

# Reimagine Fort Worth



## City Council Presentation

May 5, 2026

# Comprehensive Plan: A Roadmap for Fort Worth's Future

A **community-driven effort** that will guide how Fort Worth grows and develops over time.

Builds on the original plan adopted in **2000** and last updated in **2023**.

Creates a **new long-range vision** for how the city will evolve over the coming decades.

## *Key topics include:*



**Land Use**



**Housing**



**Economic  
Development**



**Parks &  
Open Space**



**Transportation**

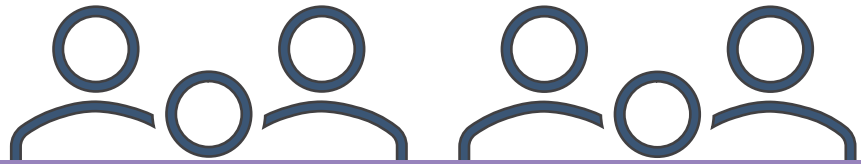


**Arts &  
Culture**

# Comprehensive Plan Timeline



# Engagement to Date & Community Priorities



**9,700+ Engaged  
In-Person**



**2,400+ Online  
Survey  
Respondents**



**211,350+ Event  
Attendees**

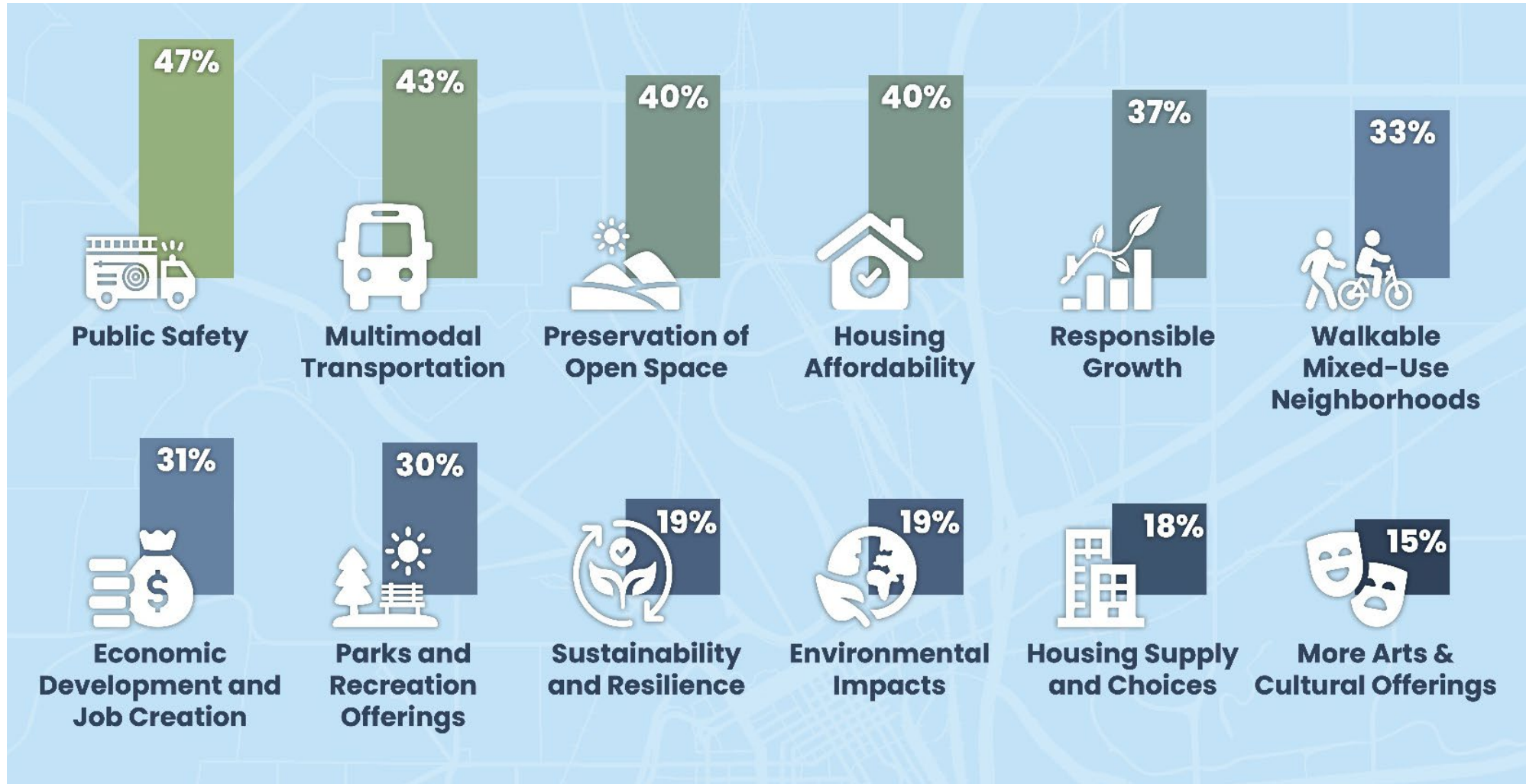


**232,200+ Website  
Visits + Email  
Recipients**





# Top Community Priorities



# “Reimagined City” Personality Quiz



**Walkersville**



**Santa Ancho**



**El Corredor**



**Linkston**



**Polycentra**



**Downtonia**



**Greenhaven**



**Texanova**

# Walkersville – 25%



## “The Connected City”

- Prioritizes **walkability**, with neighborhoods that combine housing, jobs, shops, parks, and cultural activities.
- Focuses on **revitalizing underused areas** by bringing local businesses and housing into abandoned buildings and aging streets.

(Out of 1,003 total results to date)

# Linkston – 24%



- Concentrates new development around **major rail transit hubs** and high-frequency routes.
- Higher-density housing, jobs, shops, and public gathering spaces are **clustered near core transit areas**.

## “The Transit-Connected City”

(Out of 1,003 total results to date)

# Greenhaven – 20%



## “The Green City”

- **Parks, trails, rivers, and green corridors** shape how neighborhoods grow.
- Housing and development are thoughtfully placed to **protect and expand natural systems** while allowing for infill and reinvestment.

(Out of 1,003 total results to date)

# Emerging Vision Framework

# Emerging Vision Statement

Fort Worth is a world class city of thriving and connected neighborhoods, innovative businesses and industries, and vibrant places that enhance quality of life and provide opportunity for all.

The city's continued growth and evolution is guided by its frontier spirit, commitment to people and community, and thoughtful integration of green space.

# Emerging Vision Elements



# Place Type Approach

# What are Place Types?

Places in Fort Worth where people ...

## LIVE

Predominantly residential, but increasingly mixed-use with increased density



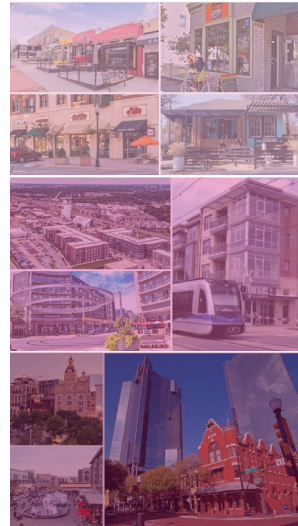
Neighborhood Low (NL)

Neighborhood Medium (NM)

Neighborhood High (NH)

## PLAY

Predominantly mixed-use with greater proportion of residential with increased density



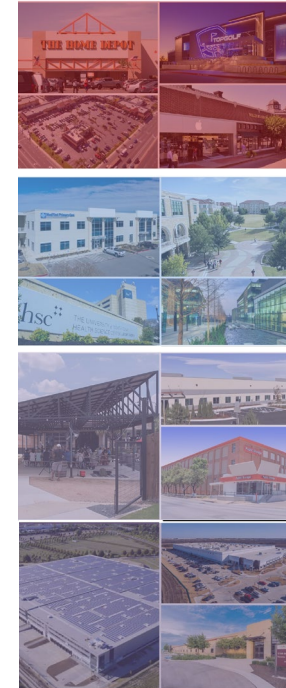
Neighborhood Mixed-Use Center (NMUC)

Community Mixed-Use Center (CMUC)

Regional Mixed-Use Center (RMUC)

## WORK

Predominantly employment with varied other uses mixed in depending on type



Commercial (COM)

Campus (CMP)

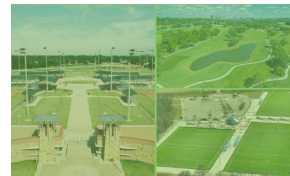
Innovation Flex (IF)

Manufacturing & Logistics (M&L)

Preserve & Conserve (P&C)



Regional Parks & Active Spaces (RP&AS)



# Place Type Graphic Examples

Neighborhood Low  
Aspirational



**Legend**

Vacant / Undeveloped	Surface Parking/ Driveway	Commercial
Private Open Space / Yard	Single-Family Residential	Civic / Institutional
Recreation - Parks and Natural Open Space	Middle Housing (Plexes, Townhomes, ADUs, etc.)	Light Industrial, Logistics, Manufacturing
Water	Multifamily (Apartments, Condos, etc.)	Office
Trail / Plazas	Mixed-Use	Structured Parking

**Key**

- Neighborhood-serving retail
- Community center
- Community park
- Trails along waterway
- Accessory dwelling unit infill
- Housing infill
- Low-density townhomes along major streets
- Neighborhood greenways

Example: Alamo Heights, Fairmount, Vintage Riverside

# Place Type Graphic Examples

Community Mixed-Use  
Aspirational



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## Key

- A** Transit-oriented infill around commuter rail
- B** Consolidation of light industrial uses
- C** Office and Hotel uses
- D** Expansion of community park and addition of civic buildings
- E** Accessory dwelling unit infill
- F** Single-family to denser middle housing conversion

Example: South Main Urban Village

# Place Type Graphic Examples

## Manufacturing and Logistics Aspirational



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### Key

- A** Green infrastructure additions to existing uses and trails
- B** Local-serving retail
- C** Multi-use trails and stormwater retention amenities along large setback areas
- D** Trail along drainage way
- E** Industrial infill

Example: Alliance Texas

# Place Type Graphic Examples

## Innovation Flex Aspirational



Example: Foundry District, North of Montgomery Plaza

# Place Type Graphic Examples

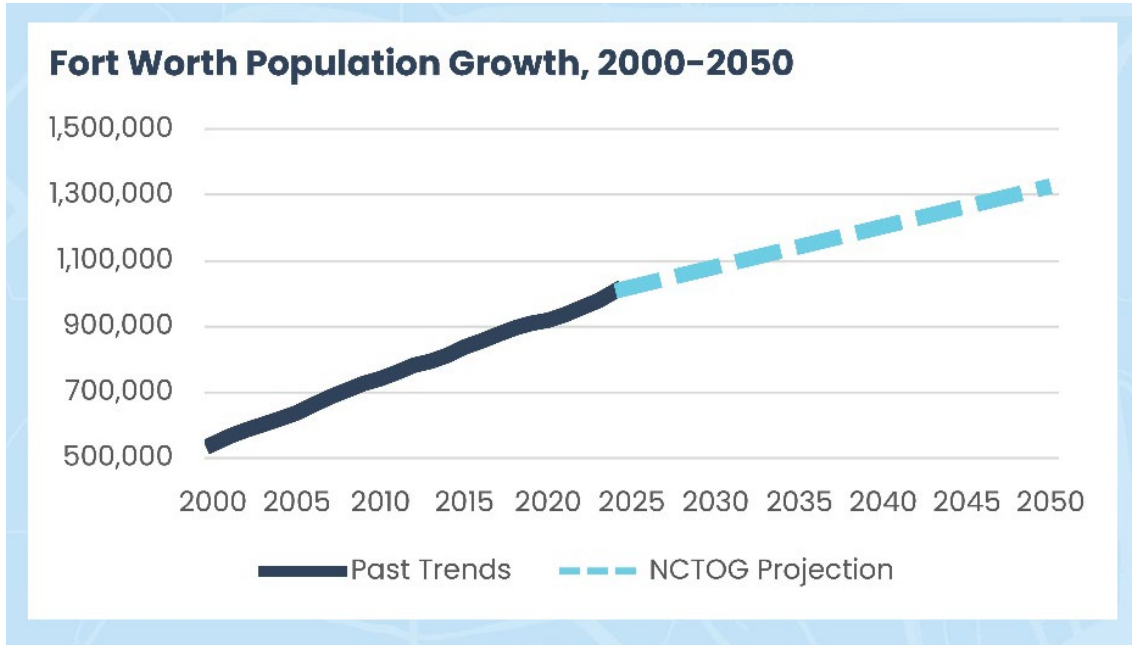
Preserve and Conserve  
Aspirational



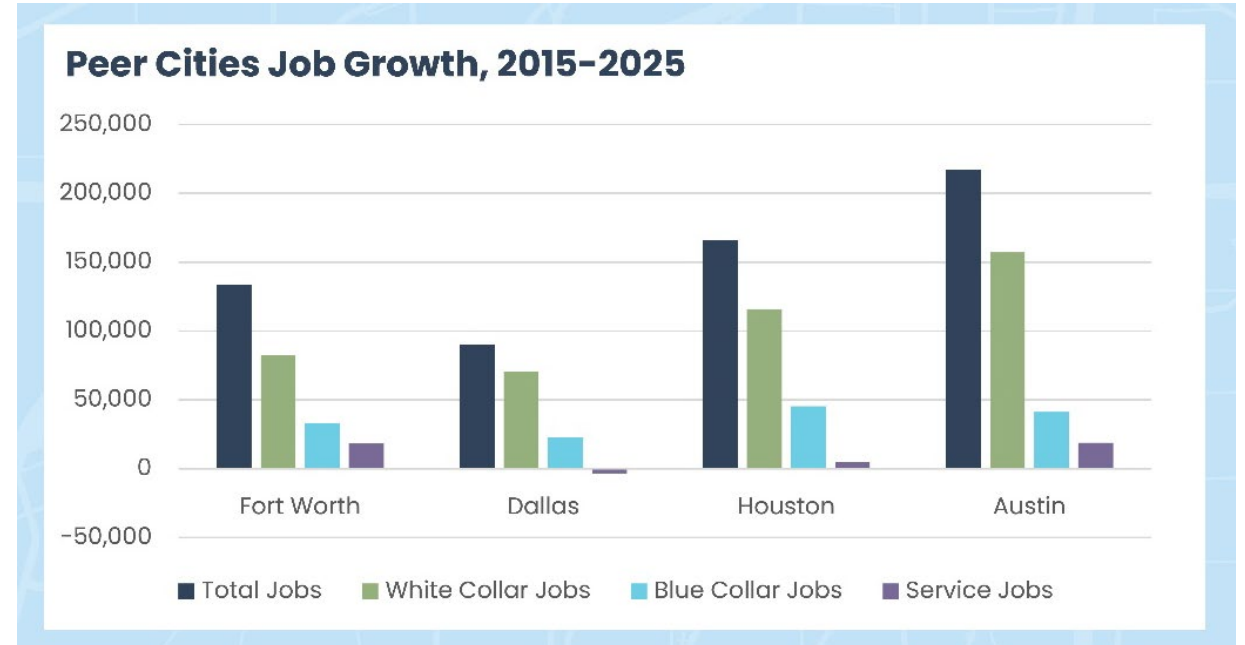
Example: Oakmont Linear Park

# Economic and Transportation Trends

# Fort Worth is on the rise



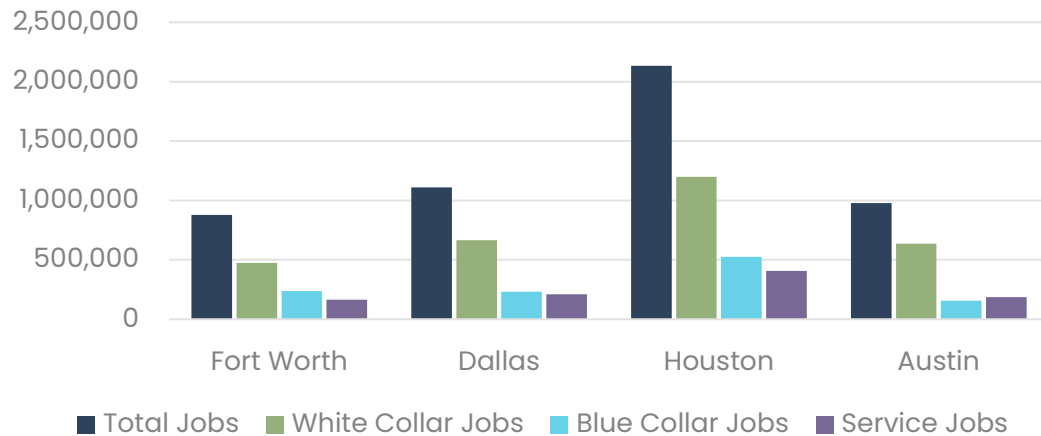
The city's population surpassed 1 million in 2024 and Fort Worth is on the brink of becoming the tenth-largest U.S. city.



The number of jobs has grown rapidly in the last decade, surpassing new job creation in Dallas.

# Missing top tier of jobs

Peer Cities Total Jobs, 2025

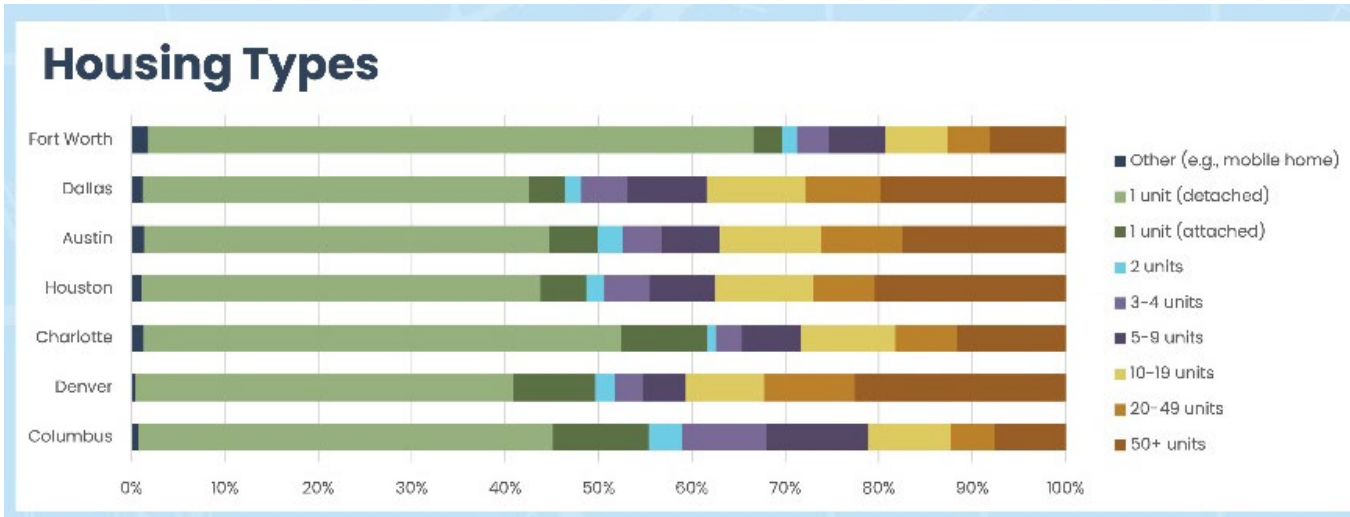


City	# of Premier Industry Sectors	Avg. Earnings at Large Companies
Fort Worth	1	\$64,000
Dallas	5	\$81,000
Austin	4	\$99,000
Houston	3	\$88,000

Despite fast job growth, Fort Worth’s economy has fewer total jobs compared to peer cities, and the fewest white-collar jobs.

Fort Worth has only one premier industry sector and anchor employers, compared to peer cities which have 3-5.

# Dispersed Development: Limited walkability, high transportation costs

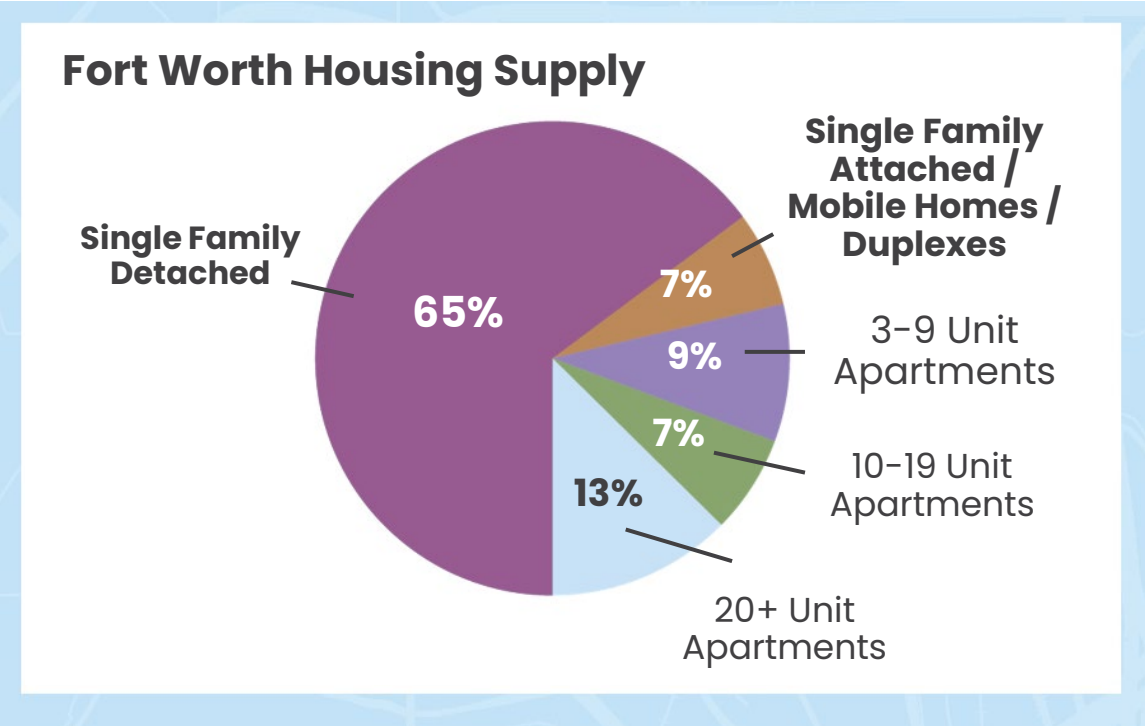


	Fort Worth	Dallas	Austin	Houston
Location-Efficient Neighborhoods	<b>10%</b>	34%	57%	22%
Annual Transportation Costs per Household	<b>\$15,222</b>	\$13,501	\$13,570	\$13,418
Annual Vehicle Miles Traveled (VMT) per Household	<b>17,286</b>	14,260	14,735	15,097

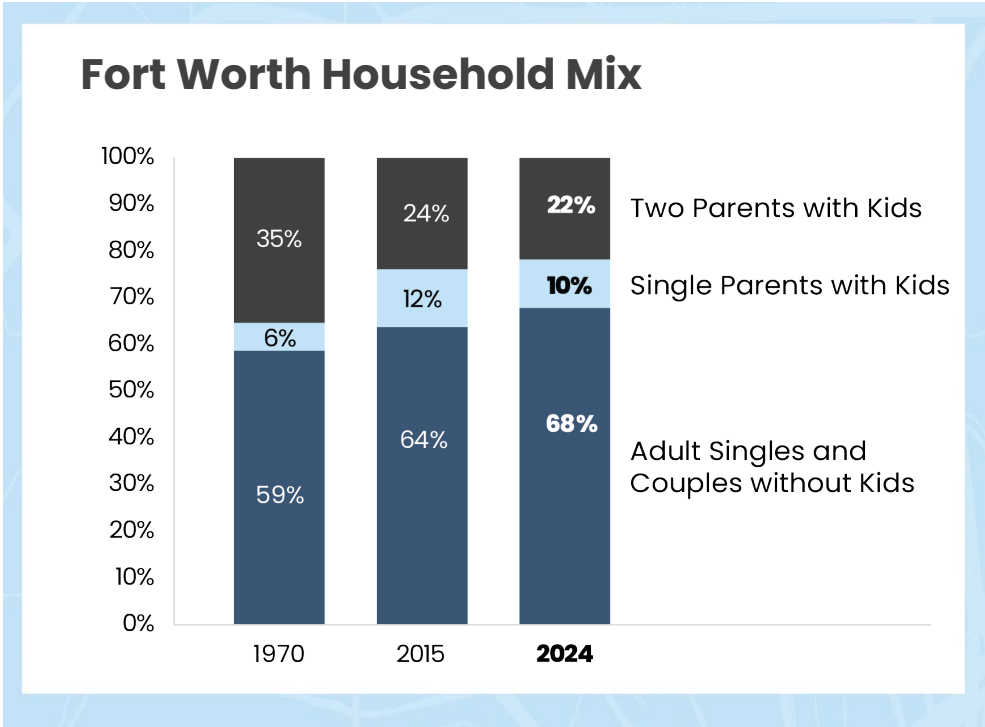
~70% of households live in single-family homes—much higher than in peer cities (45–50%). This typically translates to longer distances between homes, jobs, and services.

Fort Worth residents drive more than peer cities, increasing transportation costs. Households spend ~12% more on transportation than in Dallas.

# Mismatch between household mix and housing supply



~70% of homes in Fort Worth are designed for families with children.



However, only ~30% of Fort Worth households include children. Many small households now prefer smaller homes in more walkable places.

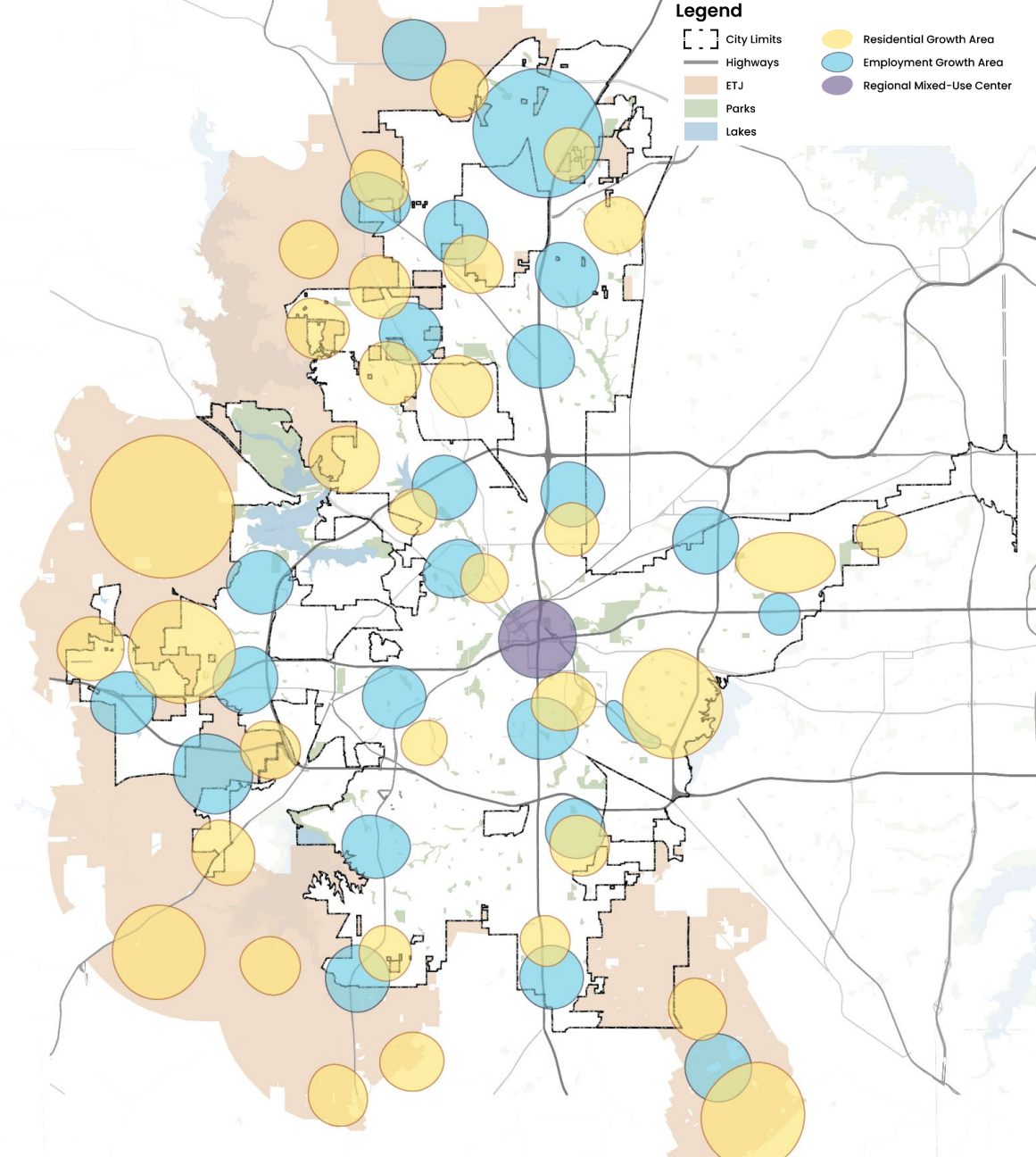
# Growth Scenarios

# Scenario 1: Business as Usual

Existing development patterns continue, with primarily **low-density growth** across Fort Worth and the ETJ.

**Car-oriented trips prevail** with localized transit connections.

**Low-density housing** and **standalone commercial/job hubs** grow separately.

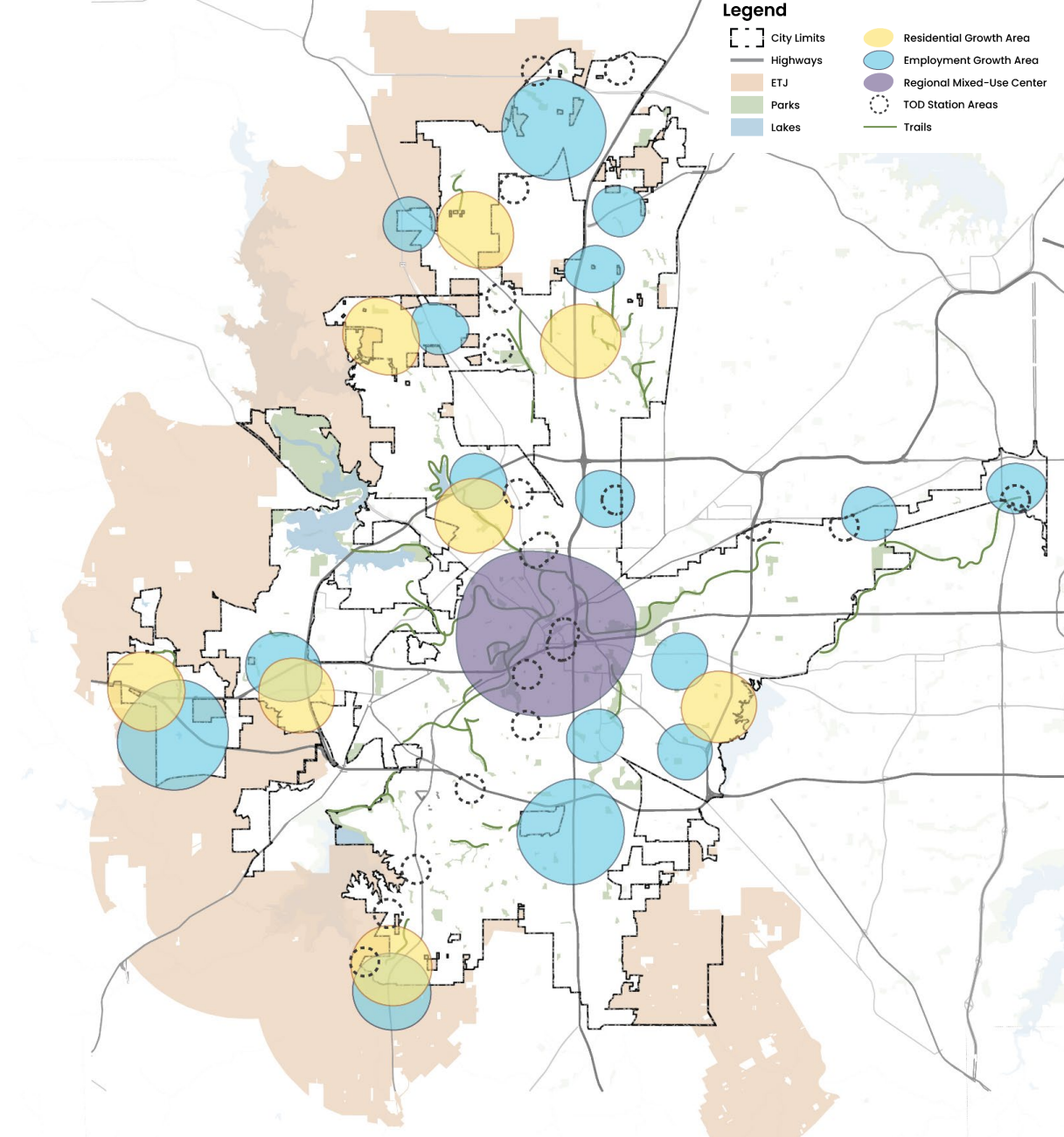


# Scenario 2: Monocentric Core

Single **dominant, high-density regional center** in Downtown + surrounding areas.

**Transit-oriented corridor network** connects neighborhoods to Downtown.

Transit, rivers, and open space create **center-focused** growth with **strong regional identity**.

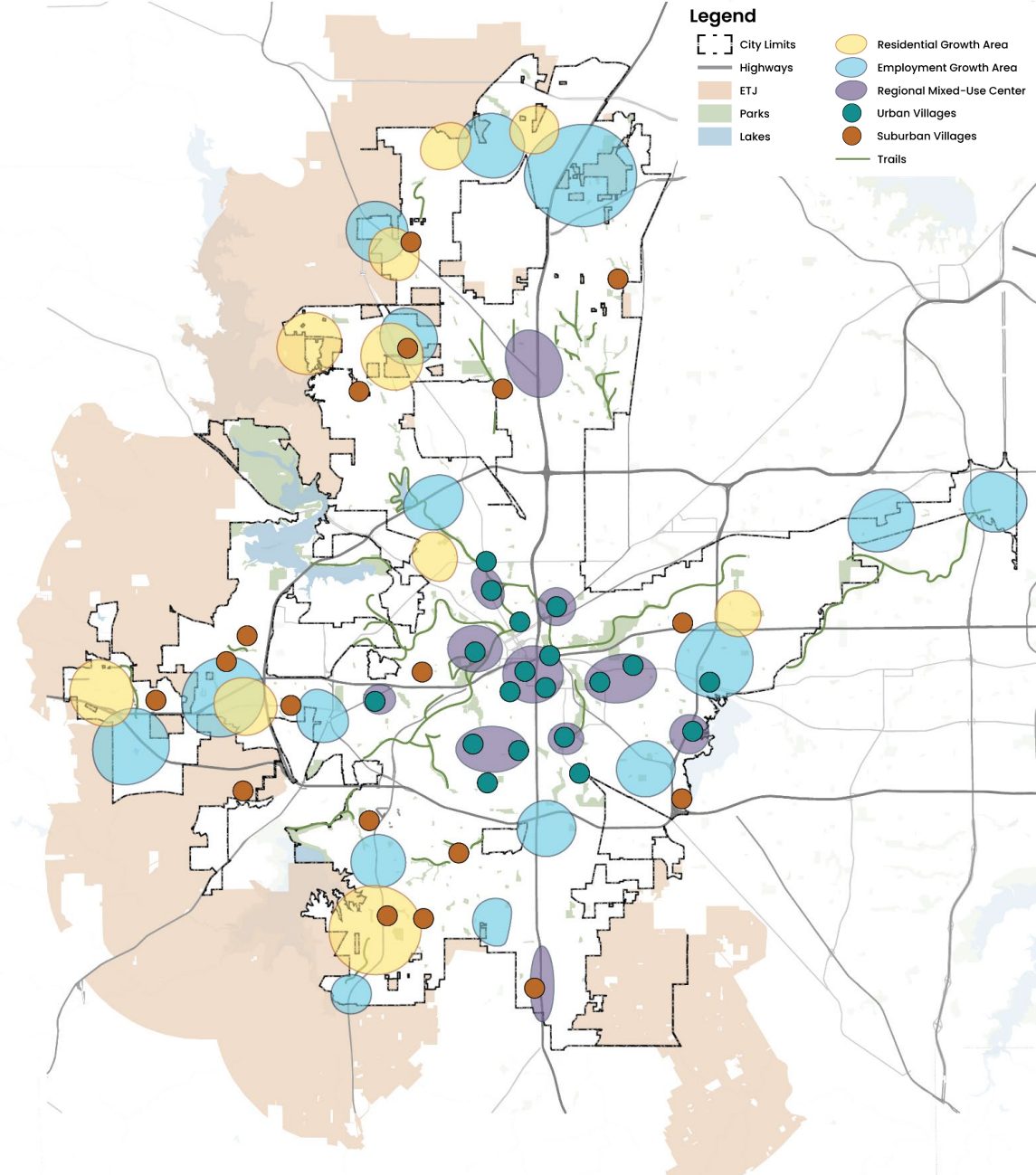


# Scenario 3: Network of Villages

System of **urban and suburban villages** functioning as **localized mixed-use hubs**.

**Transit and trails** connect villages, supporting **shorter local trips**.

**Missing middle, neighborhood-scale** housing creates **walkable** environments.

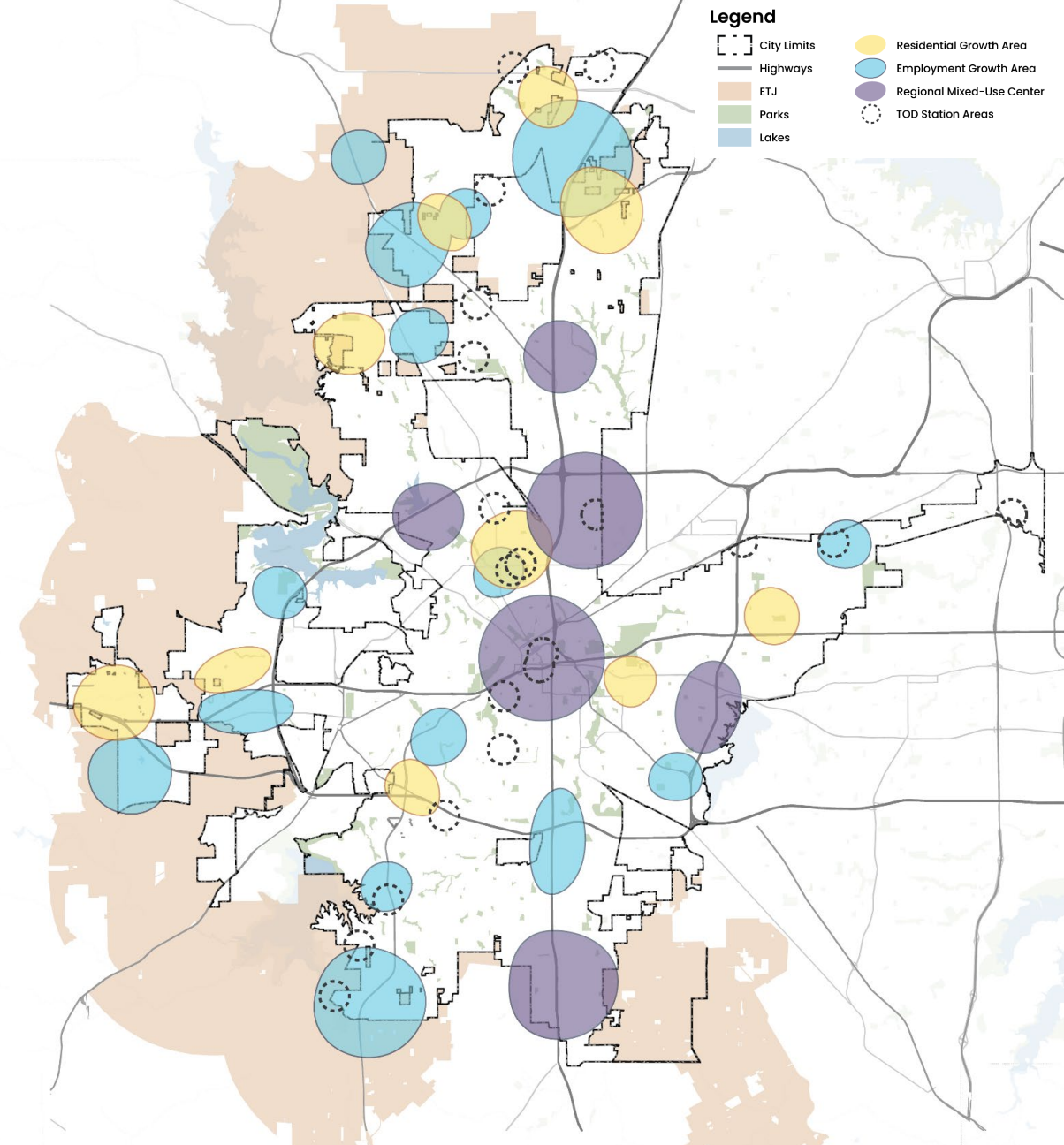


# Scenario 4: Polycentric City

Multi-centered city with **multiple mixed-use regional centers and corridors.**

Public transit connects **regional assets**; community centers provide **localized amenities.**

**Medium- and high-density housing** are clustered around centers and corridors.



# Next Steps

# Next Steps

## Comprehensive Plan Open House

Synthesize community feedback from 5/4 event at City Hall

## Virtual Open House

Launched after the in-person Open House  
Available online through May

## Reimagine Fort Worth Personality Quiz

Closes end of May

## Comprehensive Plan Writing & Development

Begins in June



**Which Reimagined  
City Are You?  
Scan Here!**

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