land Use Maps

## District 2 Northside

Change future land use from **single-family** to **neighborhood commercial** and **infrastructure** to reflect current and potential land uses.



2014 Comprehensive Plan

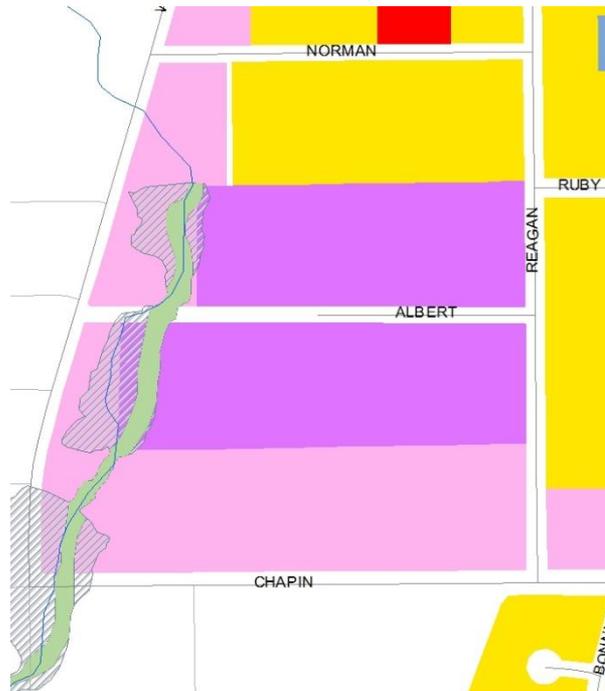


Proposed Change

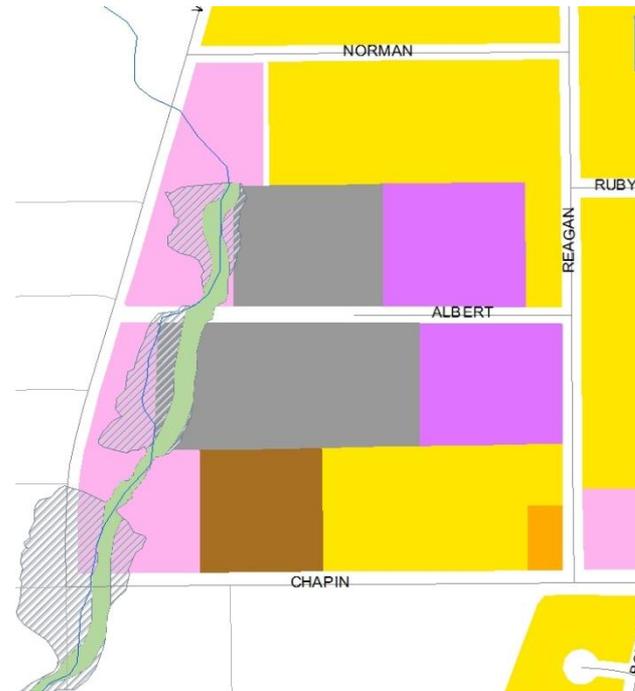
# Appendix C: Future Land Use Maps

## District 3 Western Hills/Ridglea

Change future land use from **industrial and neighborhood commercial** to **single-family, low density residential, medium density residential and infrastructure** to reflect current land uses.



2014 Comprehensive Plan

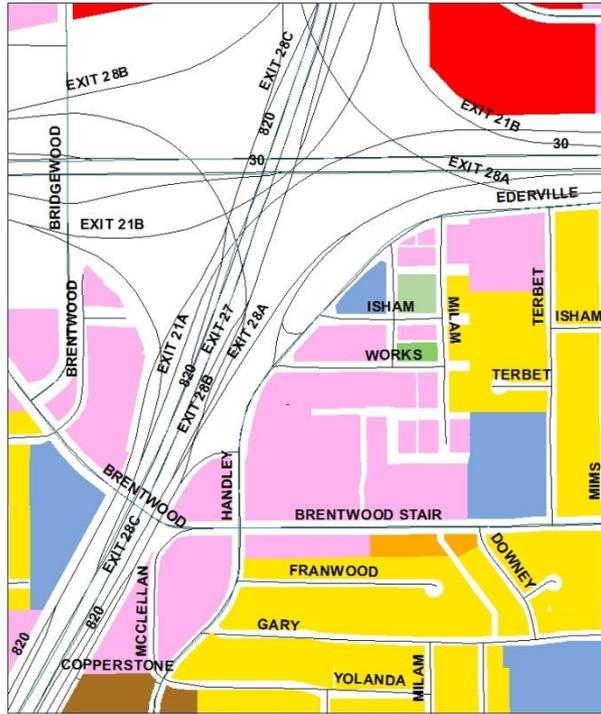


Proposed Change

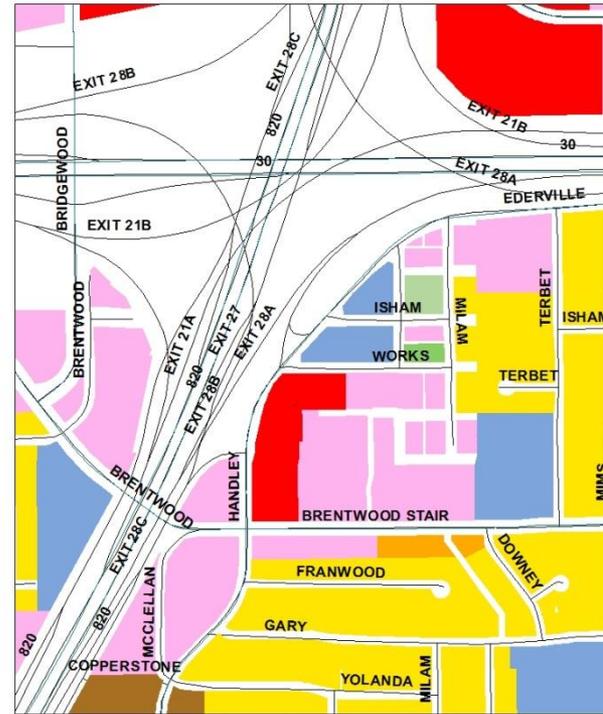
# Appendix C: Future Land Use Maps

## District 5 Eastside

Change future land use from **neighborhood commercial** to **general commercial** and **institutional** to reflect current land uses.



2014 Comprehensive Plan



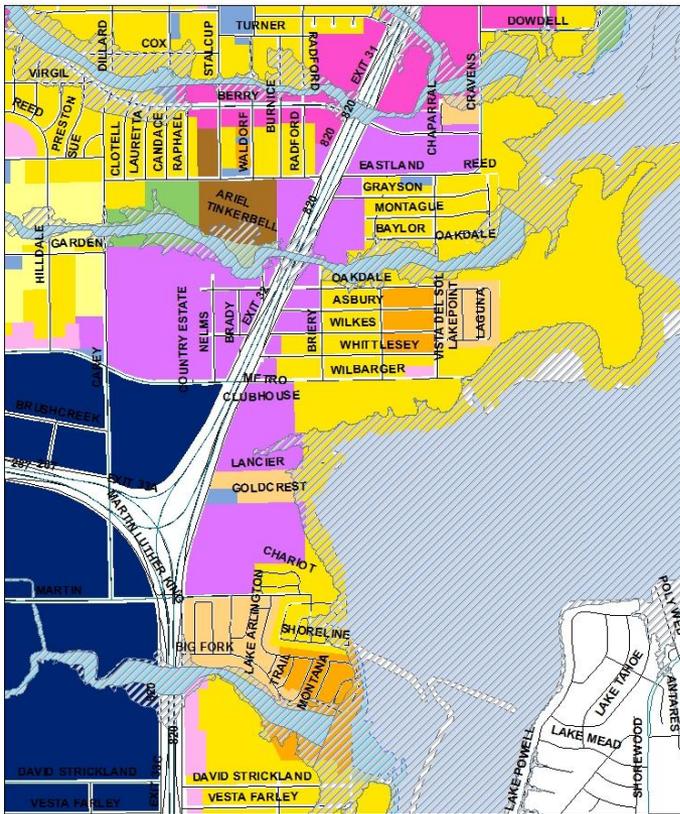
Proposed Change



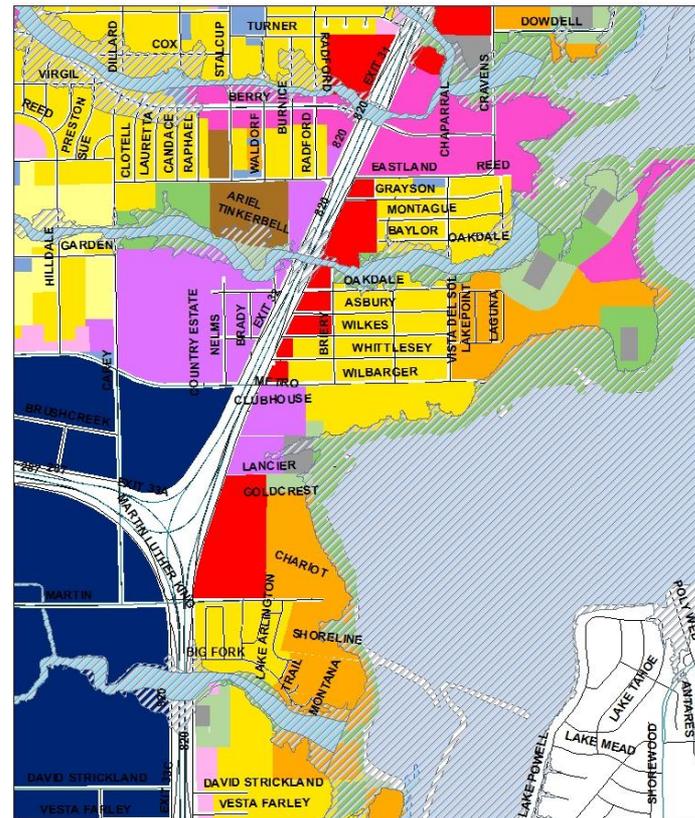
# Appendix C: Future Land Use Maps

## District 5 Lake Arlington Central

Multiple future land use changes in accordance with the **Lake Arlington Master Plan**.



2014 Comprehensive Plan



Proposed Change



# Appendix C: Future Land Use Maps

## District 7 Far West

Change future land use from **single-family** to **low density residential** to reflect current and potential land uses.



2014 Comprehensive Plan

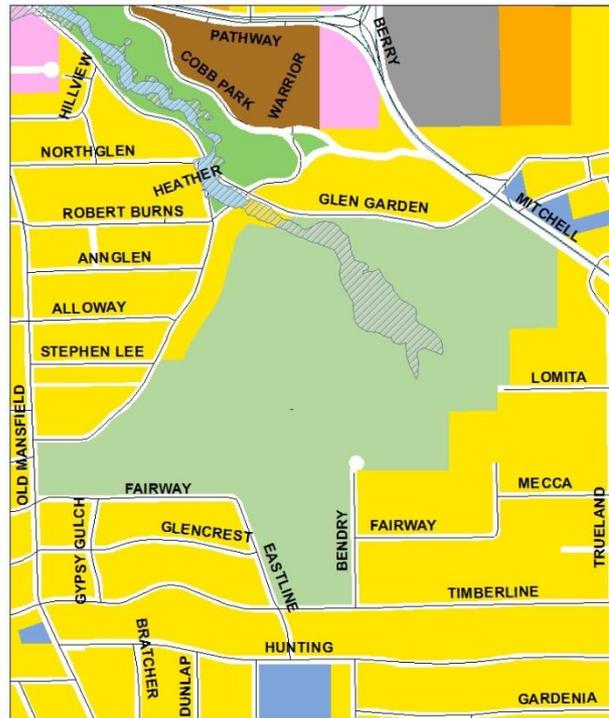


Proposed Change

# Appendix C: Future Land Use Maps

## District 8 Southeast

Change future land use from **open space** and **single-family** to **general commercial, neighborhood commercial** and **infrastructure** to reflect recent zoning change.



2014 Comprehensive Plan

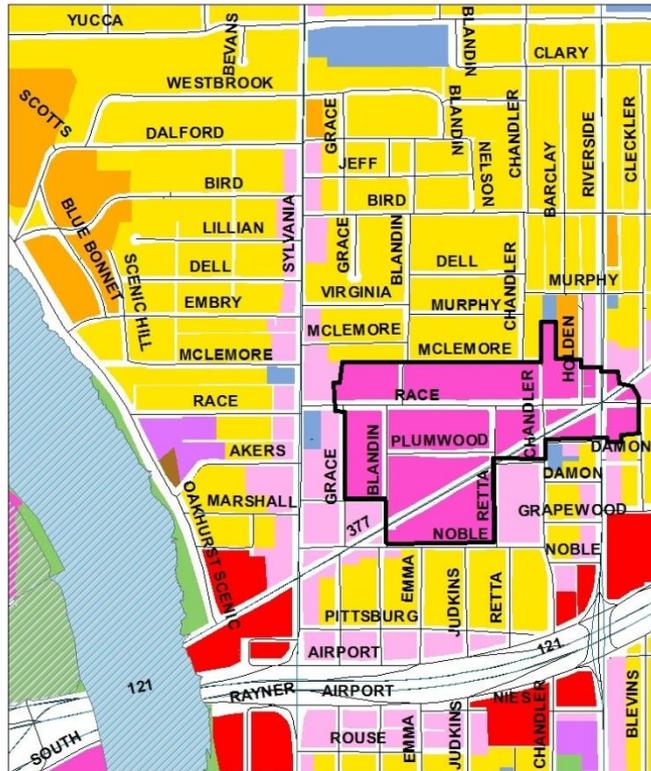


Proposed Change

# Appendix C: Future Land Use Maps

## District 9 Northeast

Change future land use from **general commercial, light industrial, neighborhood commercial and single-family** to **medium density residential and mixed-use** to reflect the proposed expansion of the Six Points Urban Village, and proposed redevelopment projects.



2014 Comprehensive Plan



Proposed Change

# Appendix C: Future Land Use Maps

## - Sector Land Use Policy Text Amendments

### Far North & NW Sector, Far South & SW Sector, and Far West Sector

Amend policy statement to provide more appropriate and descriptive policy language.

**Original text:** Encourage orderly and sustainable growth in the extraterritorial jurisdiction. Any existing agricultural uses are subject to change when City utilities are available based on the City's expectations for rapid urban development.

**Recommendation:** Encourage orderly and sustainable growth on the periphery of the City by encouraging development adjacent to existing, adequate infrastructure and discouraging leapfrog development.

# Appendix C: Future Land Use Maps

## - Sector Land Use Policies Text Amendments

### Far West Sector and Western Hills/Ridglea Sector

Policy that encouraged the development of an airport overlay district has been implemented. Therefore, language was combined and revised to provide future guidance.

**Original text:** Encourage development of an Airport Overlay district to ensure compatibility between NAS JRB and nearby land uses while providing additional protections to base operations. Discourage new residential development within NAS JRB clear zones and within areas with mapped noise levels greater than 65 decibels.

**Recommendation:** Discourage incompatible uses within the NASFW JRB runway Clear Zones and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations.

# Appendix D: Capital Improvements

## Sample Capital Projects Completed in 2014

- Summer Creek (Risinger to McPherson, \$4.3 million)
- W. Rosedale Enhancements (\$4.8 million)
- Rotary Plaza (\$220,000)
- North Beach (Keller-Hicks to Timberland, \$10.7 million)
- Old Decatur (Boaz to McLeroy, \$5.5 million)
- W. 7<sup>th</sup> Street Bridge (\$25.9 million)



W. Rosedale Enhancements

Jacobs Engineering Group



DUNAWAY



Summer Creek (Risinger to McPherson)

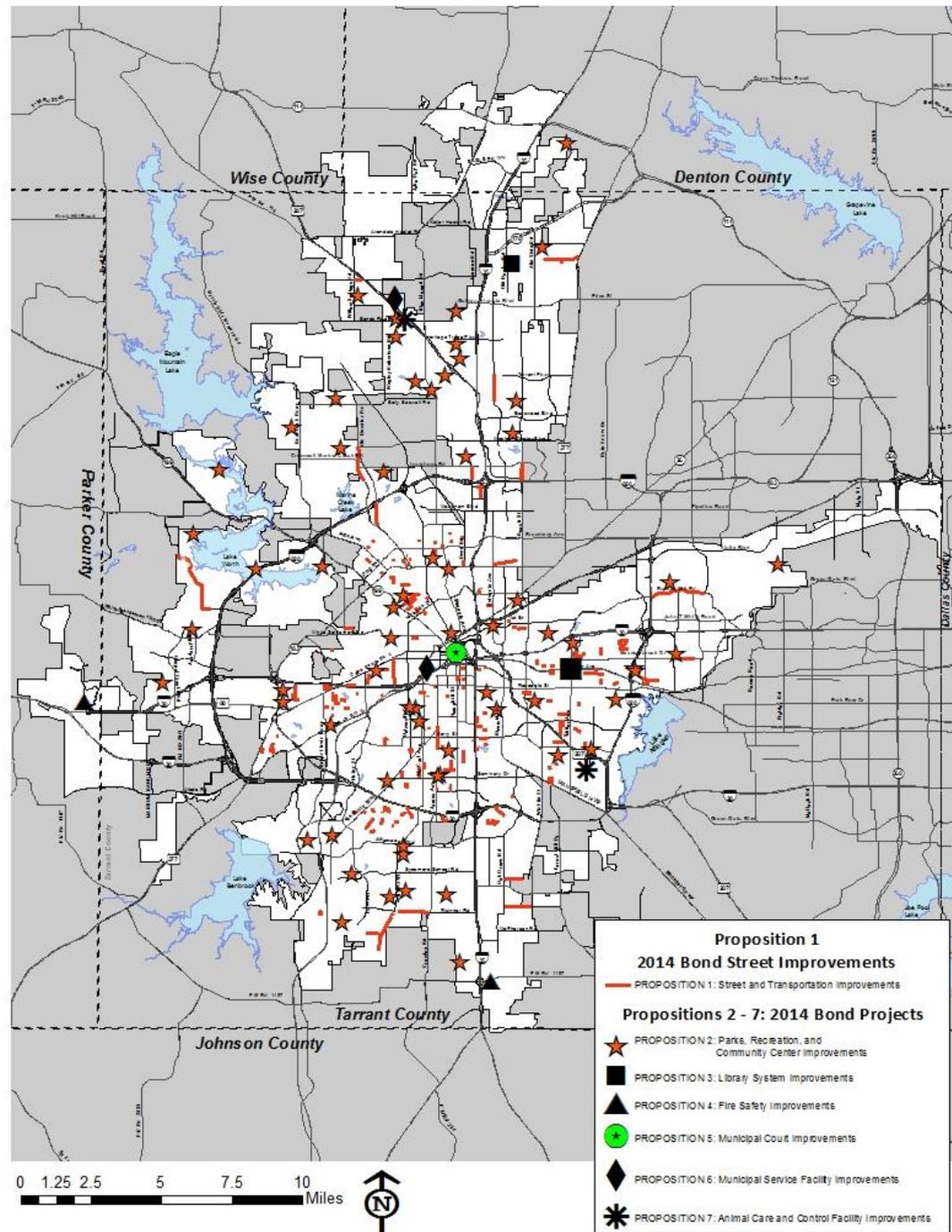
## Appendix D: Funded Capital Improvements

2014 Bond Projects not yet underway were moved to Appendix D, which now contains 404 funded projects, including the Fort Worth Multipurpose Arena at Will Rogers Memorial Center.



## Appendix E: Unfunded Capital Improvements

Updated Appendix E: Unfunded Capital Improvements, which now contains 769 unfunded projects.

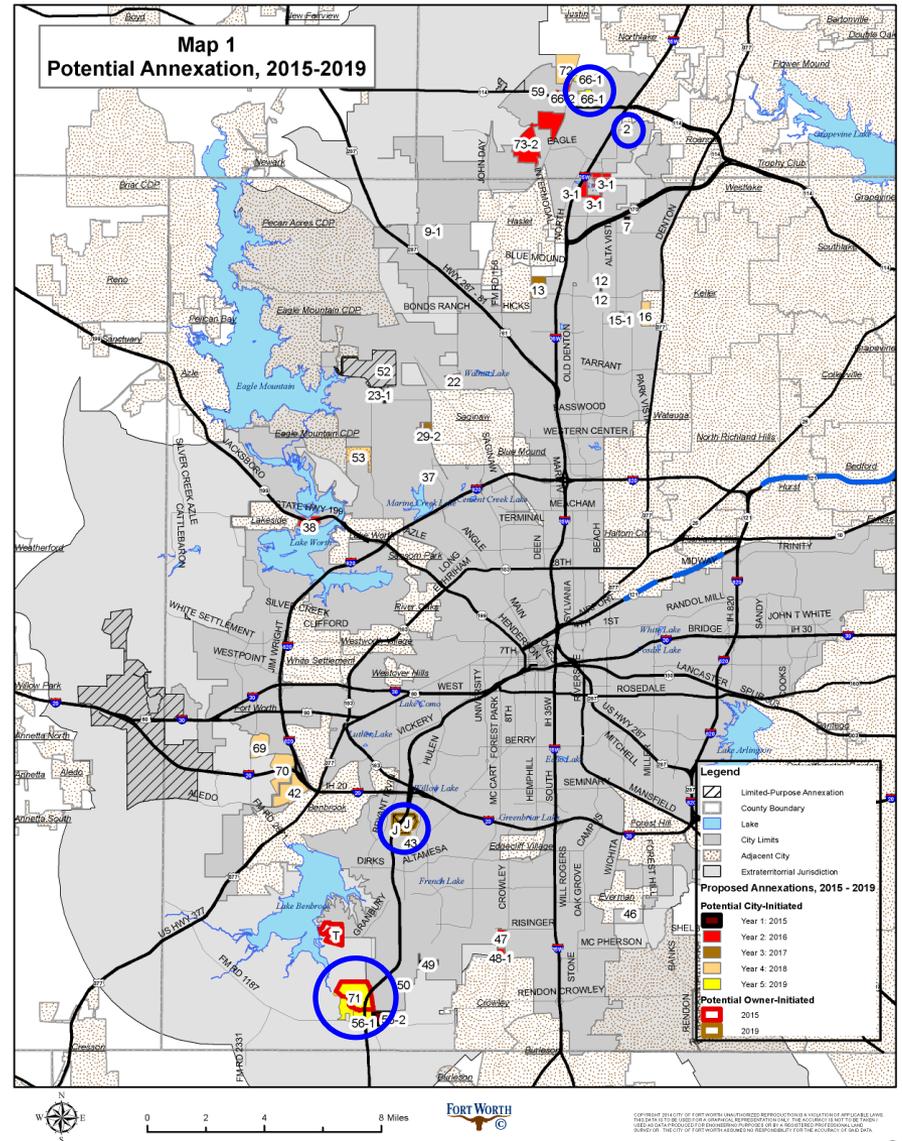


# Appendix F: Annexation Program

## Five-Year Annexation Program

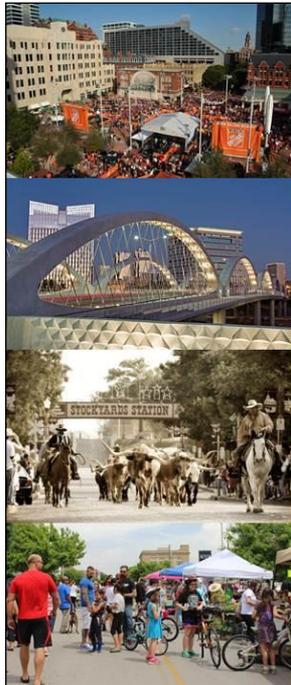
Delayed five annexation areas from a proposed annexation year of 2014 to a proposed annexation year of 2019.

Proposed Annexation Changes 2015 – 2019			
Area	Current Year	Proposed Change	Council District
2	2014	2019	7
43/J	2014	2019	6
56-1	2014	2019	6
66-1	2014	2019	7
71	2014	2019	6



# What is our proposed schedule to update the Comprehensive Plan?

Date	Activity
January 28, 2015	<b>City Plan Commission</b> conducts <b>public hearing</b> and votes to recommend adoption of plan.
February 17	<b>City Council</b> receives an Informal Report on proposed plan.
March 3	<b>City Council</b> conducts <b>public hearing</b> on proposed plan and votes on <b>ordinance</b> to adopt 2015 Comprehensive Plan.
March	Adopted plan <b>posted</b> on City website.



FORT WORTH

2015  
COMPREHENSIVE  
PLAN

[www.fortworthtexas.gov/planninganddevelopment](http://www.fortworthtexas.gov/planninganddevelopment)