

Rosemont Improvement Strategy

Code Compliance Department
Update Report

Code Compliance Department

5 main public service areas:

- Animal Care & Control
- Code Enforcement – Neighborhood Investigations & Building Standards
- Consumer Health
- Environmental Quality
- Solid Waste Services – Residential service trash, recycling & bulk collection, drop-off stations, litter abatement, illegal dumping, street sweeping and environmental investigations.

Neighborhood Investigations

- 11 New Cases (428 to Date)
- 15 Violations (635 to Date)
- 15 Closed Cases (381 to Date)

Safe Neighborhood Initiative

- Phase 1 began April 2nd
- Phase 2 began July 8th
- Phase 3 began November 1st

Building Standards – Hazardous Structures

8 Substandard Structures Identified

1 Primary structure

6 Accessory structures

1 Commercial structure

1 Residential Primary structure has been repaired.

Building Standards – Substandard Structures

34 Substandard Structures Identified

15 Primary structures

18 Accessory structures

1 Commercial structures

Solid Waste Services

	Past 2 Weeks	To Date
Volume (Litter/Dumps Removed)	36 Cubic Yards	574 Cubic Yards
Weight (Litter/Dumps Removed)	4 Tons	70 Tons
Disposal Cost	\$81.00	\$1455
Lane Miles Cleaned	132	1154
CFW Staff Hours	308	2989
Dumping Citations	0	5

Solid Waste: Litter Abatement

- A five person crew from Clean Slate
- Their primary task is abating litter from rights-of-way
- Additional work includes:
 - Cleaning city owned vacant lots
 - Removing debris from curbs



	Past Two Weeks	Since Starting Week of 3/6/2020
Hours Spent by Clean Slate	304	2910
Lots Cleaned	23	140
Bags Removed	453	3641

*Weight and Volume of bags counted in Solid Waste Services slide earlier

Commercial Enforcement/Consumer Health

- 24 Cases opened to date
- 0 New Cases
- 2 Citations issued
- 1 Cases Closed
- 4210 Hemphill St.
 - Using property to store vehicle
 - Vehicle has been removed

Animal Welfare Activity

213 Service Calls to Date

- 2 Assist Police
- 102 Stray at Large
- 1 Stray Patrol
- 23 Caught Animals
- 13 Cruelty/Neglect
- 22 Enforcement
- 5 General Investigation
- 26 Injured/Sick
- 4 POR-Owner Rel.
- 1 Wildlife
- 12 Animal Bite
- 1 Animal in Drain Inlets
- 0 Animal at Shelter Notice
- 1 Information

Thank you



Land Use, Zoning and Public Input

Rosemont Neighborhood Workshop
August 20, 2020

What is zoning and why is it important?

- Implement the Land Use component of the city's [Comprehensive Plan](#).
- Regulate land use, promote orderly growth, and protect existing property owners by ensuring a convenient, attractive and functional community.
- Promote the health, safety, and general welfare of the public.
- The Zoning regulations and districts have been designed to:
 - Lessen traffic congestion
 - Provide safety from fire, panic, and other dangers
 - Provide adequate light and air
 - Prevent the overcrowding of land
 - Avoid undue concentration of population
 - Provide and facilitate adequate provisions for transportation, water, sewerage, schools, parks, and other public requirements.

What do the district letters mean?

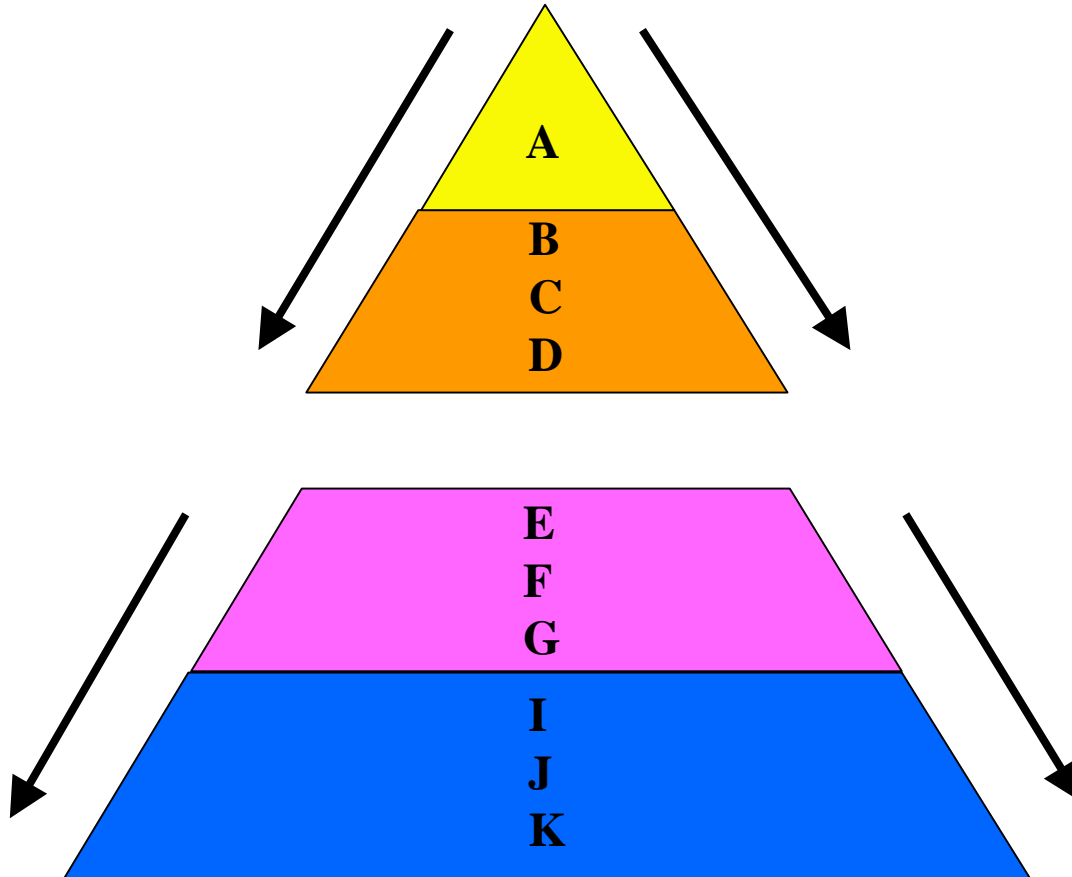
- “A” One Family
 - Number indicates maximum lot size: A-5 = 5,000 sf lots, A-10 = 10,000 sf lots etc.
- “B” Two Family
 - Attached and detached duplexes on one lot
- “R1” and “R2”
 - Zero Lot Line and Townhouses
- “CR”, “C”, and “D”
 - Multifamily Residential Districts
 - Low, Medium, and High Density
- UR
 - Form-based multifamily
 - High Density

What do the district letters mean?

- Commercial districts
 - **ER, E** Neighborhood Commercial
 - **FR, F**, General Commercial
 - **G** Intensive Commercial
- Industrial districts
 - **I** Light Industrial
 - **J** Medium Industrial
 - **K** Heavy Industrial
- Special Purpose Districts =
 - **AG** Agricultural
 - **CF** Community Facilities
 - **MH** Manufactured Housing
- **PD** Planned Development
Often used to **add uses** to any base district or **change the development standards**. Also required for certain uses.

Partially Cumulative Zoning

Lower density residential uses are allowed in residential districts cumulative and commercial and industrial uses are cumulative, but residential uses are not permitted in non-residential districts.



What do the district letters mean?

- **Mixed-Use**
 - **H** Downtown
 - **MU-1** Low Intensity Mixed Use (uses based on E Commercial)
 - **MU-2** High Intensity Mixed Use (uses based on I Light Industrial)
- **Design Districts – Area Specific Mixed-Use**
 - **PI** Panther Island
 - **NS** Near Southside
 - **CB** Camp Bowie
 - **TL** Trinity Lakes
 - **BU** Berry/University
 - **SY** Stockyards

Overlay Districts

Overlays are regulations in addition to the base zoning district.

- Historic Overlay
 - Demolition Delay **DD**
 - Historic or Cultural Landmark **HC**
 - Historically Significant Endangered **HSE**
- Airport Overlay **AO**
- **TCU** Residential Overlay
- Design Districts
 - Downtown **DUDD**
 - **I-35** N Design Overlay
- Conditional Use Permit **CUP**

What are the zoning district regulations?

- Each zoning district has a page with basic setbacks and other standards.
- Allowed uses can be found in the **use charts**.
- The ordinance also has supplemental standards, mostly when commercial or industrial is adjacent to residential.

4.901 Neighborhood Commercial ("E") District

A. Purpose and Intent

The purpose of the Neighborhood Commercial ("E") District is to provide areas for neighborhood-serving commercial, institutional and office uses.

B. Uses

1. In the Neighborhood Commercial ("E") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.
2. Limitations on Commercial Development in "E" District.
Retail stores with a footprint exceeding 60,000 square feet are prohibited.

C. Property Development Standards

The minimum dimension of lots and yards and the height of buildings in the Neighborhood Commercial ("E") District shall be as shown in the accompanying table.

Neighborhood Commercial, "E" District	
Front Yard*	20 feet minimum
Rear Yard*	10 feet minimum unless adjacent to residential district, where 15 feet minimum required
Side Yard*	
Interior lot	5 feet minimum adjacent to residentially zoned lot, none otherwise. If provided, side yard must be 3 feet minimum
Corner lot**	None required unless through lot, then 10 feet minimum required
Height	3 stories or 45 feet maximum provided, however, Stealth Telecommunication Towers are permitted to a height of 60 feet. The Urban Design Commission must approve the design of all Stealth Telecommunication Towers. Telecommunication Towers are permitted to a height of 45 feet as a Special Exception approved by the Board of Adjustment.

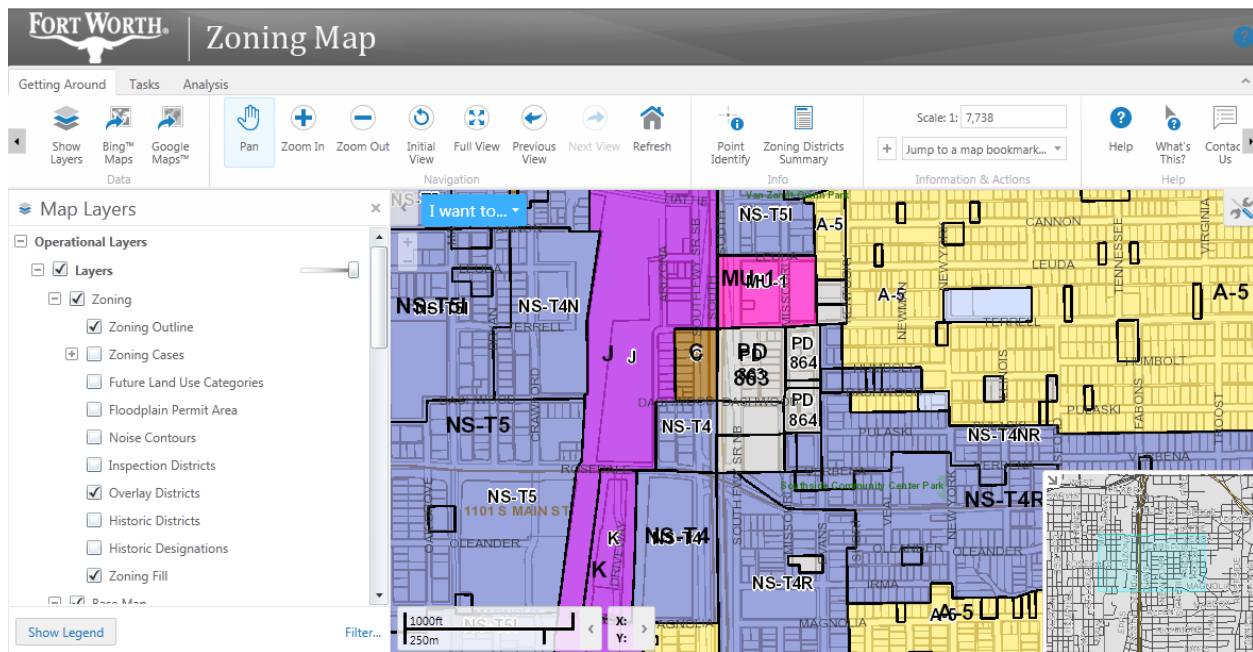
Notes: * Additional setback may be required refer to 'Development Standards, Chapter 6.300 Bufferyard and Supplemental Building Setback'. **May be subject to projected front yard (Section 6.101F)

D. Other Development Standards

Development in the Neighborhood Commercial ("E") District may be subject to a variety of general development standards, including, but not limited to:

1. **Off-Street Parking and Loading.** Commercial buildings require one space per 250 square feet. Office or professional buildings require one space per 400 square feet. Restaurants require one space per 100 Square Feet of gross floor area. For further details, other uses, and loading areas, refer to 'Development Standards, Chapter 6.200 Off Street Parking and Loading'.
2. **Landscaping and Buffers.** Generally, ten percent of net site area. Refer to 'Development Standards, Chapter 6.300 Landscaping, Buffers, and Urban Forestry'.
3. **Signs.** Refer to 'Development Standards, Chapter 6.400 Signs'.
4. **Outdoor Storage or Display.** Limited outdoor storage or display may be permitted. Refer to 'Supplemental Use Standards, Chapter 5.306 Storage or Display in Commercial Districts, Outdoor'.
5. **Metal Buildings.** The exterior metal walls of the front and any sides of a building facing a public street that will be constructed with metal cladding as the primary siding material shall not be constructed with exposed fasteners on more than fifty (50%) percent of the building. All buildings with metal siding shall have at least two exterior architectural features for articulation, such as front porches, gables, awnings, or other exterior siding

How do I find out what a property is zoned?



1. Web: mapit.fortworthtexas.gov/zoning
oneaddress.fortworthtexas.gov
2. E-mail: zoninglanduse@fortworthtexas.gov
3. Call: 817-392-8028

Re-zoning Process

1. Applicant submits an **application** with the legal description. We always recommend the applicant contact the neighborhood and Council office prior to submitting an application.
2. The City emails **courtesy notices** within the first week to registered neighborhood organizations within ½ mile.
3. Staff reviews case and **legal notice is mailed** to property owners within 300 feet. 10 days before hearing. A sign is placed on the property.
4. A Public Hearing is held at the **Zoning Commission**, 2nd Wednesdays at 1 p.m. All persons may speak in favor or in objection.
5. A Public Hearing is held at **City Council** meeting. Zoning cases are typically heard the first meeting of the month, Tuesdays at 7 p.m. All people may speak again in favor or in objection. The request is approved or denied.



What do I do with the Courtesy Neighborhood Notification?



COURTESY NOTIFICATION OF PUBLIC HEARING

PUBLIC HEARING TIMES AND DATES: Zoning Commission: 10:00 a.m., Wednesday, January 14, 2015
City Council: 7:00 p.m., Tuesday, February 3, 2015

*Speaker registration forms must be turned in by 4:00 p.m. For more information or to speak before the meeting contact the Planning & Development Department at 817-392-3623.

LOCATION: COUNCIL CHAMBER, 2ND FLOOR, NORTH END OF CITY HALL
1000 HIRCKMORKUN ST., FORT WORTH, TEXAS, 76102

A zoning change has been requested for the property shown in a heavy outline on the map on the next page of this notice. You are not required to attend this meeting and the City is not here to obtain or not developing the property referenced in this notice.

You are being notified because you are listed as an organization located within a 1/4 Mile of the proposed change according to the Neighborhood Database. The purpose of this notice is to provide you with an opportunity for public comment. You may: 1) take no further action; 2) attend the public hearing to present your views and opinions or just simply to observe the proceedings; or 3) provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case.

Approval or Denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning case. You are welcome to attend the Council meeting where this case will be heard.

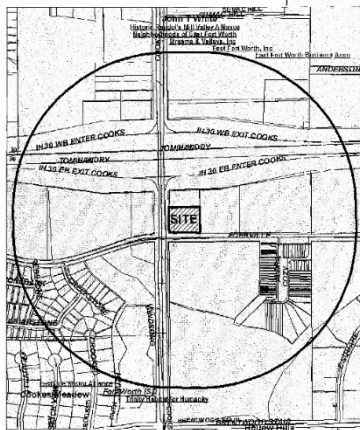
If you desire to comment on this case, please return the form below with any additional written correspondence. An e-mail reply will also be accepted. Responses must be received in writing for your opinion to be counted. Please submit your response by the Monday before the hearing by 6:00 p.m. Address all correspondence to:

Chair of the Zoning Commission For more information? Please visit information:
City Planning & Development Department Phone/Toll-free: 817-392-3623
City Hall Fax: 817-392-7526
1000 Independence St. E-mail/Correspondence:
Fort Worth, Texas 76102
E-mail: zoning@cityofwfort.com

ZC-14-171		
Applicant: CODES EXAMINER #17	Address: 7901 COOKS LN	Council District: 5 - Ochs Bayers
Current Zoning: "C1" Intensive Commercial	Proposed Zoning: "PD" Plan & Develop	Proposed Use: Hotel
Organizations Notified		
John T White	Neighborhoods of East Fort Worth	
Parmer Hills	Historic Robinson Hill Valley Alliance	
Cookes Meadow	East Fort Worth Business Assoc.	
Franchise Sector Alliance	Shraders & Valley, LLC	
Fort Worth Franchise Fraternity	East Fort Worth, Inc.	
Fort Worth 1500		

Organization: Oppose
 Support
Please indicate how concerned you are about this proposal with the Organization:
Do strongly oppose, do not oppose at all

Signature of Representative/Date Printed Name of Representative
Please provide comments on the back of this sheet or use e-mail



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- **Distribute the information** to your membership. Request concerns or comments be returned to you or us in writing.
- **Discuss at your neighborhood meeting** if scheduled before Zoning Commission or Council hearings.
- **Clearly define major concerns** about the proposal. If applicable, be prepared with examples of why this may not be a good fit for your area.
- **Avoid emotional, vague, unsubstantiated** reasons. These may include: lower property values or an increase in crime traffic. These are good reasons only if they are accurate and supported by facts.



What should a property owner do with their individual notification?



NOTICE OF PUBLIC HEARING

PUBLIC HEARING TIMES AND DATES: Zoning Commission: 10:00 a.m., Wednesday, January 14, 2015
City Council: ** 7:00 p.m., Tuesday, February 03, 2015

**Speaker registration forms must be turned in by 6:45. You may also register to speak before the meeting online at fortworthtexas.gov or by calling 817-392-6150. Para español llame a este numero 817-392-8028.

LOCATION: COUNCIL CHAMBER, 2nd FLOOR, NORTH END OF CITY HALL
1000 THROCKMORTON ST., FORT WORTH, TEXAS, 76102

A zoning change has been requested for the property shown in a heavy outline on the map on the [back](#) of this notice. You are not required to attend this meeting and the City is neither purchasing nor developing the property referenced in this notice.

You are being notified because you are listed as the owner of property located within 300 feet (Usted ha sido notificado porque figura como titular de una propiedad ubicada dentro de 300 pies) of the proposed change according to the appraisal district. The purpose of this notice is to provide you with an opportunity for public comment. You may: 1) take no further action; 2) attend the public hearing to present your views and opinions or just merely to observe the proceedings or; 3) provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case.

The requested zoning district(s) listed at the top of the map indicates the zoning district(s) which would apply to the property if the zoning were to be approved. A summary of the City's zoning classifications and related general land uses are attached for your information.

IF YOU ARE THE APPLICANT, YOU MUST BE PRESENT OR REPRESENTED BY AN AGENT AT THE HEARING. Failure to do so may result in possible Commission recommendation of denial of this case.

Approval or Denial of the proposed zoning change by the Zoning Commission is only a **recommendation** to the City Council. City Council makes the final determination on the outcome of a zoning case. You are welcome to attend the Council meeting where this case will be heard.

If you desire to comment on this case, please return the form below with any additional written correspondence. An email reply will also be accepted. Responses **must** be received in writing for your opinion to be counted. Please submit your response by the **Monday before the hearing by 5:00 p.m.** Address all correspondence to:

Chair of the Zoning Commission
c/o Planning & Development Department
City Hall
1000 Throckmorton St.
Fort Worth, Texas 76102

For more information / Para mas informacion:
Phone/Telefono: 817-392-8028
Fax: 817-392-7526
E-mail/Correo electronico:
Zonin@landuse@fortworthtexas.gov

Name of Property Owner _____ Oppose _____
Address within area _____ Support _____
Case No. **ZC-14-171** Case Name Cooks/Tarrant 11.7 JV

Attach an additional page for more space if needed.

Signature of Property Owner _____ Date _____

- Property owners who receive notification by mail **can either:** ignore the notice, send in the bottom of the sheet with input, and/or attend meetings.
- To be counted, all comments must be **in writing** to staff. We cannot take anything over the phone.
- Concerns or comments must be returned to staff by **3 p.m.** the Monday before the meeting.
- If more than 20% of property owners within 200 feet of subject are in written objection, approval requires a **supermajority vote.** (7 of 9 Council members)

Questions?

To Contact the Zoning Section:
817-392-8028
zoninglanduse@fortworthtexas.gov

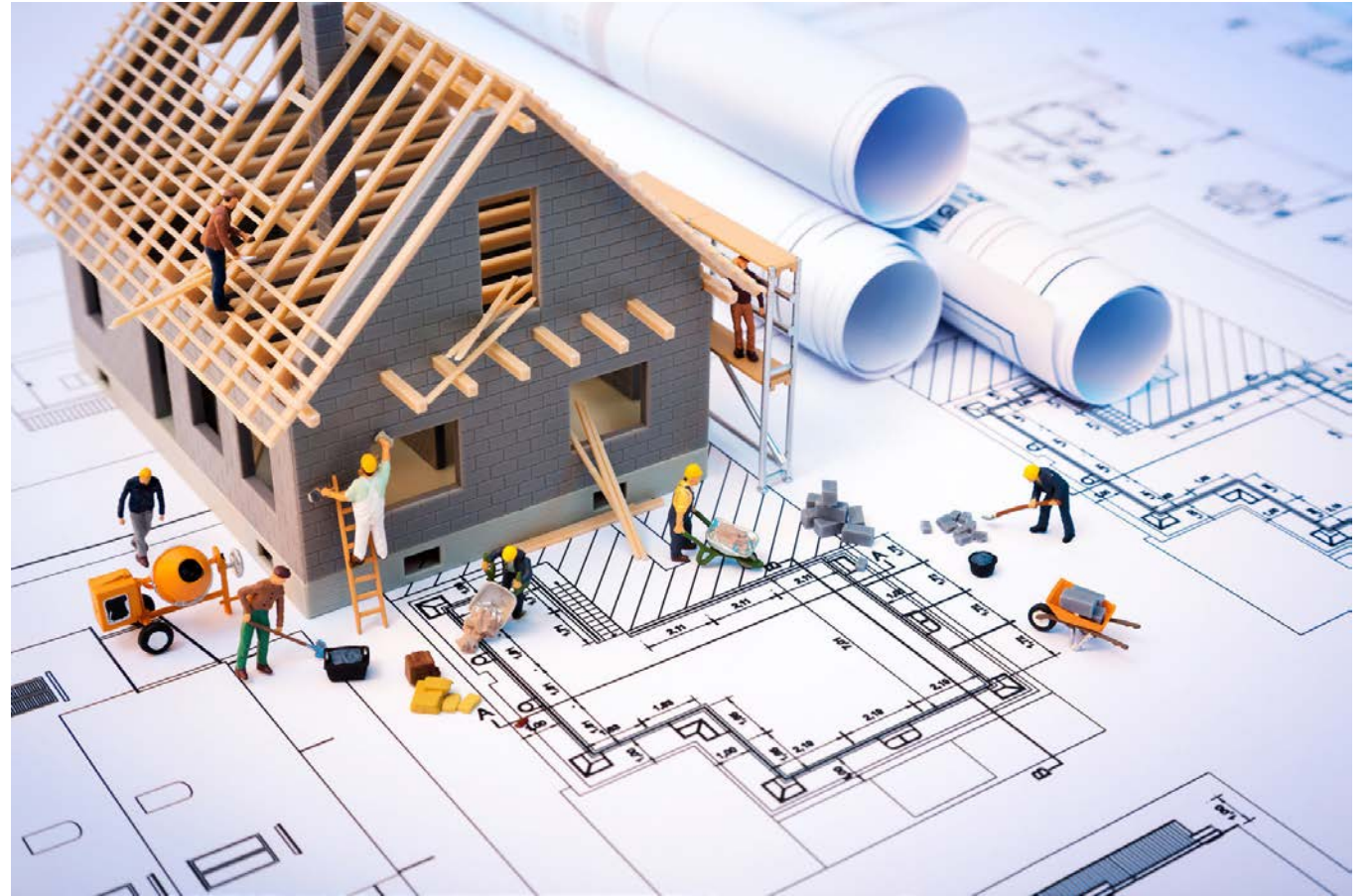
Residential Building Permitting



Rosemont Area Workshop: Code & Development Solutions

Why do we require permits?

- Safety
- Health
- Quality of Life



When do I need a building permit?

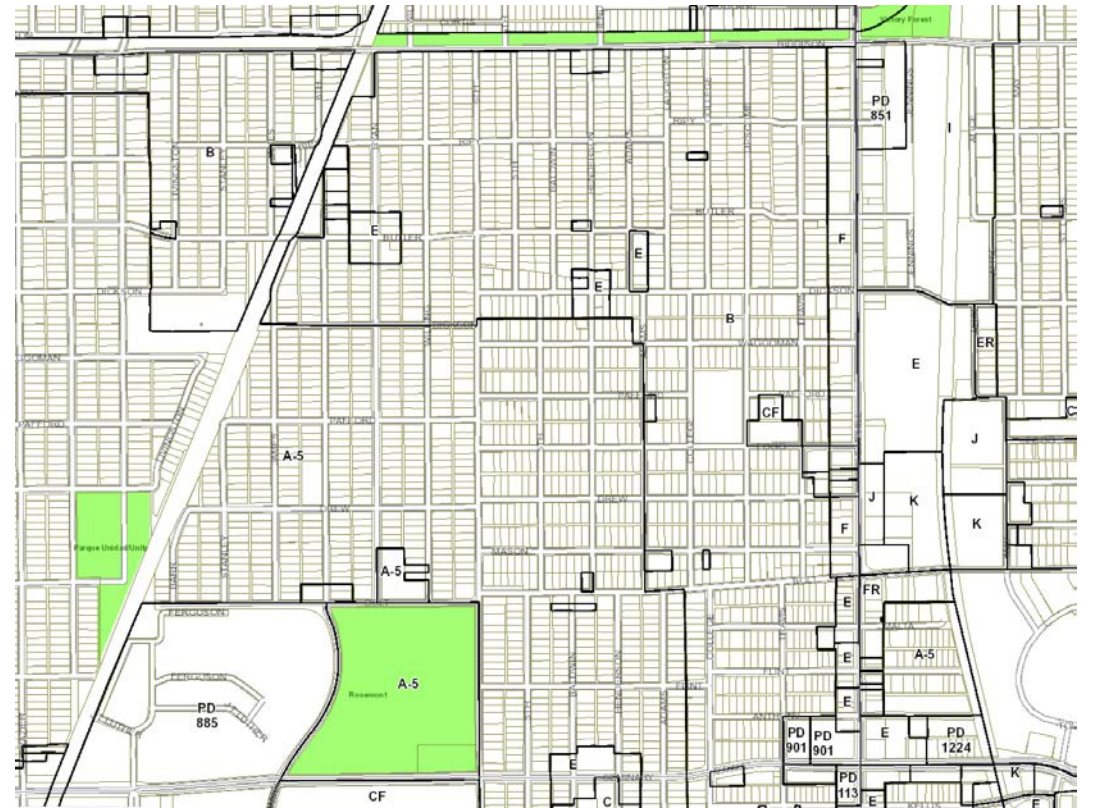
- Additions
 - New Rooms
- Remodels
 - Doors and Windows
 - Enclosing Garage
 - Interior Walls and Repairs
- Accessory buildings and structures
 - Fences over 7-feet tall
 - Storage buildings
 - Decks
 - Carports
- Separate Permits are needed for electrical, plumbing and HVAC work as well as drive approaches and sidewalks



How does zoning impact a building permit?

The zoning district impacts:

- Building Setbacks
- Parking Requirements
- Building Height
- Building Materials
- Building Uses
- Lot Coverage
- Number of Accessory Structures



What are the steps a building permit takes?

- Intake at Customer Service/Online
 - Paperwork review
 - Fees paid as applicable
- Plan Review
 - Review of construction plans for building code and zoning compliance
 - Revisions submitted if necessary
- Permit Approved and Issued
 - Any remaining fees must be paid before issuance as applicable (additional square footage, changes, etc.)
- Inspections
 - Scheduled by phone or online
- Final

The screenshot shows the homepage of the City of Fort Worth's Online Permitting System. The page features a blue header with navigation links for 'Announcements', 'Accessibility Support', and 'Register for an Account'. A search bar is located in the top right. Below the header is a main navigation menu with categories: 'Home', 'Development', 'Fire', 'Gas Well', 'Planning', 'Street Use', 'Infrastructure', and 'more'. An 'Advanced Search' dropdown is also present. The main content area is titled 'Welcome to the City of Fort Worth's Online Permitting System!' and asks 'What would you like to do today?' with a prompt to 'select one of the services listed below:'. The services are organized into columns: 'Development' (Apply for Permit, Search Applications and Permits, Schedule an Inspection), 'Fire' (Create an Application, Search Applications), 'Gas Well' (Search Applications), 'Planning' (Search Applications), 'Street Use' (Search Applications, Schedule an Inspection), 'Infrastructure' (Search Applications), and 'Licenses' (Search Applications). On the right side, there is a 'Login' section with input fields for 'User Name or E-mail:' and 'Password:', a 'Login >' button, and a checkbox for 'Remember me on this computer'. Below the login section are links for 'Click here for the Registration Video Tutorial', 'IPRC Training', and 'Electronic Document Review handbook'.



Customer Service

What Do I need to apply for a permit?

Residential Building Permit Submittal Requirements	New Construction	Remodels	Accessory Structures
Application	X	X	X
Monotony Checklist	X		
Residential New Construction Checklist	X		
Plat	X		X
Complete set of plans (2)	X	X	X
Site Plan	X	X	X
Energy code compliance if adding conditioned or heated space or lighting	X	X	X

Plan Review

- Many projects, other than new construction, can be done as a walk-in
- Walk-in permit applications are currently all online, but plans examiners are available to assist by phone or WebEx
- The plans examiner will review your plans for compliance with building codes
- Check for meeting zoning requirements
- Answer questions about process





Inspections- Remodel & Addition

TYPICAL REQUIRED PERMITS & INSPECTIONS*

Single Family Resident (Remodel + Addition)

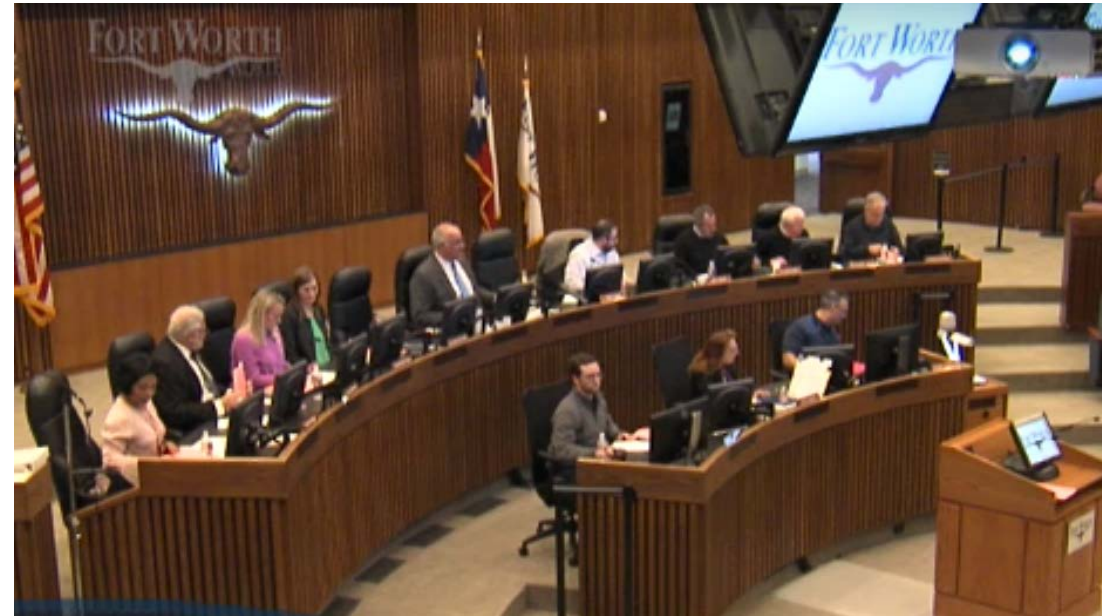
Remodel				Addition					
PB20-_____ Building Permit	PM20-_____ Mechanical Permit	PE20-_____ Electrical Permit	PP20-_____ Plumbing Permit	PB20-_____ Building Permit	PM20-_____ Mechanical Permit	PE20-_____ Electrical Permit	PP20-_____ Plumbing Permit	PK20-_____ Parkway Permit (If applicable)	PP20-_____ Backflow Permit (If applicable)
Stake Out / Pre Con (105)				Stake Out / Pre Con (105)					
			Sewer/Yard line (420) Water Service (430)				Sewer/Yard line (420) Water Service (430)		
Foundation (115)				Foundation (115)					
Floor Joist (110)			Underground (405)	Floor Joist (110)			Underground (405)		
Floor Insulation (112)				Floor Insulation (112)					
Wall Sheathing (118)				Wall Sheathing (118)					
Framing (110) (+Brick Tie if applicable (150))	Rough (305)	Rough (210)	Top-out (410) (+ Gas if applicable (415))	Framing (110) (+Brick Tie if applicable (150))	Rough (305)	Rough (210)	Top-out (410) (+ Gas if applicable (415))		
Insulation (112)				Insulation (112)					
								Final	Final
Final (100)	Final (300)	Final (200) + Electric Release (285)	Final (400) (+ Gas Release if applicable(415 + 485)	Final (100)	Final (300)	Final (200) + Electric Release (285)	Final (400) (+ Gas Release if applicable(415 + 485)		

*The above information is meant as a reference point only. Individual projects vary and may need more or less inspections. Please see your inspector to insure you are aware of all required inspections for your project.

Residential Board of Adjustment

If your project doesn't meet the zoning requirements you will need to have an approval from the Residential Zoning Board of Adjustments

- Meet 1x per month
- Application deadline
- Additional fee
- Public meeting, neighborhood notification
- Must demonstrate a hardship



Questions?

Special Exceptions and Variances

Daniel Guerrero

Excepción Especial Y Variantes

Daniel Guerrero

Special Exceptions and Variances

- Definitions:

Special Exception— A project that is looked at for compatibility with the rest of the neighborhood.

Variance – The process in which a person can apply for a project that is not in accordance to the zoning ordinance.

Excepción Especiales y Variantes

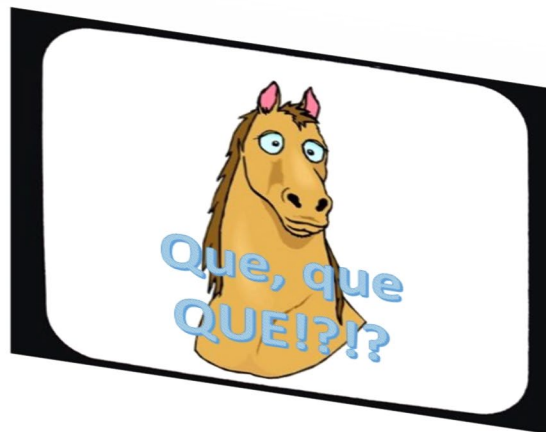
- La definiciones:

Excepción Especial – un proyecto que se revisa y comparado con el vecindario

Variante – el proceso de poder aplicar para poder estar fuera de un reglamento de zonificación.

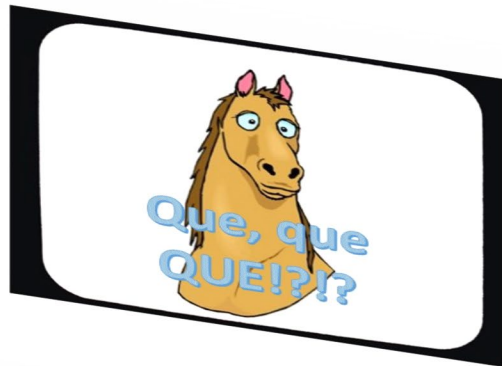
Special Exception

- Some Examples are:
- Front yard carports
- Solid fences in the front yard
- Fences taller than 4 feet
- Small to large farm animals



Excepción Especial

- Unos ejemplos incluye:
- Tejabanes localizados el frente de la casa
- Cercas solidas en la yarda del frente
- Cercas con la altura mas de cuatro (4) piez
- Proveer un lugar para los caballos y otros animales grandes



Variations

Some examples include:

- Storage sheds that are too large, tall, or close to the side and rear property lines. .
- Bedroom additions to homes, that include garage conversions, and not being able to provide additional parking for the extra bedrooms(s).
- Swimming pools
- Carports located on the side of homes or in the rear of homes, that are taller and larger than the main home.
- Detached patio covers
- Homes and structures that cover more than half of the lot's total square foot area.

Variantes

Unos ejemplos incluye:

- Cobertizo de almacenamiento muy grande, altos o muy cerca a las líneas de la propiedad.
- Adiciones a las casas muy cercas a las líneas de la propiedad y no poder proveer estacionamiento.
- Albercas
- Tejabanes localizadas a lado, anteriores de la propiedad y mas altas y grande que las casa.
- Cuberturas
- Sus casa y sus estructuras cubren mas del 50% del lote.

Special Exceptions and Variances

The Risks

- Public hearing
- Your case may be denied
- The application fee is not refundable
- May have to remove structures

Excepción Especial Y Variantes

El Riesgo

- Audiencia publica.
- El case se puede negar.
- La cuota no es reembolsada.
- Quizá remover la(s) estructuras.

Special Exception and Variances

Criteria Regulations

1. Will literal enforcement of the ordinance result in a “hardship” or “practical difficulty”?
2. Is the “hardship” self-imposed?
3. Is the condition unique to the property, or is it common to other properties in the area?
4. Will the requested variance injure the adjacent property?
5. Will the requested variance be contrary to orderly development in the area?

What's the next step?

- Obtain a permit if applicable.
- Modify or remove the structure.
- You cannot reapply for 2 years or sue the City of Fort Worth in an appeals court.

Cual es proximo paso ya que un caso es decidido.

- Obtener un permiso si es aplicable.
- Remover estructuras.
- No puede volver aplicar por dos años o puede demandar a la ciudad de Fort Worth dentro los 10 dias de la decision.

Thank you! Gracias!

Daniel Guerrero 817-392-2397

Daniel.Guerrero@fortworthtexas.gov

Aide Pocasangre-Garay 817-392-2733

Aide.Pocasangre-garay@fortworthtexas.gov



Rosemont Neighborhood Town Hall

Comprehensive Plan Presentation

Presented by the
Planning & Data Analytics Department

August 20, 2020



What is the Comprehensive Plan?

- A **general guide** for making decisions about the City's growth and development.
- Presents a **broad vision** for Fort Worth's future and describes major policies, programs, and projects to **realize that vision**.
- Comprehensive Plan is updated annually.
- City Council adopts a new plan each year in March.
- <http://fortworthtexas.gov/comprehensiveplan/adopted/>

Comprehensive Plan Table of Contents

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GLOSSARY

Chapter Examples

FORT WORTH®



City of Fort Worth
2020
COMPREHENSIVE PLAN



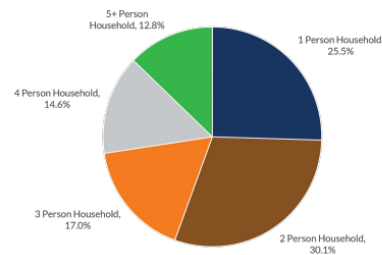
Trends Chapters: Updated Data in Infographic Layout

- Population Trends
- Economic Trends
- Financial Trends

HOUSEHOLD SIZE AND STATUS

COMPREHENSIVE PLAN | POPULATION TRENDS

FORT WORTH HOUSEHOLD SIZE



One-person households and two-person households constitute more than half of the total population in Fort Worth.

2.88 Persons

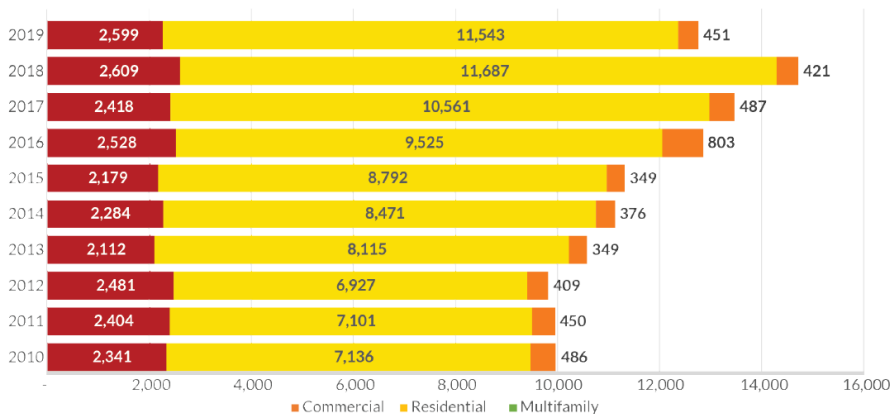
Average Household Size

32%

Nonfamily Households

Source: US Census ACS 5-year (2014-2018)

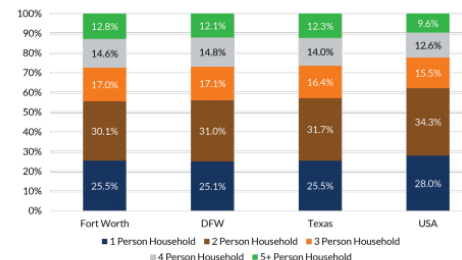
FORT WORTH BUILDING PERMITS 2010 - 2019



Source: City of Fort Worth, 2020.

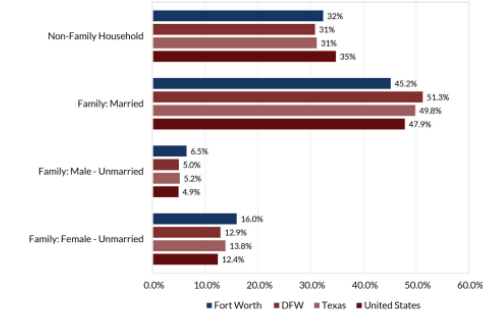
Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates

HOUSEHOLD SIZE COMPARISON



Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates

HOUSEHOLD STATUS COMPARISON



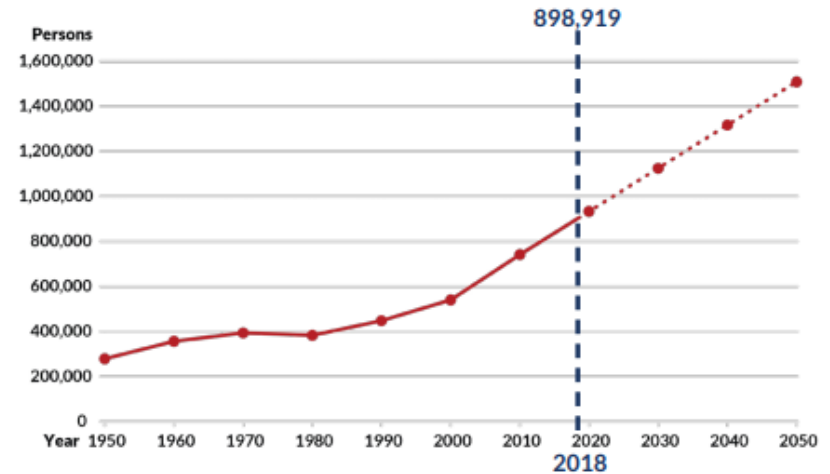
Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates

The City of Fort Worth is committed to creating a balanced, comprehensive, context-sensitive transportation system to move people and goods safely and efficiently. This balanced system will increase:

1. **Mobility**, by providing regional connectivity for all modes and addressing existing/future congestion,
2. **Safety**, by accommodating all users and addressing safety hazards, and
3. **Opportunity**, by supporting strategic economic development and acting as a catalyst for redevelopment.

As the City continues to grow, it is important to provide a safe and efficient transportation system that responds to the growing needs of all the city's residents, businesses, and visitors.

POPULATION GROWTH AND INCREASING DEMAND



Source: NCTCOG and U.S. Census Bureau Annual Estimates of Resident Population.

EXISTING CONDITIONS

Fort Worth is estimated to have added 19,552 people between July of 2017 and July 2018, equating to 54 people per day. Between July 2014 and July 2018, Fort Worth added an additional 86,366 people, representing an annual average growth rate of 2.04 percent. The Population Trends chapter has more information on the population growth.



7,900

Miles of Street Surface Lanes



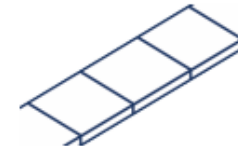
2,328

Traffic Signals



66,000

Street Lights



2,551

Miles of sidewalks



206

Railroad Crossings



30,000

Storm Drains/Inlets



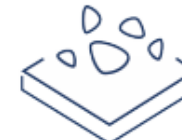
300

Miles of Engineered Drainage Channels



89

Miles of Paved Trails



30

Miles of Natural Trails



55

Linear Miles of On-Street Bicycle Lanes

[CLICK HERE FOR MORE INFORMATION](#)

Over the past ten years, the Fort Worth housing market has been characterized by:

- Rapid growth,
- Decreasing affordability for new housing, and
- Central city redevelopment.



319,650

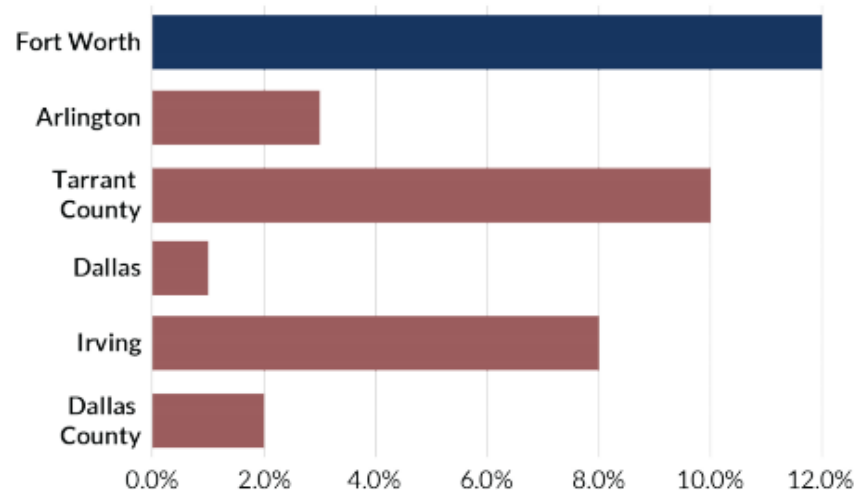
Total Housing Stock



**UP 9.8%
SINCE 2010**

Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2014-2018.

SINGLE-FAMILY HOUSING GROWTH RATE: 2010-2019



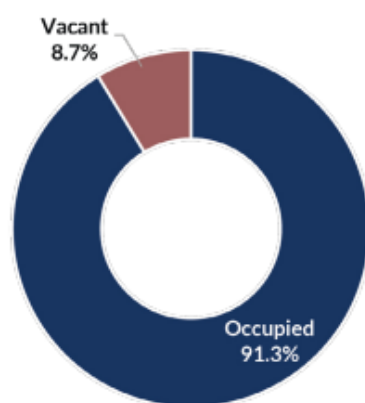
Source: North Central Texas Council of Governments (NCTCOG), 2019.

EXISTING CONDITIONS

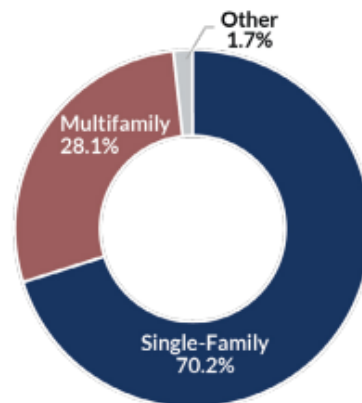


57.2% Owner Occupied

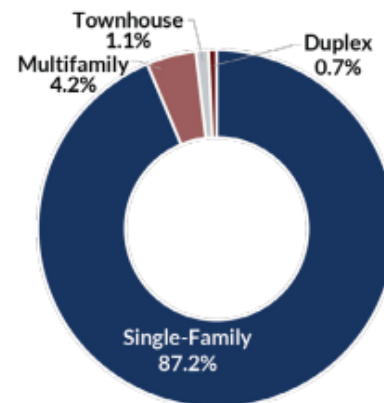
42.8% Renter Occupied



Housing Occupancy



Housing Units



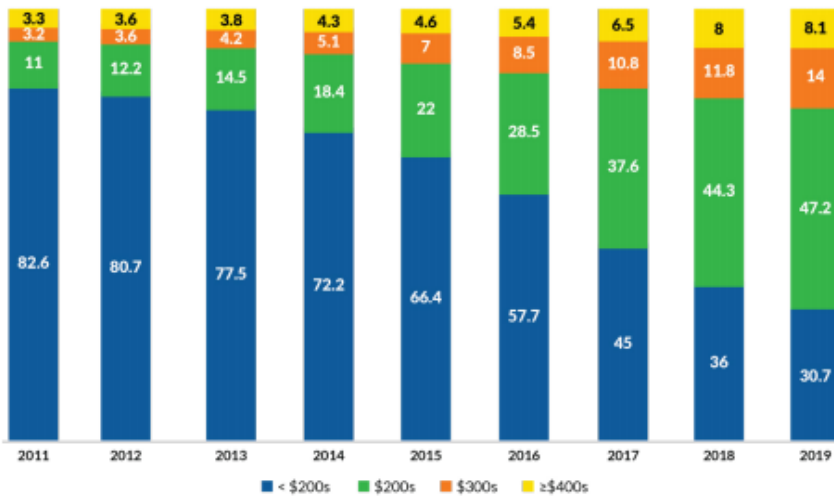
Residential Permits Issued in 2019

Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2014-2018; City of Fort Worth, Development Services Department, 2020.

AVERAGE PRICE - PERCENT DISTRIBUTION GREATER FORT WORTH

New home construction in the \$200s steadily decreased between 2011 and 2018, which is indicative of several factors including increased construction costs, escalating land values, higher profit margins, and consumer preference for larger homes with more amenities.

[CLICK HERE FOR MORE INFORMATION](#)



Source: Real Estate Center at Texas A&M University, 2020.

MEDIAN SINGLE-FAMILY HOME PRICE PER SQUARE-FOOT

\$58.93

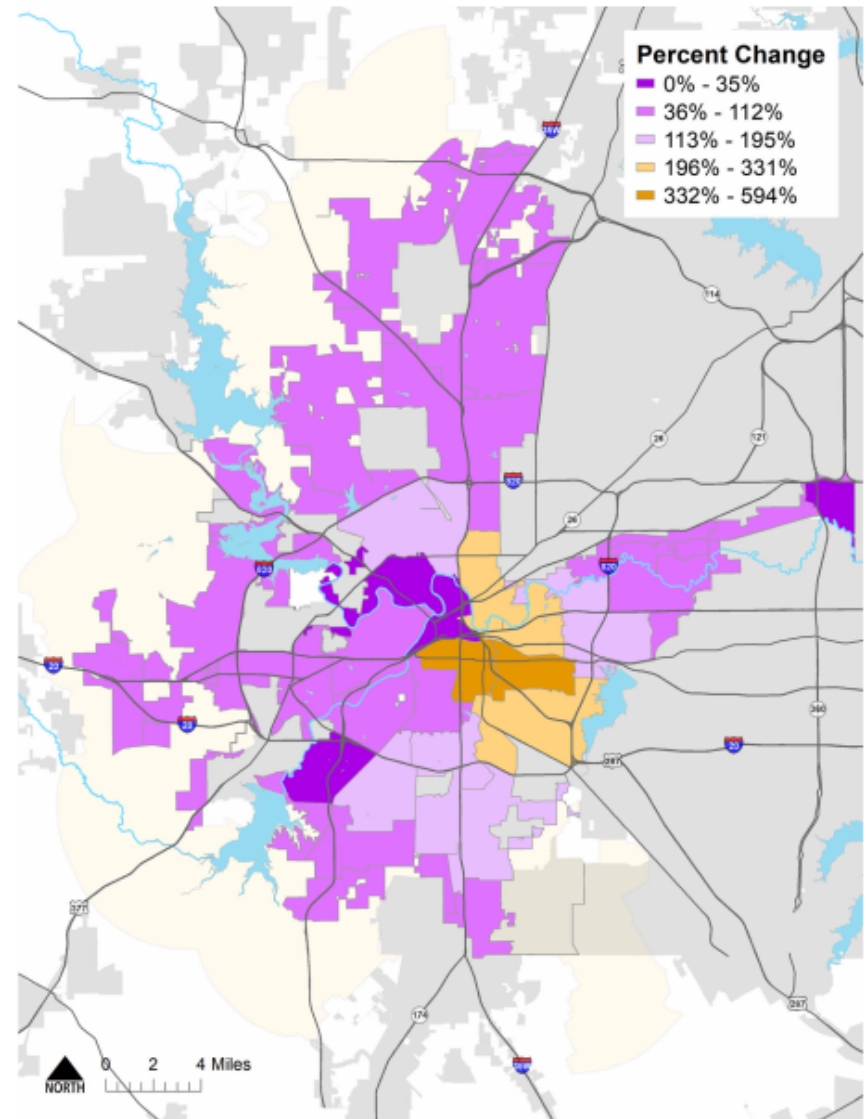
Per square-foot in 2011

\$119.37

Per square-foot in 2019

Source: Real Estate Center at Texas A&M University, 2020.

MEDIAN PRICE PER SQUARE-FOOT CHANGE (2011-2019)



Source: Real Estate Center at Texas A&M University 2020; Planning and Data Analytics Department 2020.

Appendix A: Existing Plans and Studies

- Active Transportation Plan
- Transportation Engineering Manual

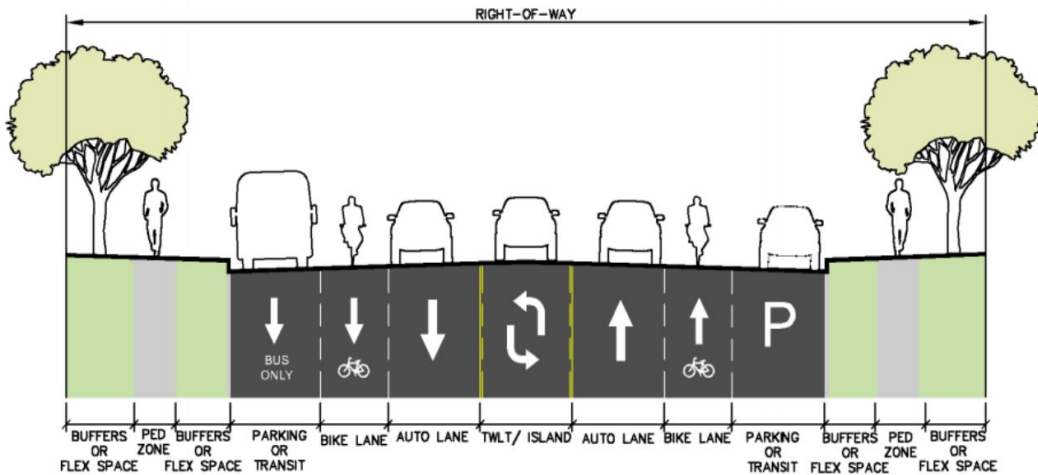
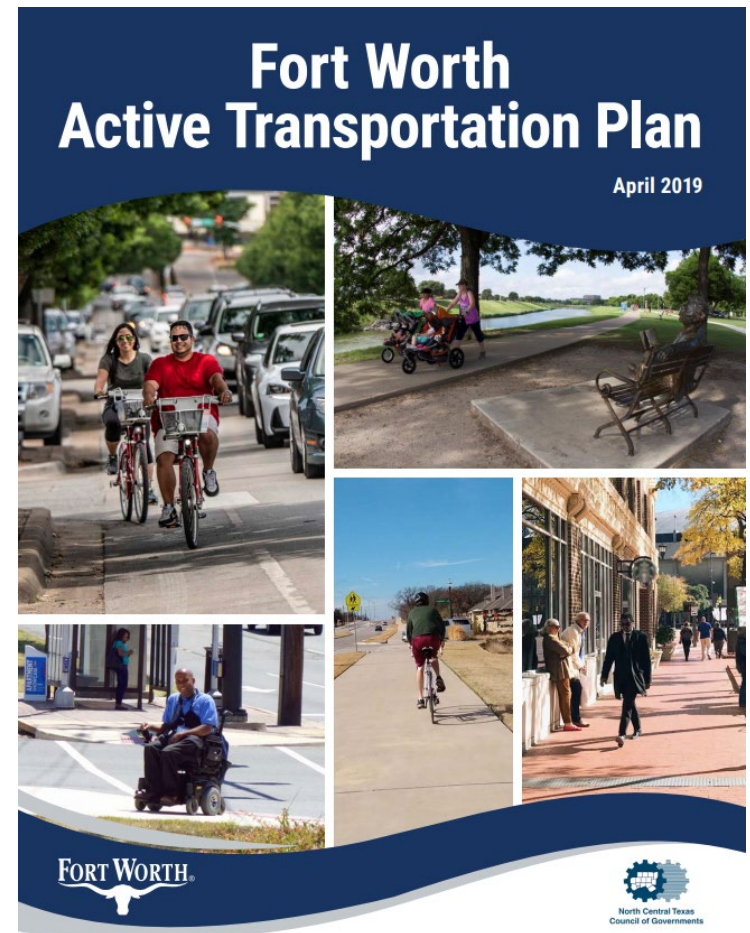
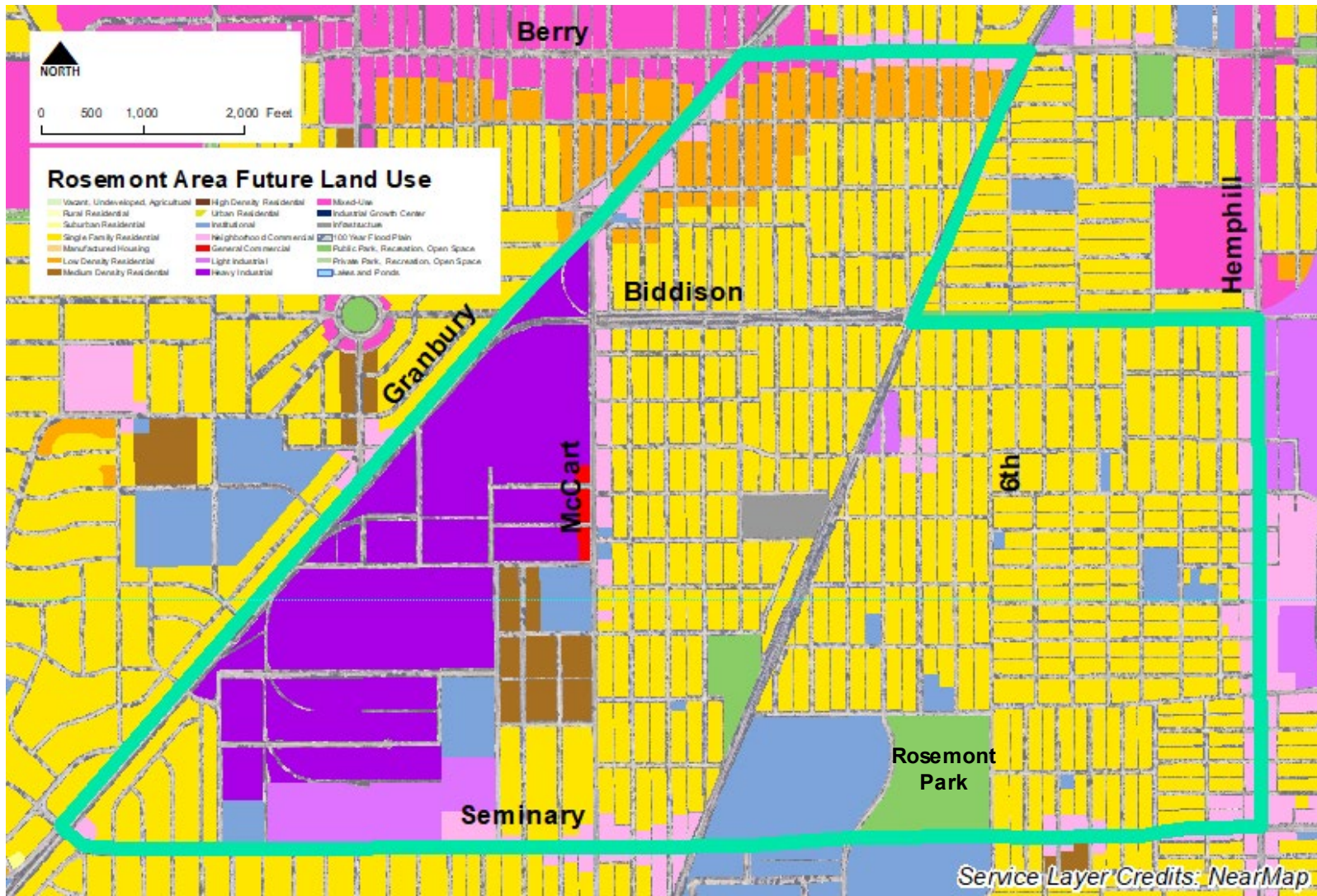


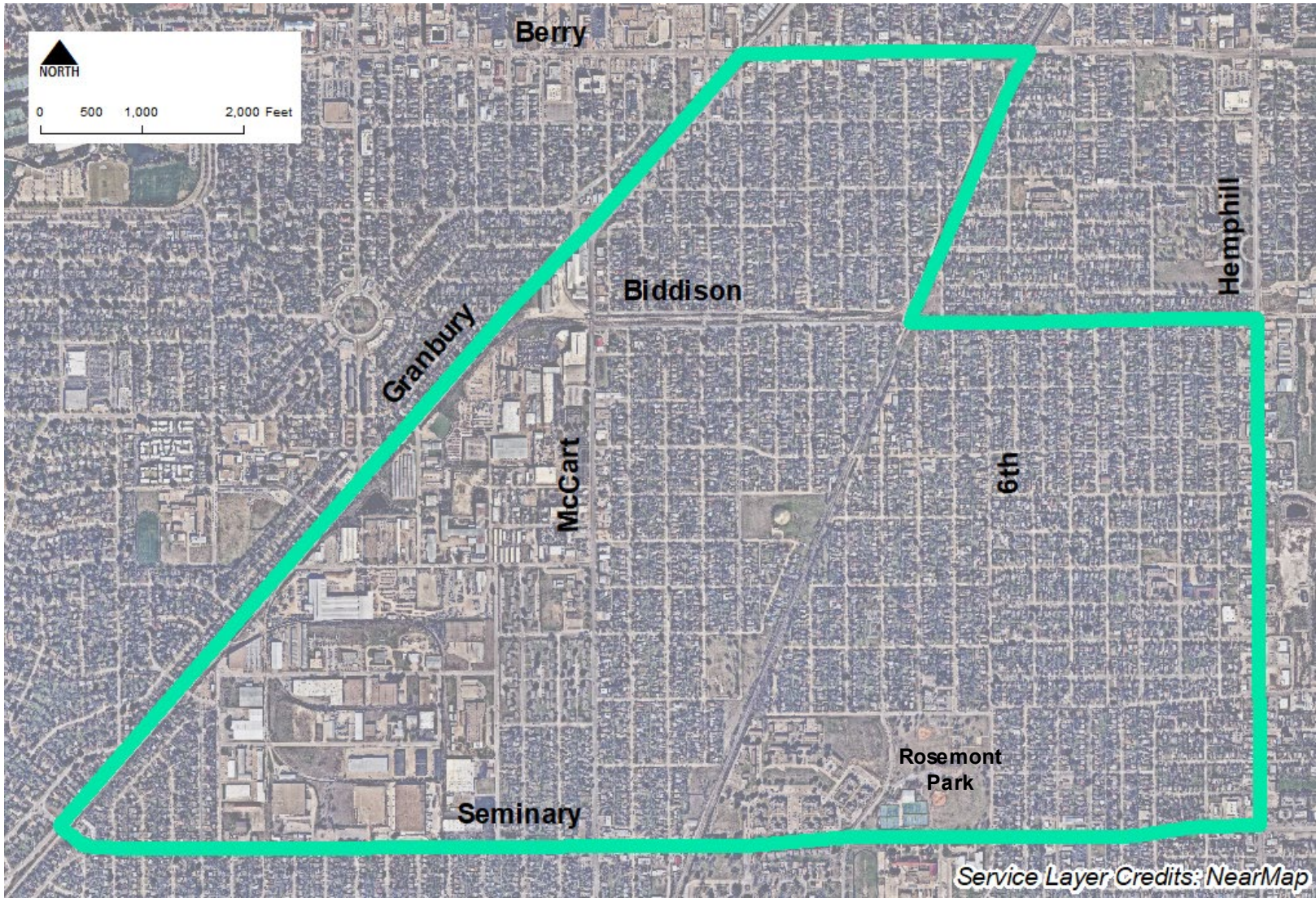
Figure 2-3. Sample Roadway Cross Section for Commerce/Mixed-Use Street



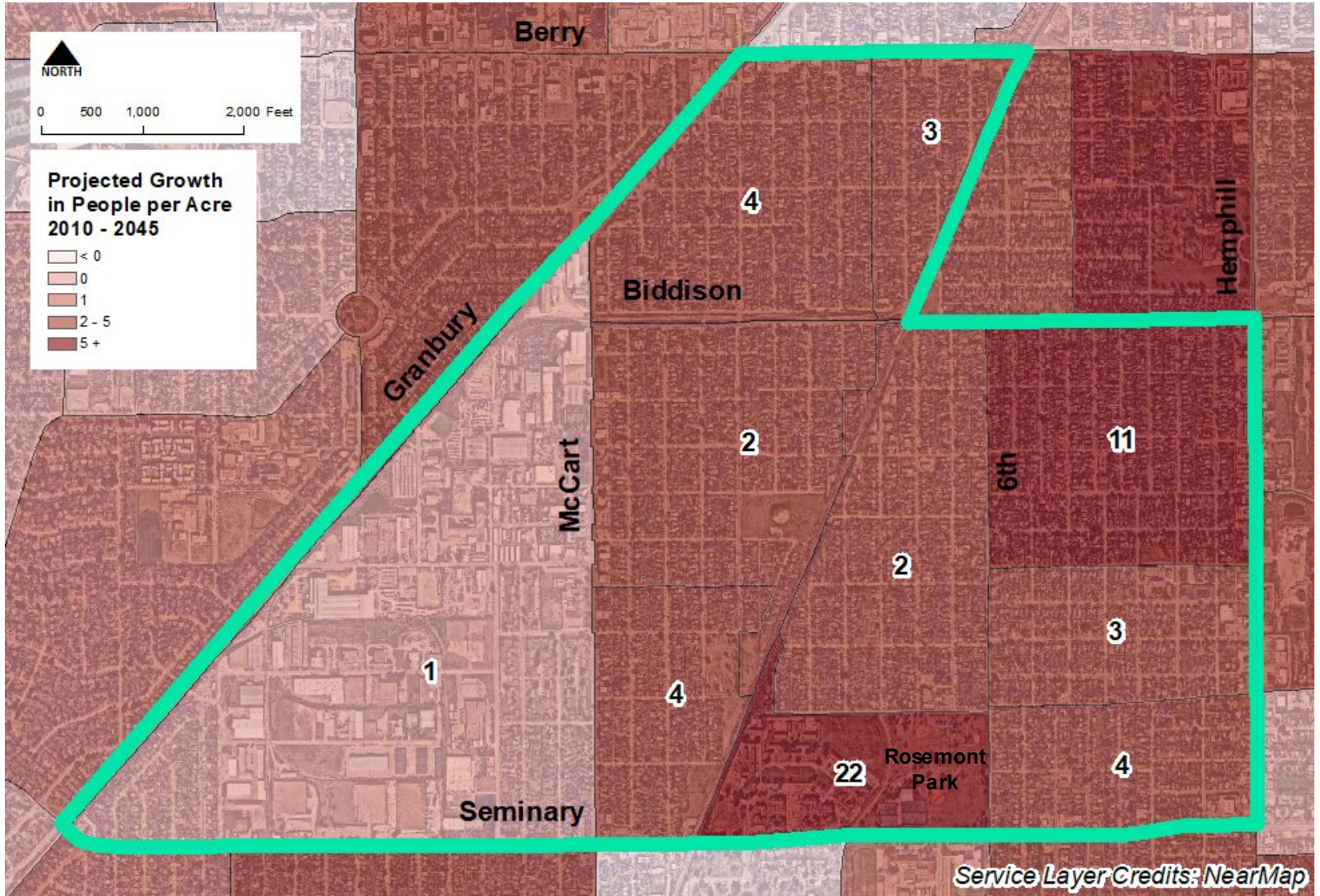
Appendix C: Future Land Use



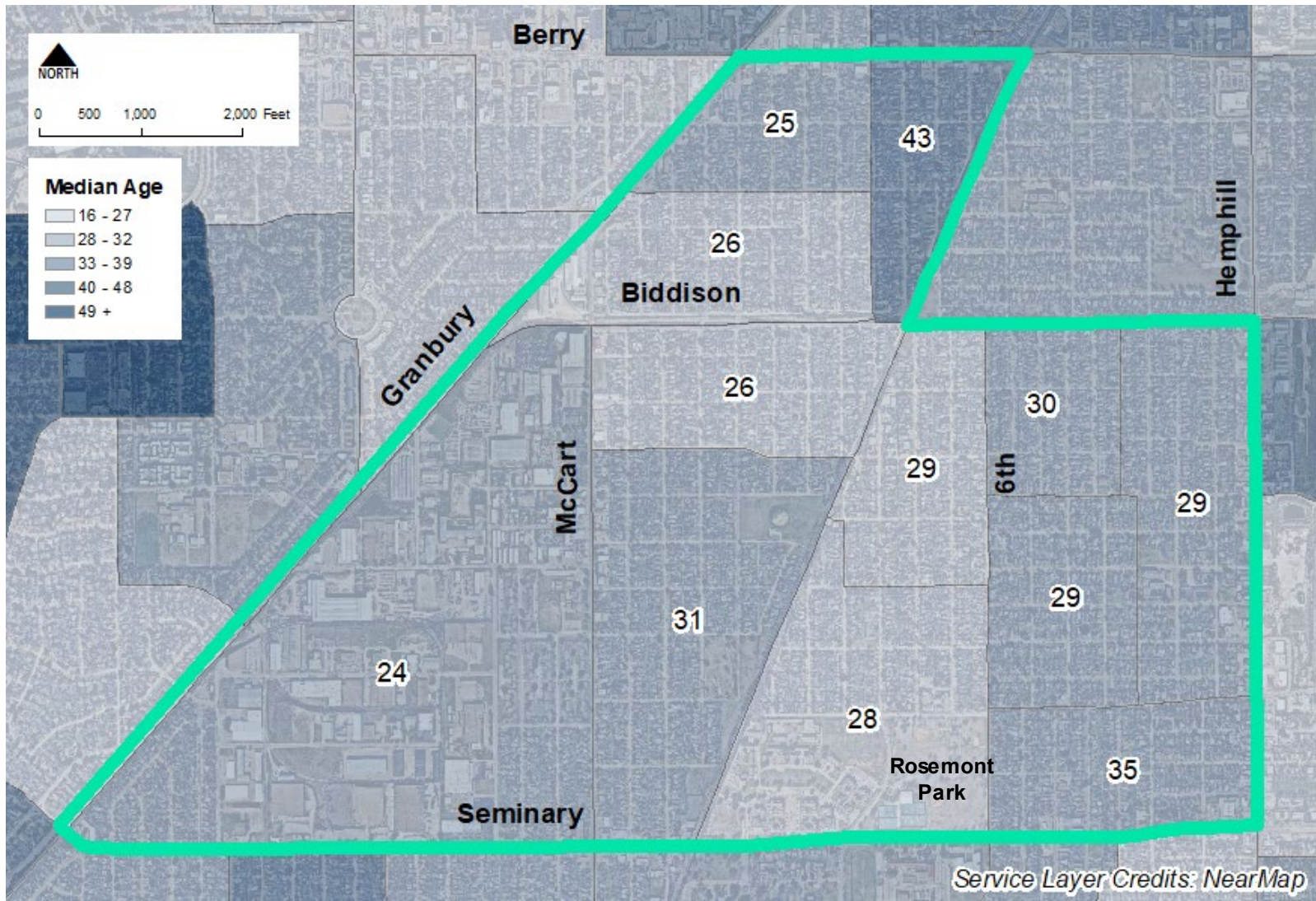
Rosemont Statistics: Stable Population



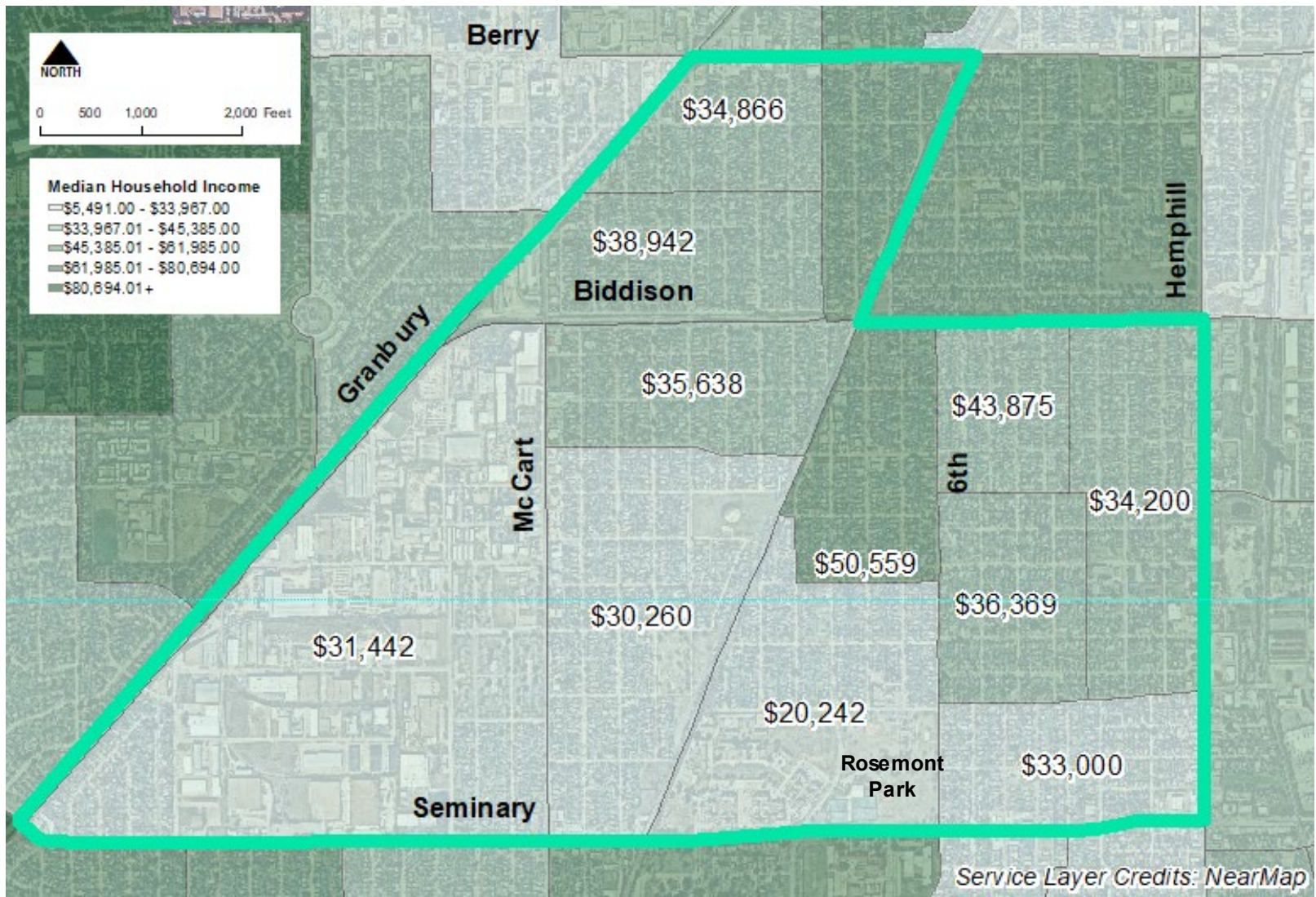
Rosemont Statistics: Projected Growth



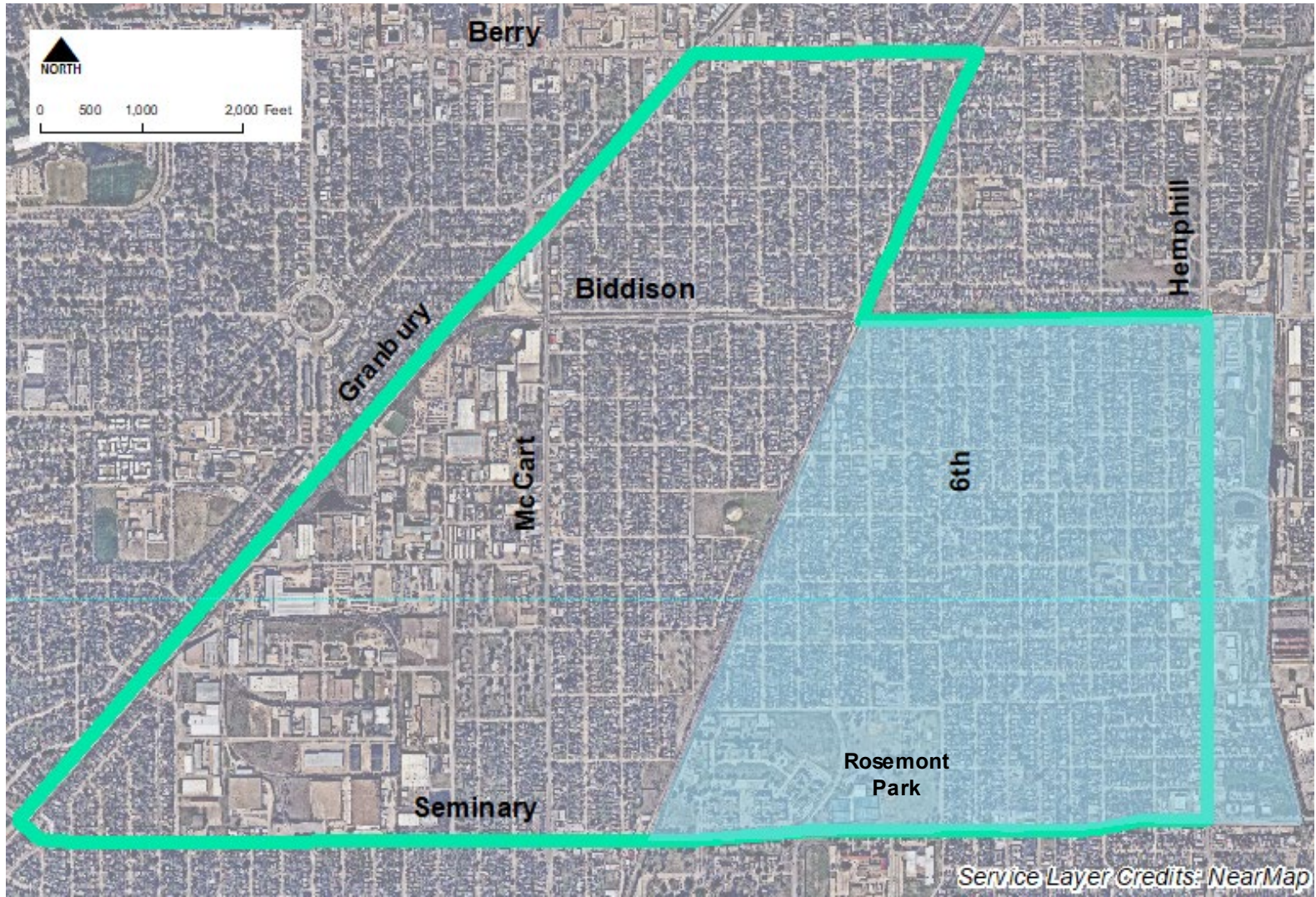
Rosemont Statistics: Median Age



Rosemont Statistics: Median HH Income



Current Rosemont Improvement Projects



How can your neighborhood be involved with the Comprehensive Plan?

- Your involvement today is one piece in helping to guide decision-making!
- Be engaged and encourage those in your community to participate in future Neighborhood Association meetings.



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