

Monthly Developer/Consultant Process Training

Platting, Studies and Dedications

Session 2

April 11, 2018

What is a Plat?

- A **Plat** is a map depicting a **piece of land** and illustrates the owner's **intention to subdivide** the land
- When **approved** by City and/or County and **recorded** in the county courthouse, a plat:
 - Creates **legal lots** of record
 - Assigns **legal descriptions**
 - Dedicates **public spaces**
 - Establishes **easements**



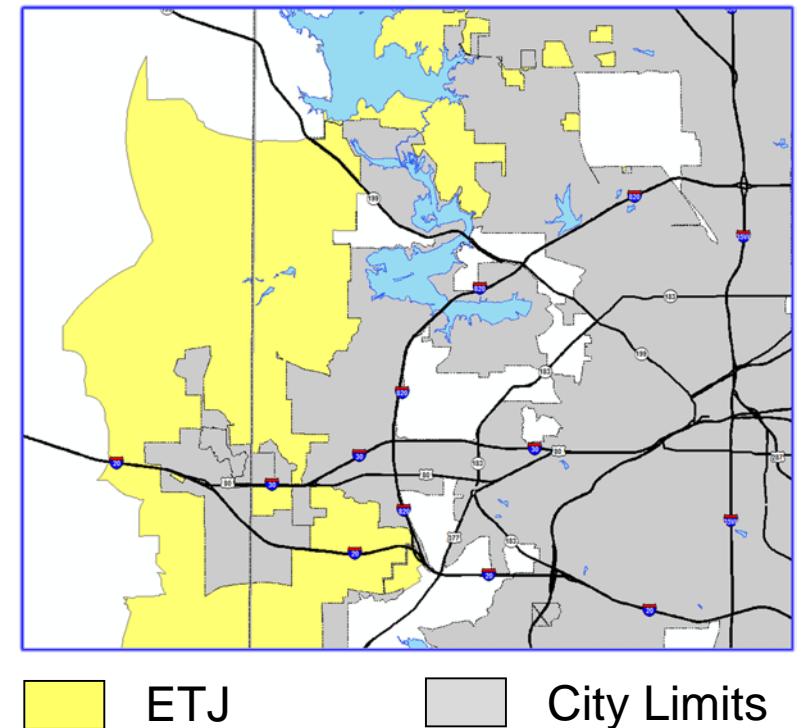
Texas Local Government Code (TLGC)

- Governs **regulation** of land division and development
- TLGC **requires a plat** to lay out lots or to lay out parts for public use or for the use of adjacent lots
- TLGC **does not require a plat** under these conditions:
 - All parts are greater than 5 acres, each part has access, and no public improvements need to be dedicated
 - Consanguinity: Four or fewer parts transferred to a relative (County only)



City Authority Over Platting

- **TLGC, Chapter 212** states City may adopt rules governing plats:
 - To promote the **health, safety, morals, or general welfare** of the municipality, and
 - To promote the safe, orderly, and healthful **development** of the municipality
- **Extraterritorial Jurisdiction (ETJ)**
 - City may extend platting rules to ETJ
 - **Interlocal agreements** with Counties (Tarrant, Denton, Parker, Wise & Johnson)



City Limitations Under Chapter 212

- City **shall approve** a plat if it:
 - Conforms to the City's **general plan**
 - Conforms to City's **rules** governing plats and subdivisions of land (Subdivision Ordinance)
 - Required **bond is filed**
- City **shall act** on a plat within 30 days after it is submitted (studies must be accepted for a complete application)
- A plat is considered **approved unless it is disapproved** within that time period, subject to meeting conditions



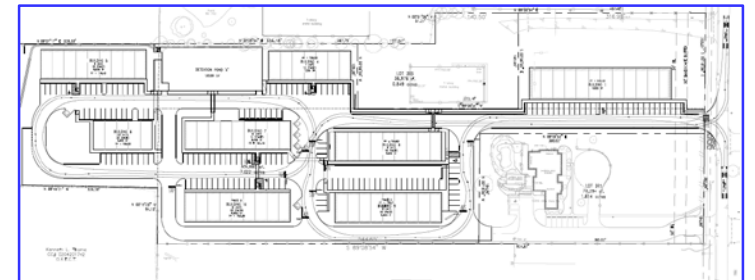
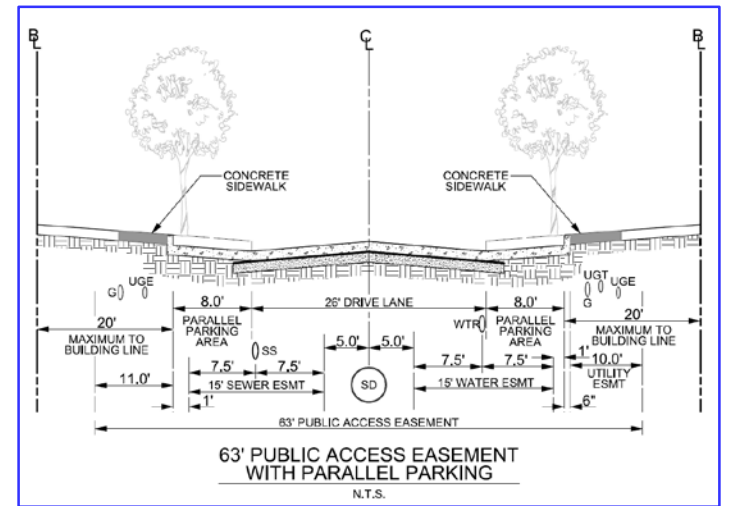
Subdivision Ordinance

- The primary document of regulations and incorporates:
 - **Plans** such as Master Thoroughfare Plan
 - **Policies** such as Neighborhood & Community Park Dedication Policy
 - **Ordinances** such as Stormwater management
 - **Development standards** such as Trinity Uptown
 - **Design standards** such as technical design criteria for streets



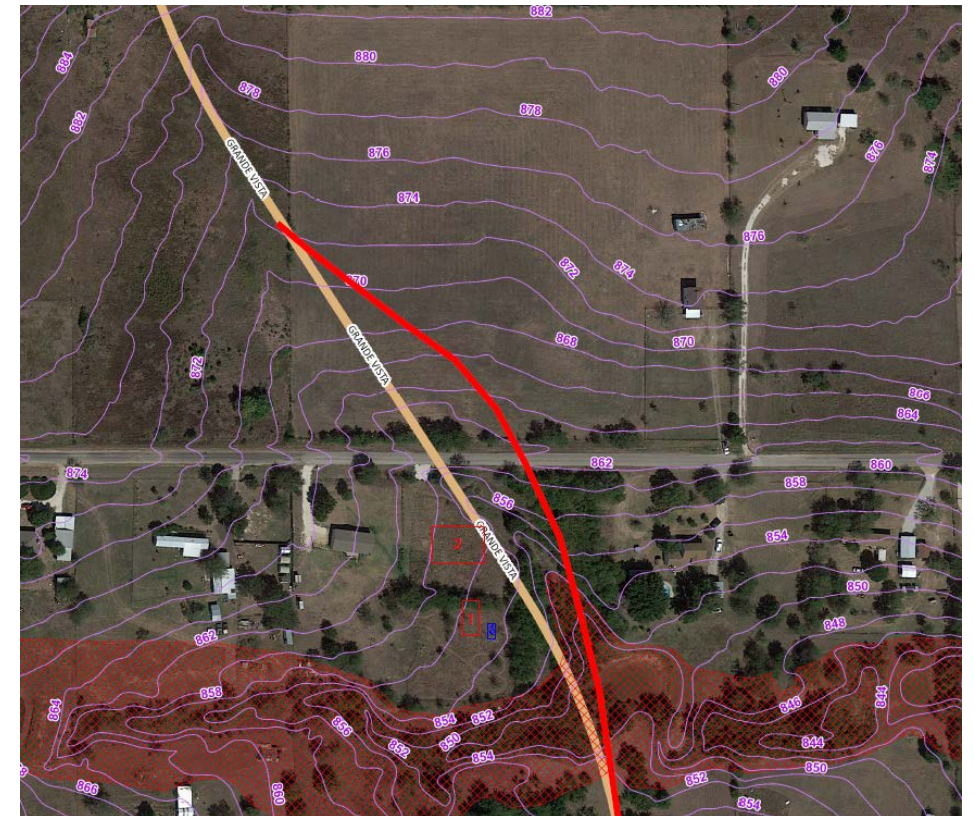
City Plan Commission

- Reviews Development Review Committee's (DRC's) recommendations and when **in compliance** with Subdivision Ordinance:
 - Approves Concept Plans and Preliminary Plats
 - Approves Replats that increase residential density
- When **not in compliance** with Subdivision Ordinance:
 - May approve plans and plats with a **waiver** of a regulation where the effect is not detrimental to public health, safety or welfare
 - May also approve a plan or plat, but deny a **waiver**



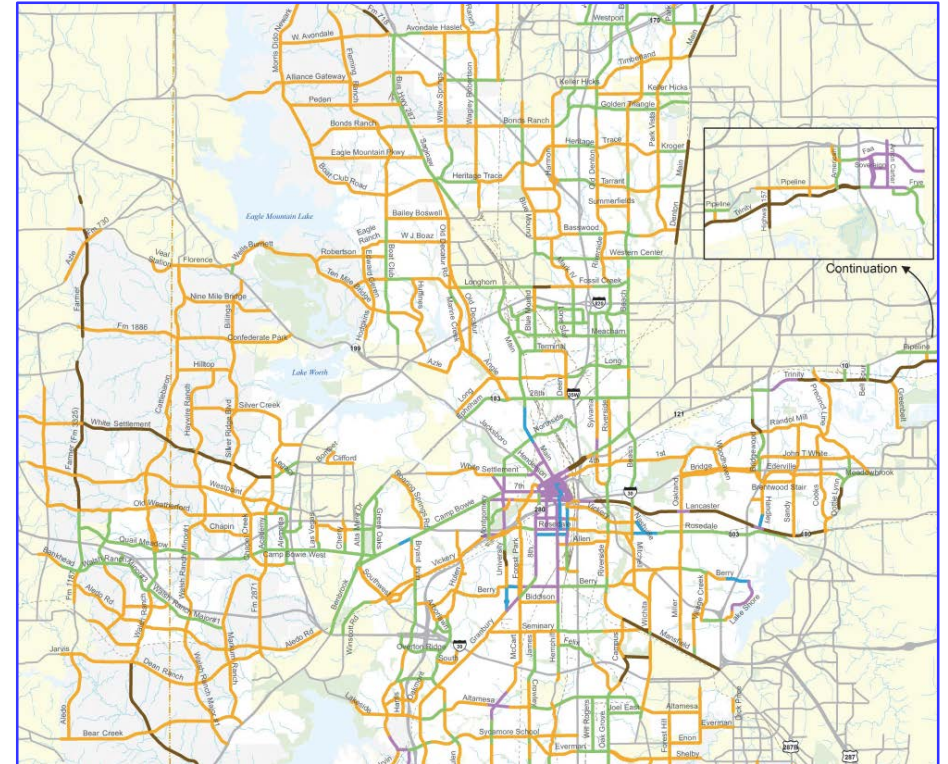
City Plan Commission

- Conditional approval allowed when:
 - **MTP Amendment** required
 - **Rezoning** application pending
- Changes that require a **public hearing**
 - Changes in **land use**, zoning, street types, the configuration of street patterns, connections to **perimeter streets**
 - An increase in **development intensity** or extensions to the **perimeter boundary** of the subdivision to un-subdivided land



Master Thoroughfare Plan (MTP)

- **Long-range plan** for major transportation facilities, not targeted to a **specific point** in the future
- **Ultimate development** of the City's thoroughfare network
- Adopted in **May 2016**, change in philosophy from a classification system to **street types** that are **context sensitive** and promote **complete streets**



MTP Amendments

- Waivers/amendments are mandatory for both City and Developer projects that do not meet requirements.
- Amendments are needed when there is a **change proposed to the MTP maps** (street type, number of lanes, alignment) **or policies** within the document.
Some amendments can be handled administratively, while some must be heard by the City Plan Commission.
- Application required. The amendment application can be found online at www.fortworthtexas.gov/MTP

MTP Waivers

- When there is a change proposed that **does not change either the MTP maps or policy** document, such as deviation from the adopted cross-section or minor alignment shifts. Some waivers can be handled administratively, while some must be heard by the City Plan Commission.
- Application required. Waiver applications can be found online at www.fortworthtexas.gov/MTP
- Requests to waive a sidewalk (any sidewalk required that's less than 8') is a TPW administrative waiver.

MTP Amendments

Administrative Amendment

- Alignment changes <1,000 ft w/ owners permission
- Changes to other plans (e.g. bike plan changes a corridor recommendation)

Plan Commission Amendment

- New thoroughfares
- >1,000 feet change
- Affected owners permission not granted
- Changing thoroughfare class (e.g. connector to system link)
- Changes to number of through lanes
- Cross-section added/removed

MTP Waivers

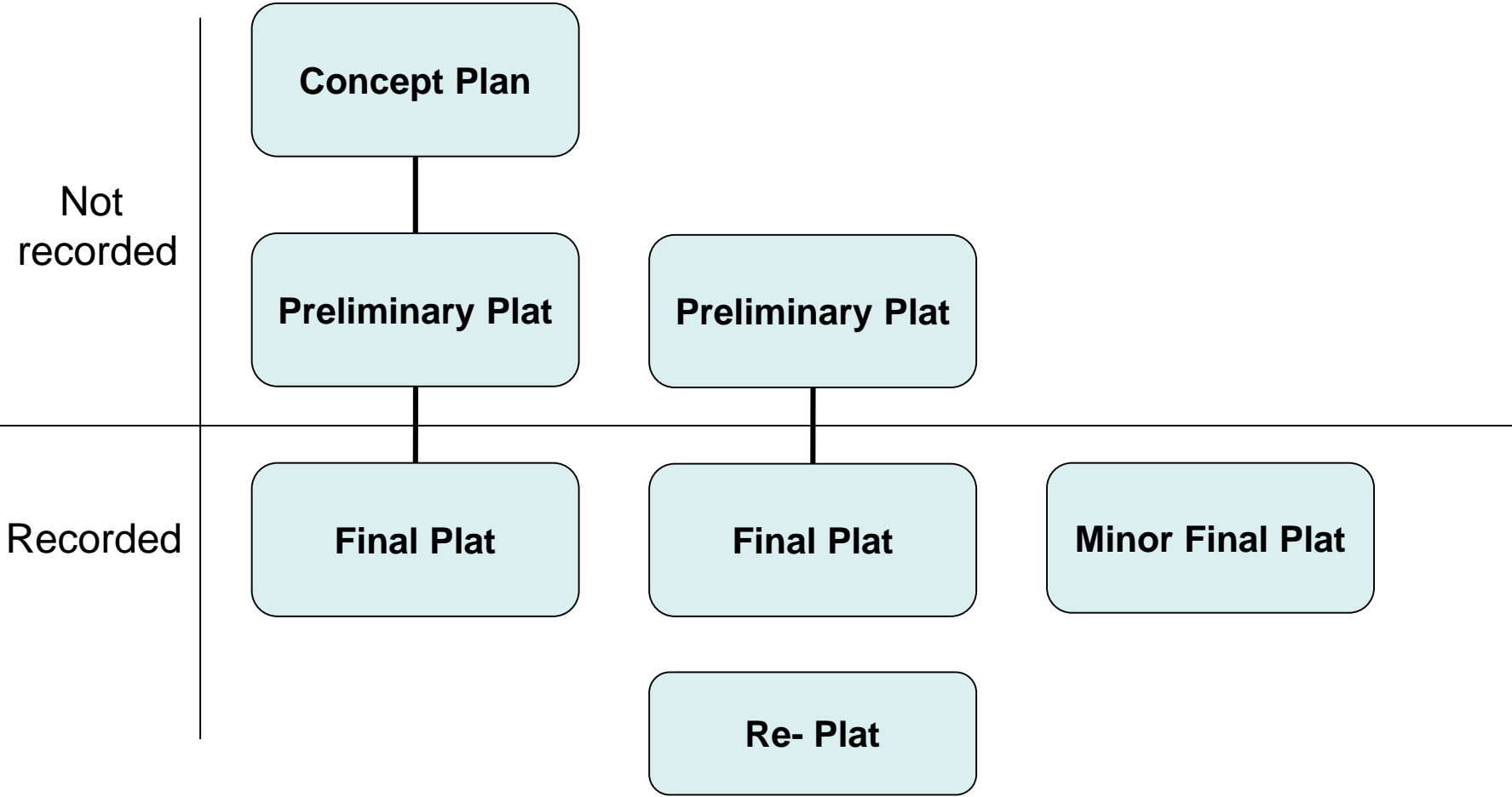
Administrative Waiver

- Changes to median width, buffers, etc.
- Addition of cross-sectional element: no added ROW

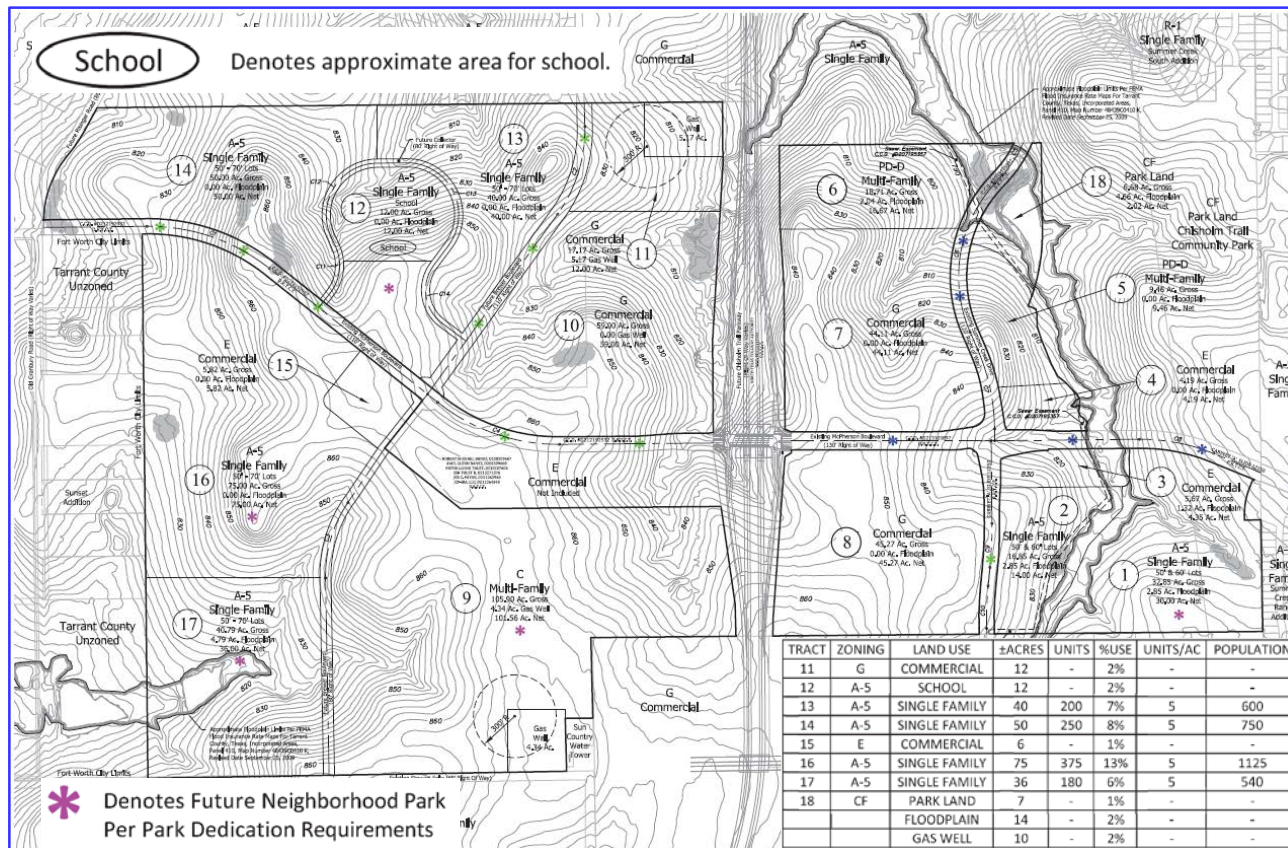
Plan Commission Waiver

- Increase or decrease adopted ROW
- Change in width of travel, bike, and/or transit lanes, sidepaths; includes Established Thoroughfares

Types of Plats



Concept Plan



Approved by Plan Commission and not recorded with County

Required when:

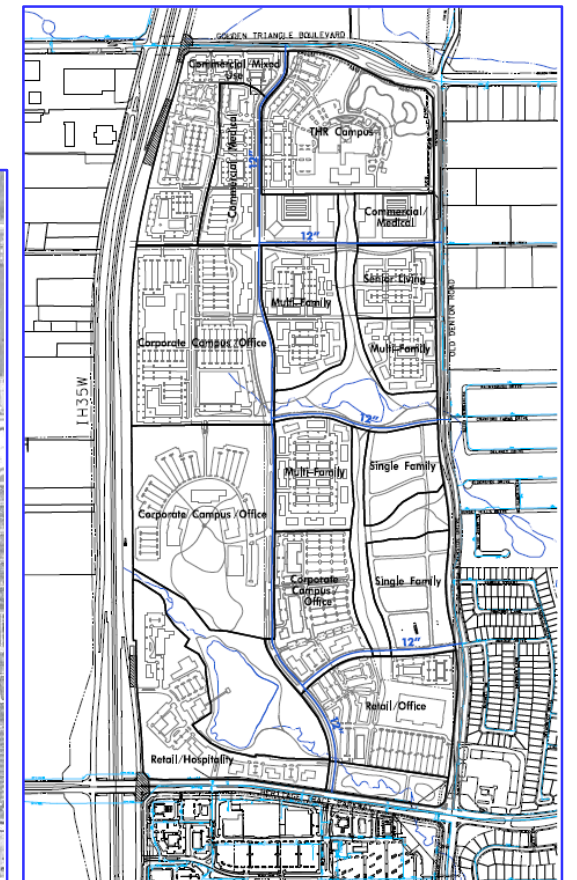
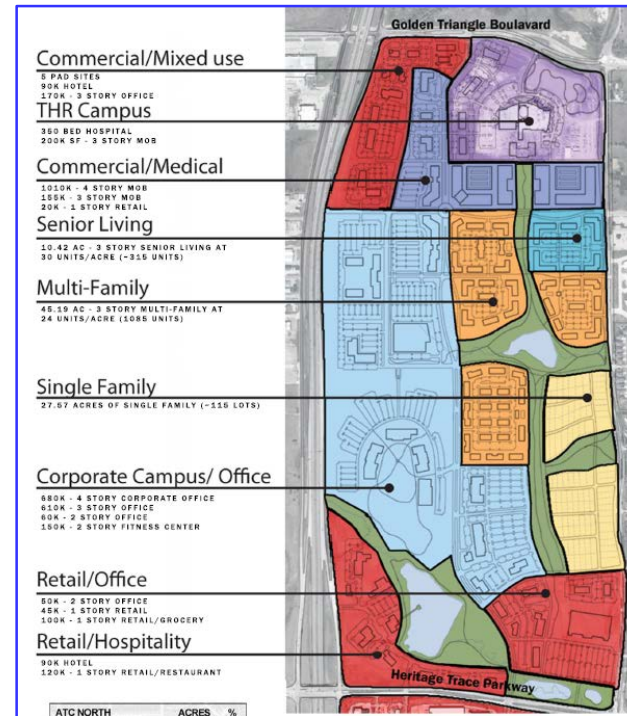
- Contiguous parcels > 640 acres
- Preliminary plats presented in phases
- Within City or proposed for annexation

Illustrates:

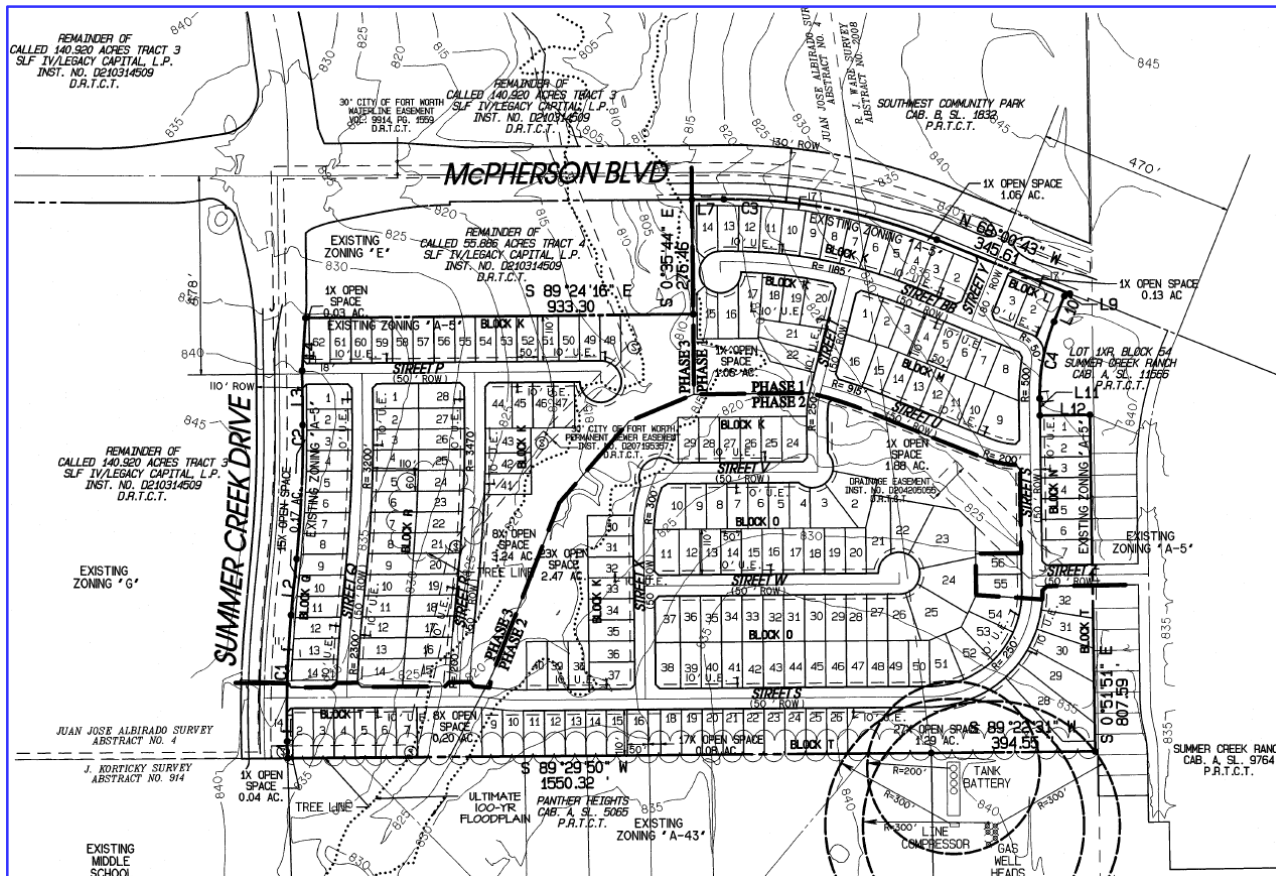
- Major street patterns
- Land use
- Public facilities

Required Studies for Concept Plan

- Conceptual Stormwater Management Plan (SWMP)
 - Pre-development **drainage**
 - **Impacts** of proposed development
 - Proposed stormwater **controls**
- Traffic Impact Analysis (TIA)
 - More than 5,000 **daily trips**
 - Assesses impacts within **one mile**
- Comprehensive Water and Sewer Studies
 - **Pre-development** capacity
 - **Impact** of ultimate build out



Preliminary Plat



Approved by Plan Commission
and not recorded with County

Required when:

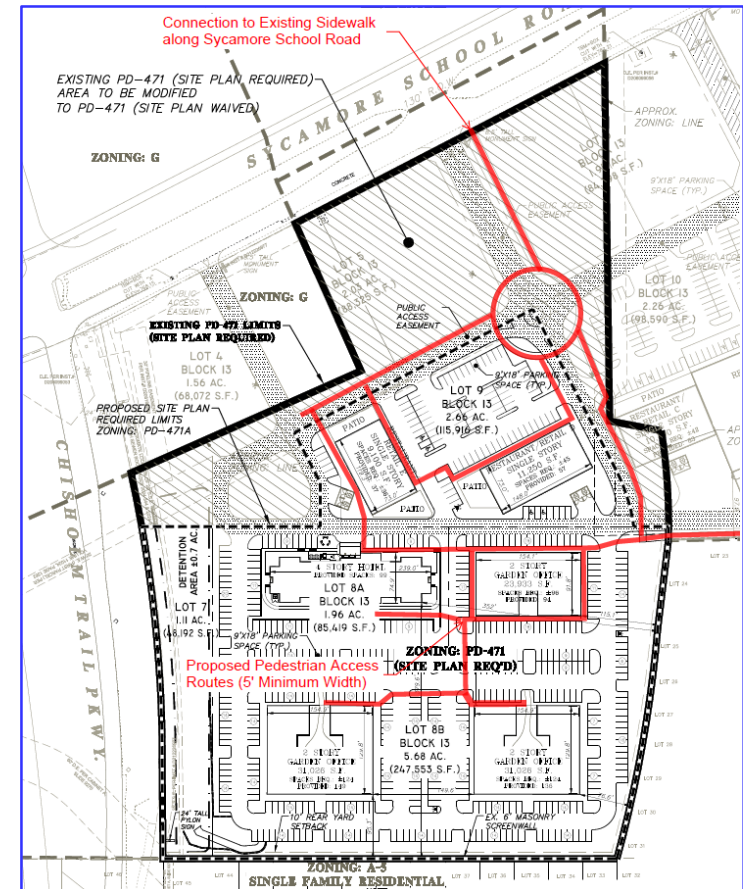
- Five or more lots proposed
- Final plats presented in phases
- New street dedication
- Must conform to Concept Plan, if applicable

Illustrates:

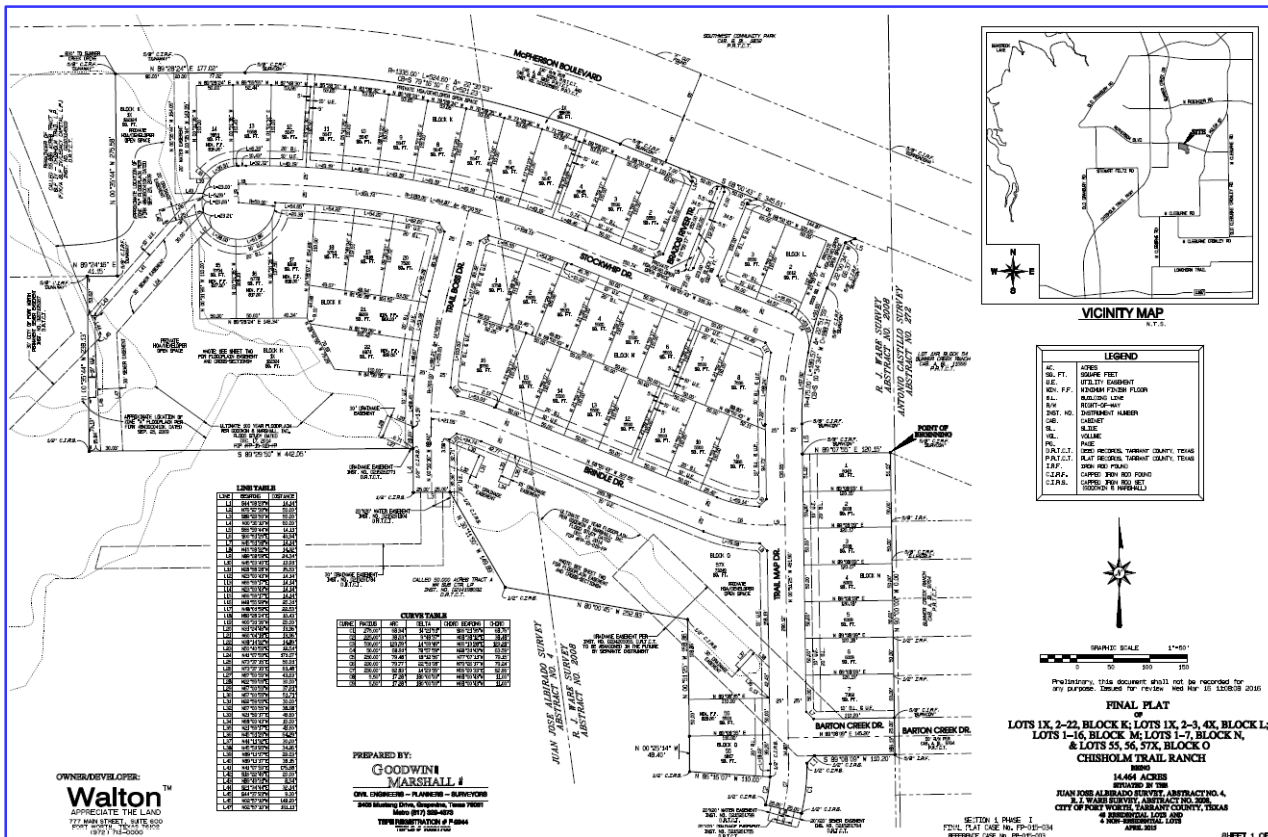
- Internal street design & circulation
- Block pattern and length/ HOA lots
- Lot configuration and orientation
- Gas well setbacks

Required Studies for Preliminary Plat

- Preliminary Stormwater Management Plan (SWMP)
 - **Downstream properties** that could be affected
 - Existing, proposed, and fully-developed **runoff**
 - Existing **conveyance systems**
 - Capacity of existing **constraint points**
- Traffic Assessment Study (TAS)
 - Between 1,000 and 5,000 **daily trips**
 - Assesses impact within **½ mile**
- Comprehensive Water and Sewer Studies



Final Plat



Approved administratively and recorded with County

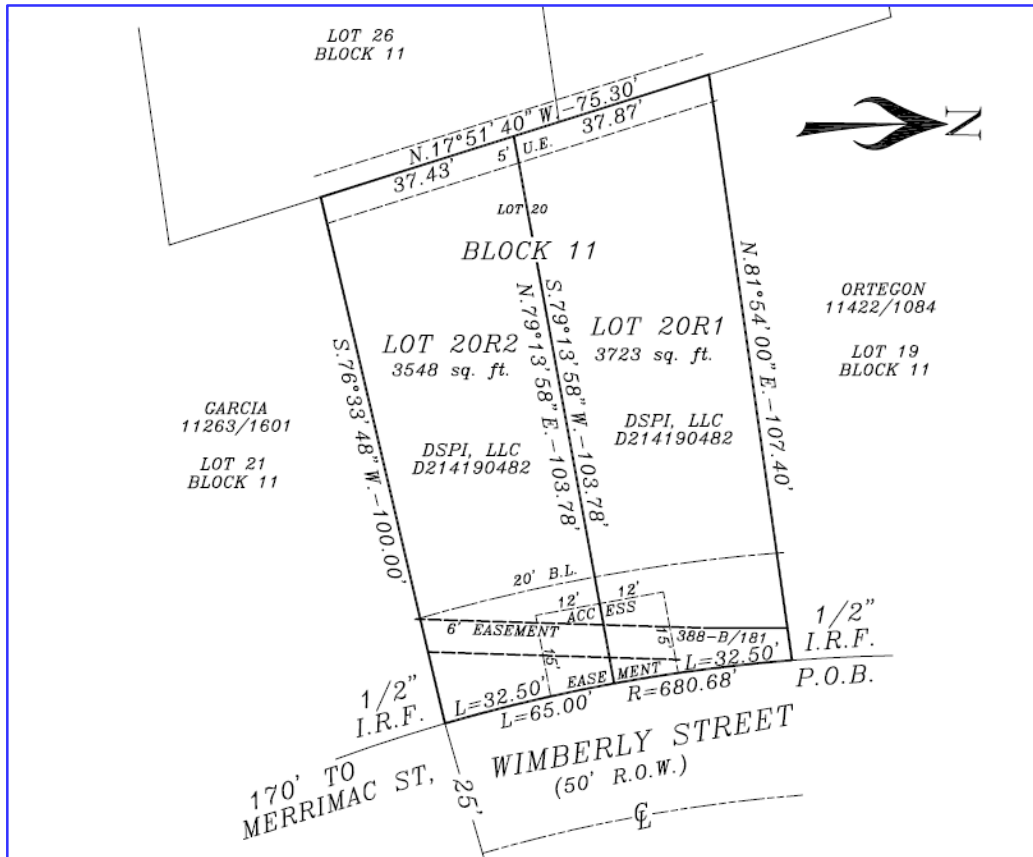
Comments to be met:

- Must conform to the approved Preliminary Plat
- Lots meet zoning district requirements

Illustrates:

- Lot configuration and orientation
- Easements such as utility, drainage and access
- Public facilities and spaces/ HOA lots
- New street names
- Gas well setbacks

Replat (Final Plat)



Previously platted lots may be replatted without vacating the previous plat of record, and recorded with County

May be administrative when:

- No additional single-family or two-family lots are created
- Minor street adjustments
- Otherwise, approved by City Plan Commission

Illustrates:

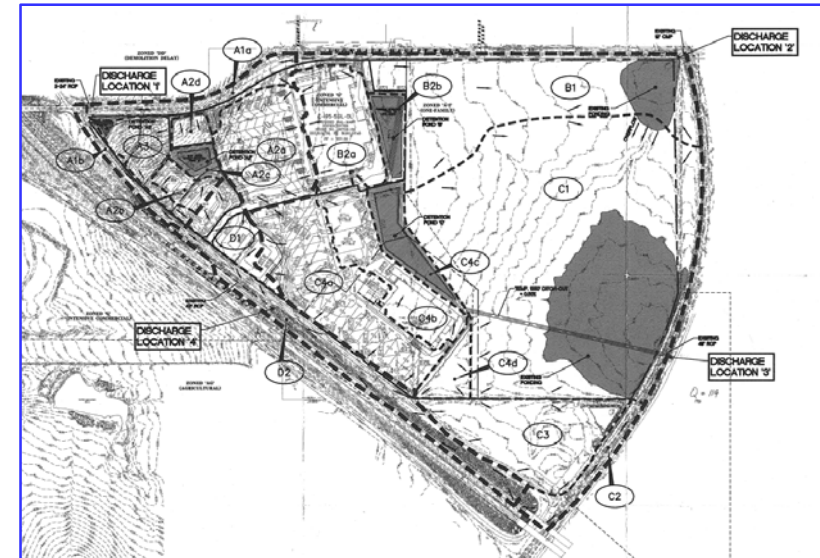
- Describes lots, public areas and easements
- Does not amend or remove any covenants or restrictions

Required Studies for Final Plats

- Final Stormwater Management Plan
 - Conforms to previous studies
 - Drainage calculations and design plans
 - Construction plans for public drainage improvements

- Traffic Studies
 - TIS or TAS may be requested
 - Site specific analysis

- Water and Sewer Studies
 - Redevelopment – loading or full study
 - Study needed if no preliminary plat study



Street and Alley Vacations and Closures

- Closures **only** physically close the right-of-way for vehicular use
- Vacations incorporate the right-of-way into the adjoining property through **replatting**
- **Two public hearings** are required: City Plan Commission recommendation with final action by the City Council
- **Utility easements** are oftentimes retained upon vacation of right-of-way



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Fire Department Review

- Points of access requirements
- Hose lay distances
- New street names
- Emergency Access Easements (fire lanes)
- Verify existing and correct street name via ArcGIS
- Gas well set back distances
- Multi-family site plan review
- Addressing upon recording of plat

Fire Department – Plat Review

Bureau of Fire Prevention
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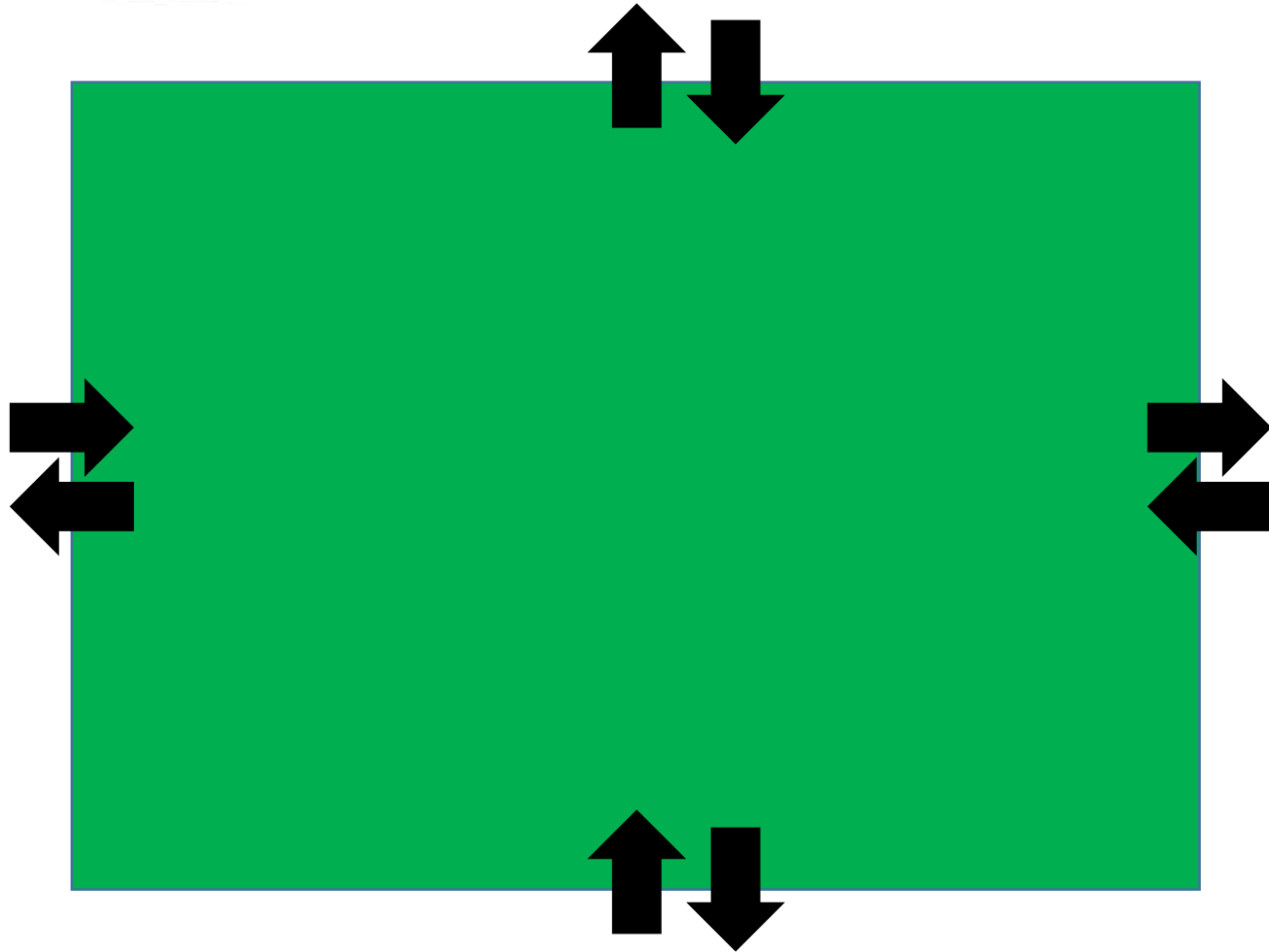
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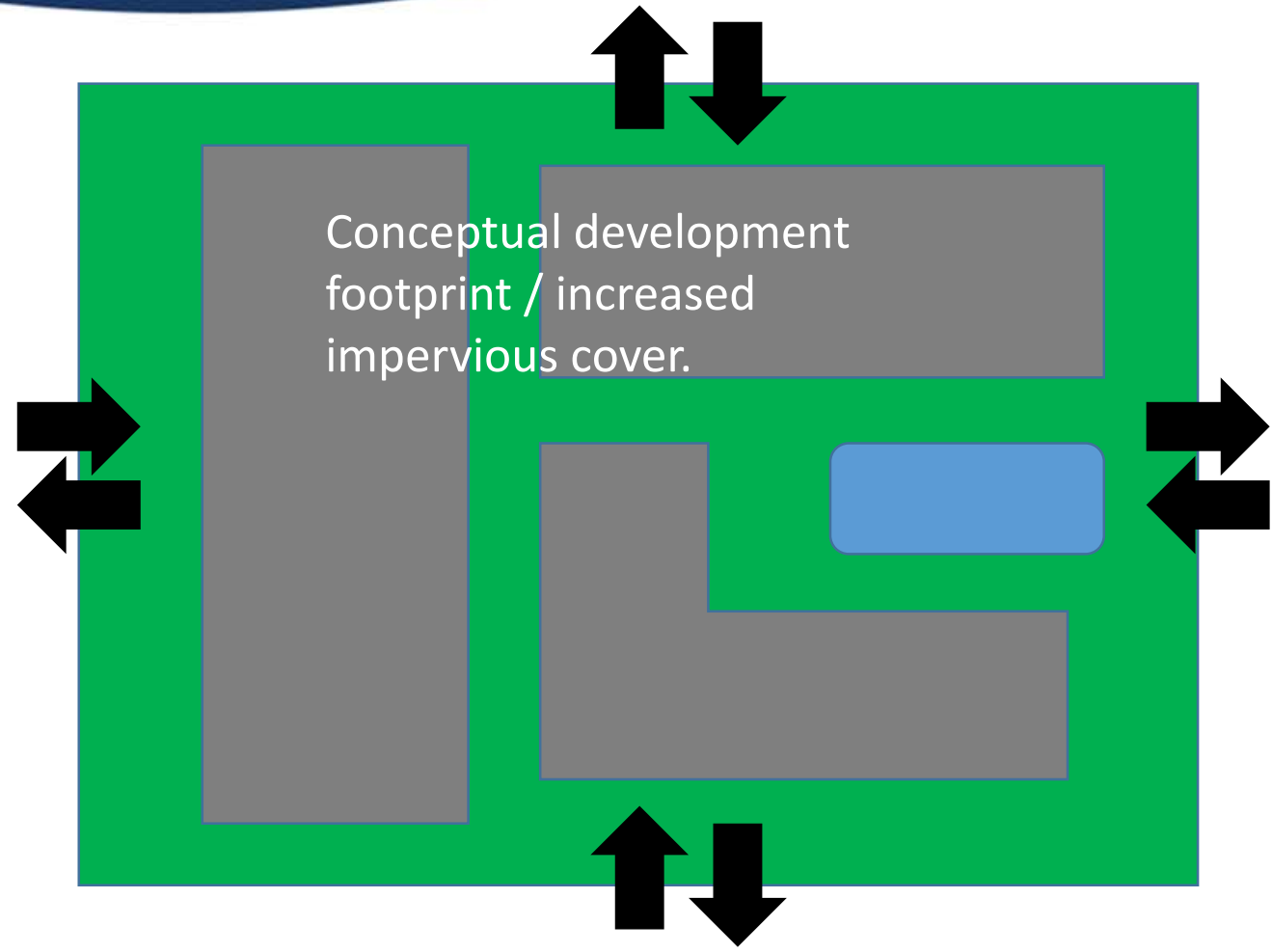
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Stormwater Management

- Stormwater management (iSWM) plan stages follow the platting process
 - Concept Plan – Conceptual iSWM plan
 - Preliminary Plat – Preliminary iSWM plan
 - Final Plat – Final iSWM plan
- Review plats for:
 - Easement requirements and supporting analysis
 - Items described in the Stormwater Management section of the Subdivision Ordinance



Edge conditions and changes at the boundary of a project?



Edge conditions and changes at the boundary of a project?

Increased runoff mitigated by pond.

Increased runoff and downstream assessment of impacts.

Analysis limited to “zone of influence”

Check for:

- Habitable / insurable structures (0.00' rise)
- Flood elevations ($\leq 0.1'$ rise)
- Priority to floodplain ordinance (consistent)
- Channel velocities (maximum or $\leq 5\%$ increase)
- Downstream discharges
- Downstream assessment
 - Exemption for small infill providing detention
 - Simplified methods

Simplified detention method for Preliminary Plats.

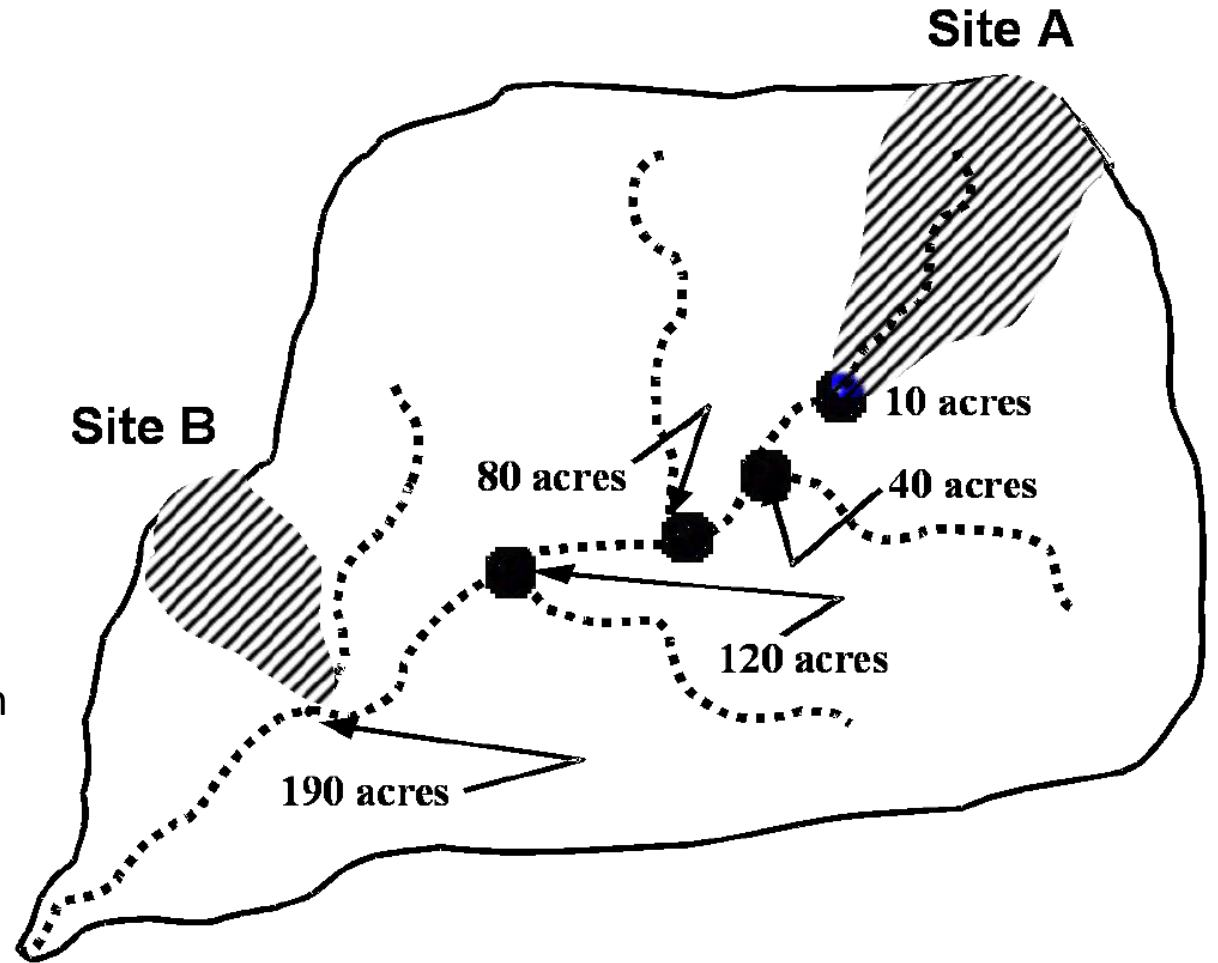
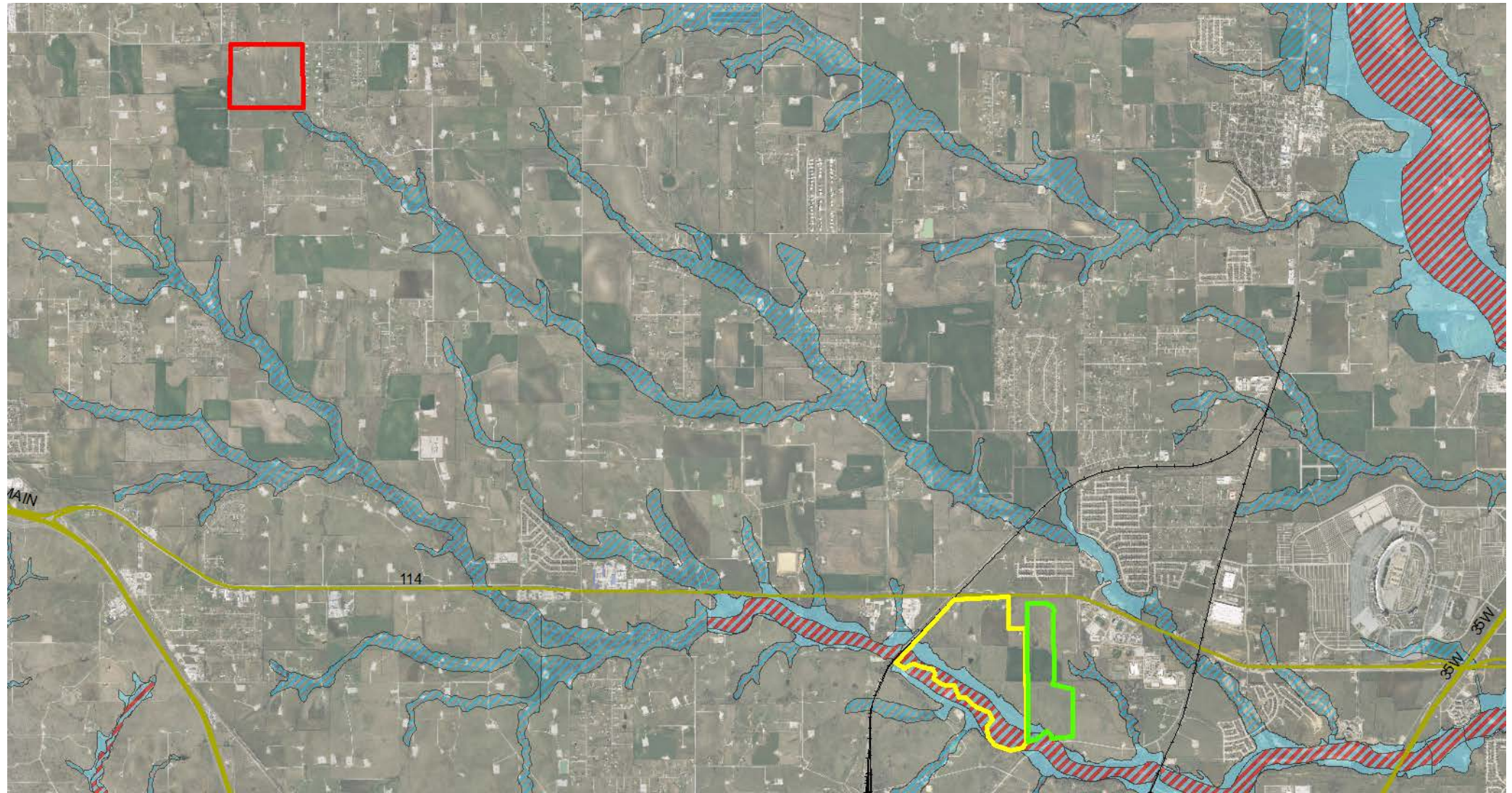
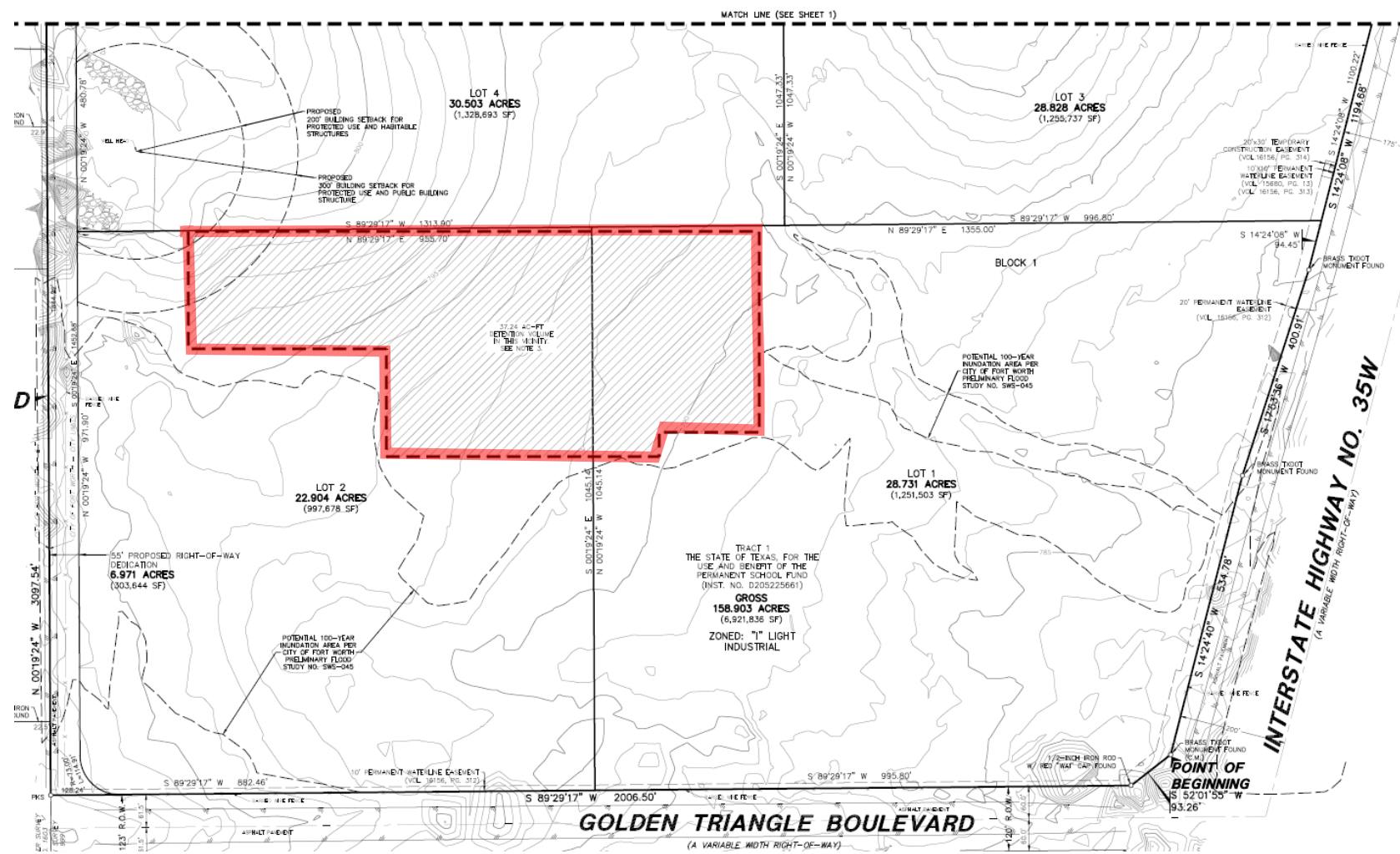


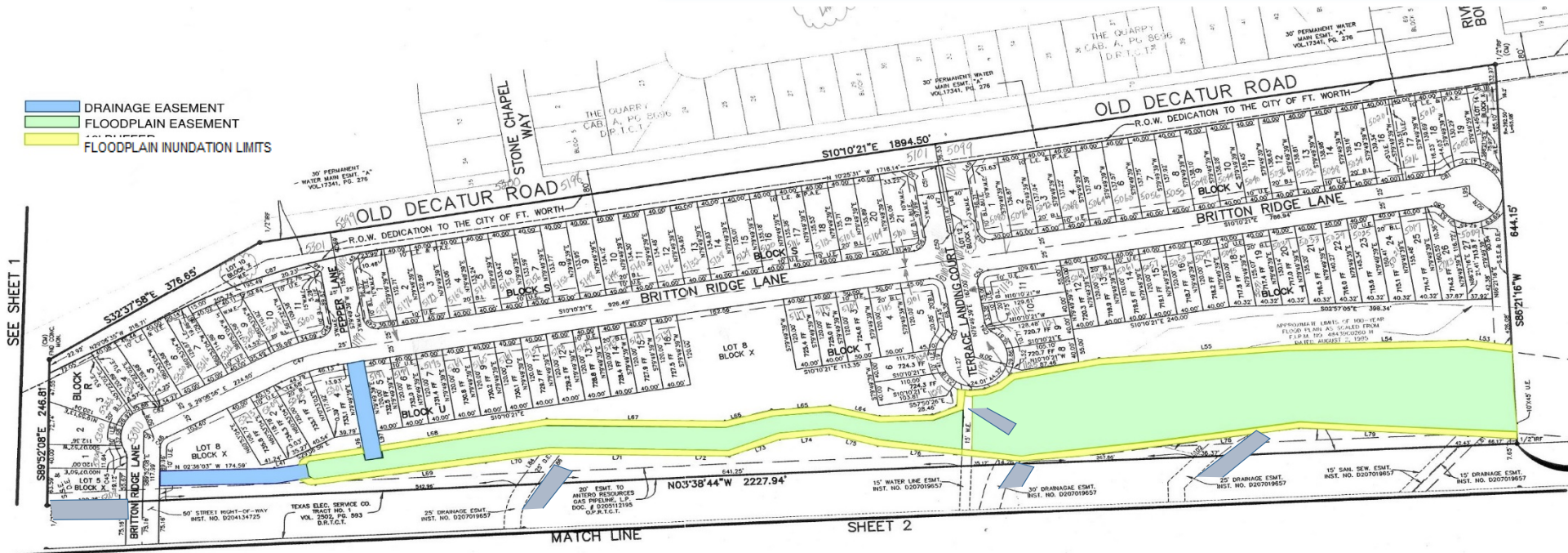
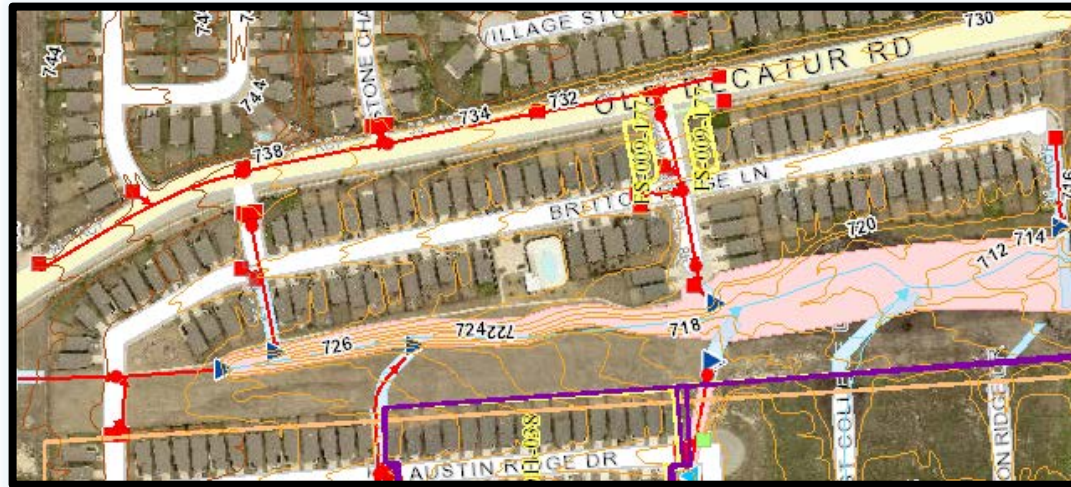
Figure 2.3 Example of the Ten-Percent Rule



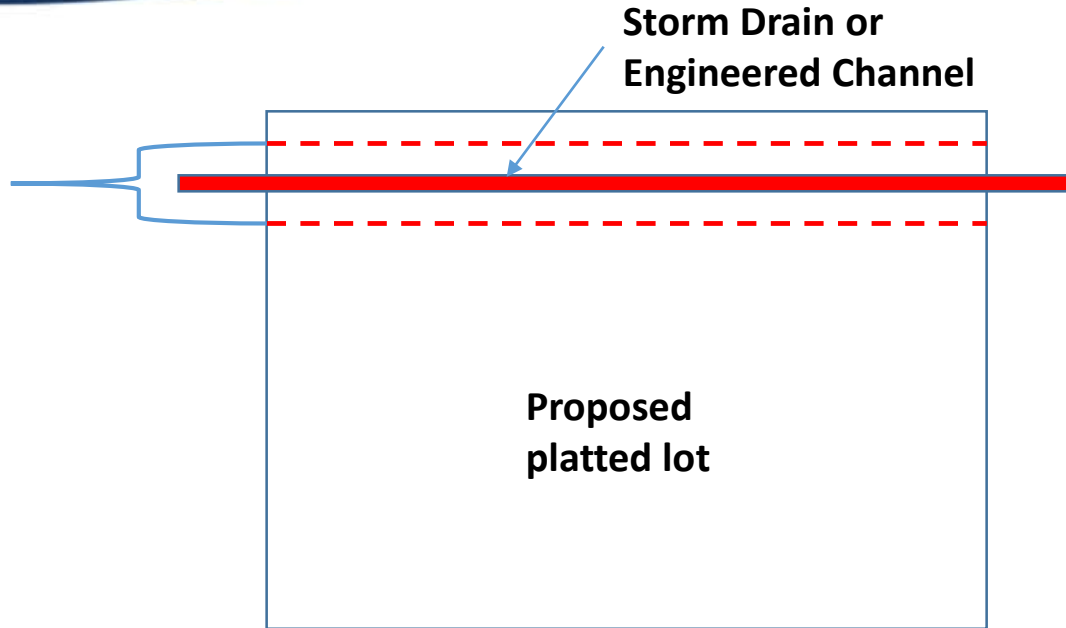


Example: FP-05-092

A connected system of drainage easements and floodplain easements conveying public runoff, design for the 100-year storm.



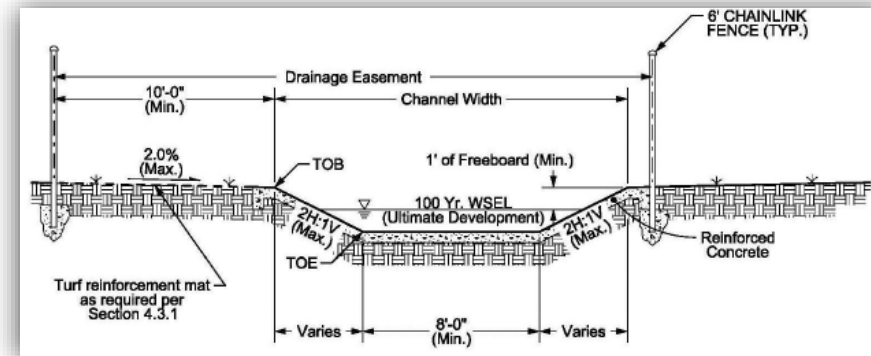
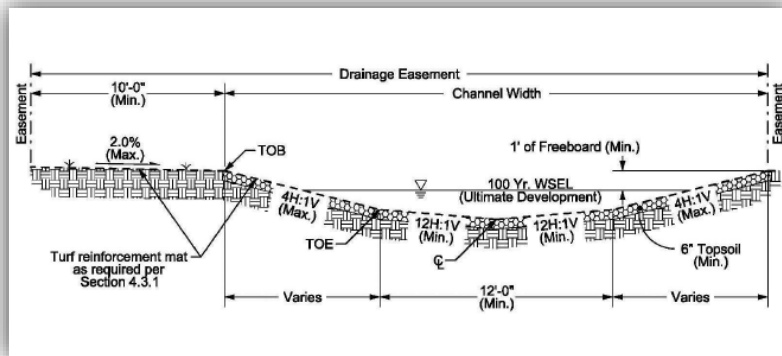
Drainage
Easement
Width

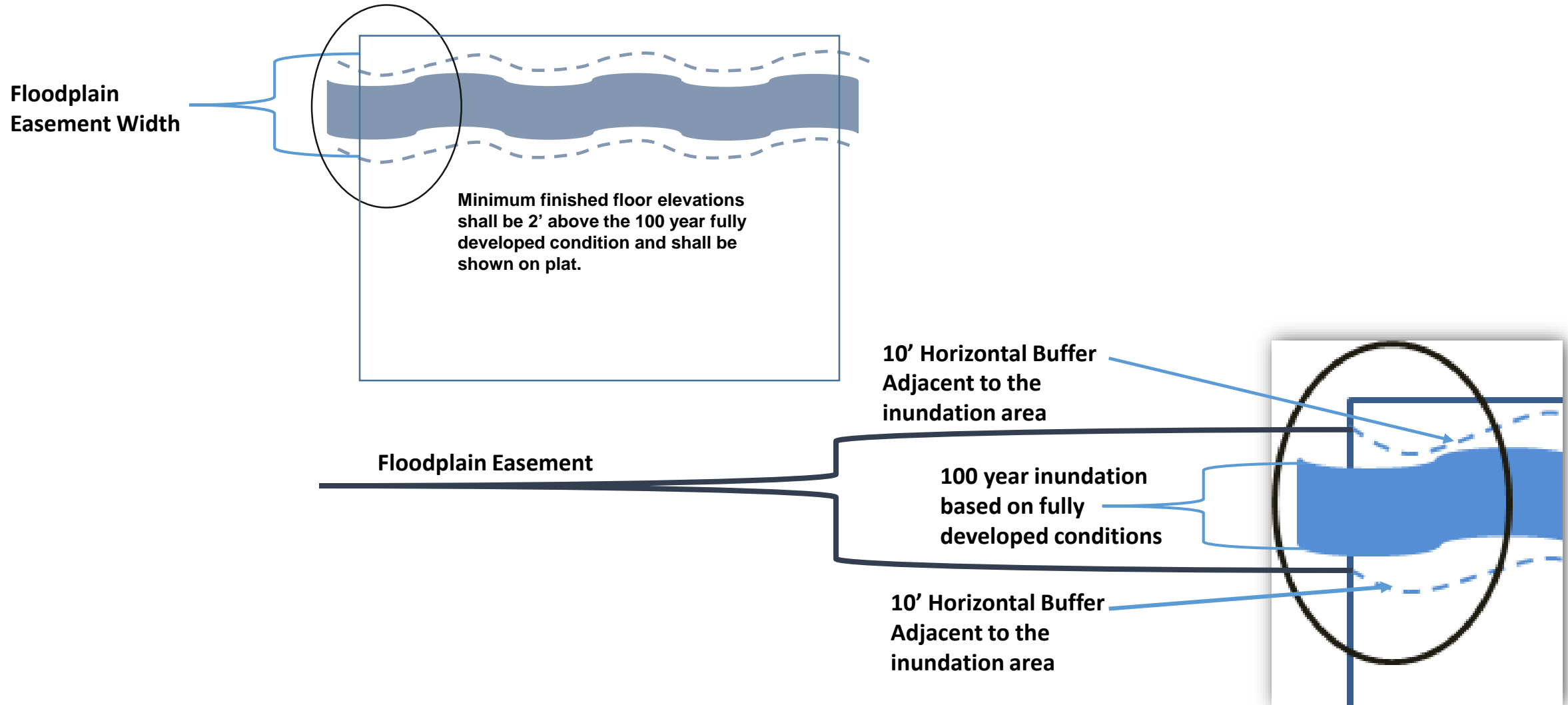


Easement Width For Circular Pipes

Pipe Size	Minimum Easement Width Required
39" and under	15 Feet
42" through 54"	20 Feet
60" through 66"	25 Feet
72" through 102"	30 Feet

Easement Width For Reinforced Concrete Box and Arch Storm Drains shall have an easement width equal to the width of the box plus twenty (20) additional feet. The edge of the box should be located five (5) feet from either edge of the easement.





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Traffic Studies

- A tool to forecast the potential impacts a project will have on the surrounding traffic network.
- Identify improvements that will become necessary over time.
- Provide a timeline for whom is responsible for the improvements and when they should be expected.
- Provide guidance of the effectiveness of traffic mitigation

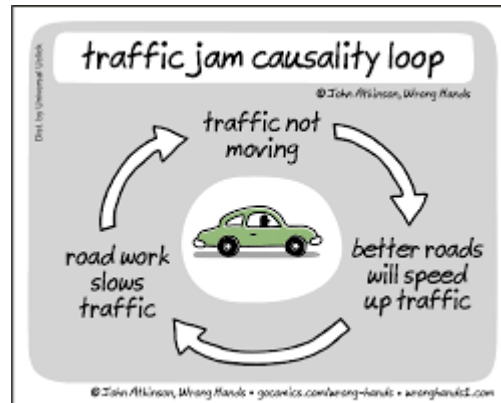


Signal	Phase	Flow	Capacity	Utilization	Delay
Signal 1	Phase 1	400	400	100%	411
Signal 1	Phase 2	399	399	100%	411
Signal 1	Phase 3	398	398	100%	411
Signal 1	Phase 4	397	397	100%	411
Signal 1	Phase 5	396	396	100%	411
Signal 1	Phase 6	395	395	100%	411
Signal 1	Phase 7	394	394	100%	411
Signal 1	Phase 8	393	393	100%	411
Signal 1	Phase 9	392	392	100%	411
Signal 1	Phase 10	391	391	100%	411
Signal 1	Phase 11	390	390	100%	411
Signal 1	Phase 12	389	389	100%	411
Signal 1	Phase 13	388	388	100%	411
Signal 1	Phase 14	387	387	100%	411
Signal 1	Phase 15	386	386	100%	411
Signal 1	Phase 16	385	385	100%	411
Signal 1	Phase 17	384	384	100%	411
Signal 1	Phase 18	383	383	100%	411
Signal 1	Phase 19	382	382	100%	411
Signal 1	Phase 20	381	381	100%	411
Signal 1	Phase 21	380	380	100%	411
Signal 1	Phase 22	379	379	100%	411
Signal 1	Phase 23	378	378	100%	411
Signal 1	Phase 24	377	377	100%	411
Signal 1	Phase 25	376	376	100%	411
Signal 1	Phase 26	375	375	100%	411
Signal 1	Phase 27	374	374	100%	411
Signal 1	Phase 28	373	373	100%	411
Signal 1	Phase 29	372	372	100%	411
Signal 1	Phase 30	371	371	100%	411
Signal 1	Phase 31	370	370	100%	411
Signal 1	Phase 32	369	369	100%	411
Signal 1	Phase 33	368	368	100%	411
Signal 1	Phase 34	367	367	100%	411
Signal 1	Phase 35	366	366	100%	411
Signal 1	Phase 36	365	365	100%	411
Signal 1	Phase 37	364	364	100%	411
Signal 1	Phase 38	363	363	100%	411
Signal 1	Phase 39	362	362	100%	411
Signal 1	Phase 40	361	361	100%	411
Signal 1	Phase 41	360	360	100%	411
Signal 1	Phase 42	359	359	100%	411
Signal 1	Phase 43	358	358	100%	411
Signal 1	Phase 44	357	357	100%	411
Signal 1	Phase 45	356	356	100%	411
Signal 1	Phase 46	355	355	100%	411
Signal 1	Phase 47	354	354	100%	411
Signal 1	Phase 48	353	353	100%	411
Signal 1	Phase 49	352	352	100%	411
Signal 1	Phase 50	351	351	100%	411
Signal 1	Phase 51	350	350	100%	411
Signal 1	Phase 52	349	349	100%	411
Signal 1	Phase 53	348	348	100%	411
Signal 1	Phase 54	347	347	100%	411
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Signal 1	Phase 58	343	343	100%	411
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Signal 1	Phase 60	341	341	100%	411
Signal 1	Phase 61	340	340	100%	411
Signal 1	Phase 62	339	339	100%	411
Signal 1	Phase 63	338	338	100%	411
Signal 1	Phase 64	337	337	100%	411
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Signal 1	Phase 66	335	335	100%	411
Signal 1	Phase 67	334	334	100%	411
Signal 1	Phase 68	333	333	100%	411
Signal 1	Phase 69	332	332	100%	411
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Signal 1	Phase 89	312	312	100%	411
Signal 1	Phase 90	311	311	100%	411
Signal 1	Phase 91	310	310	100%	411
Signal 1	Phase 92	309	309	100%	411
Signal 1	Phase 93	308	308	100%	411
Signal 1	Phase 94	307	307	100%	411
Signal 1	Phase 95	306	306	100%	411
Signal 1	Phase 96	305	305	100%	411
Signal 1	Phase 97	304	304	100%	411
Signal 1	Phase 98	303	303	100%	411
Signal 1	Phase 99	302	302	100%	411
Signal 1	Phase 100	301	301	100%	411



- **TRAFFIC STUDIES DO NOT DETERMINE FEASIBILITY OF A PROJECT.**

Why we do Traffic Studies?



Traffic Studies

Are required when:

- Traffic volumes exceed 500 ADT
- A project is located in an area with known traffic concerns and/or access limitations
- Geometric constraints may impede a design requirement
- A particular type of traffic mitigation device (stop sign, traffic signal or roundabout) is requested/proposed for a location
- Engineering discretion determines a study is necessary

TRAFFIC STUDIES MAY BE REQUESTED AT ANY PHASE OF PLATTING

FORT WORTH ITE Trip Generation Threshold Worksheet
City of Fort Worth, Texas

Development Name: **Development Training**
 Applicant: **Project Facilitation**
 Legal Description (Lot, Block): **Lot 1, Block 1, City Council Chambers**
 Case / Plat Number: **Pre-Development Conference** Date: **August 4, 2017**

Worksheet Last Updated: 02/14/2013

Trip Generation of Proposed Development

Land Use: (for use when land uses and intensities are known at time of concept plan, preliminary or final plat, or building permit)

Land Use Type ¹	Development Unit	Intensity ²	Daily Trip Generation ³	Trip Gen Rate (AM) ⁴	Trip Gen Rate (PM)
Government Office Building	1,000 SF GFA	1300	89,609.00	7,644.00	1,573.00
Total Land Use Trip Gen Rate:			89,609.00	7,644.00	1,573.00

Zoning Class	Net Acreage	Development Unit	Estimated Intensity ²	Daily Trip Generation	Trip Gen Rate (AM)	Trip Gen Rate (PM)
Total Zoning Trip Gen Rate:				0.00	0.00	0.00
Total Trip Gen Rate:				89,609.00	7,644.00	1,573.00

Notes: ¹For the ITE Trip Generation Manual; ²Intensity is the amount of the development unit that is proposed; ³Where no ITE Trip Generation Manual data is available for daily trip generation rates, the daily trip generation rate is estimated as 10 times the PM trip generation rate and highlighted in blue; ⁴Where no ITE Trip Generation Manual data is available for AM trip generation rates, the AM trip generation rate is estimated as the PM trip generation rate and highlighted in red.

TAS/TIS Evaluation

A TAS is required when more than 1,000 (or >100 in peak hour) but less than 5,000 daily vehicle trips are anticipated to be generated by the development.
 A TIS is required when 5,000 or more daily trips are anticipated to be generated by the development.

	Daily	AM Peak	PM Peak
TOTAL DEVELOPMENT TRIP GENERATION RATE:	89,609.00	7,644.00	1,573.00
TAS Required:	No	No	No
TIS Required:	Yes	Yes	Yes

Types of Traffic Studies

- **Traffic Assessment Study (TAS)**
 - Projects of 500-4,999 average daily trips (ADT)
 - Studies intersections within a ½ mile
 - Assess infrastructure needs based on existing/proposed traffic volumes
- **Traffic Impact Analysis (TIA)**
 - 5,000 or more average daily trips (ADT)
 - Studies intersections within two miles
 - Assess infrastructure needs based on existing/proposed traffic volumes
- **Visibility/Feasibility Study**
 - Geometrics impede a design requirement
 - Engineering justification for a waiver of requirements
 - Support for the proposed alternative design
- **Warrant Study**
 - Traffic mitigation is proposed
 - Determine if the proposed improvements are the correct tool for the problem
 - Engineering justification for the proposed improvement

Types of Traffic Studies

- **Traffic Circulation Study**
 - May be requested with a street vacation application or a connectivity waiver
 - Shows traffic flows with respect to the vacation or waiver request
 - Required for all new school sites
 - Show the drop-off/pick-up queuing needs
 - Based on proposed student population (based on age and number of students)
 - Based on the projected attendance boundary
 - Determine the location and arrangement of the school zone infrastructure
 - Provides a timeline for the improvements to be in place

Transportation Team

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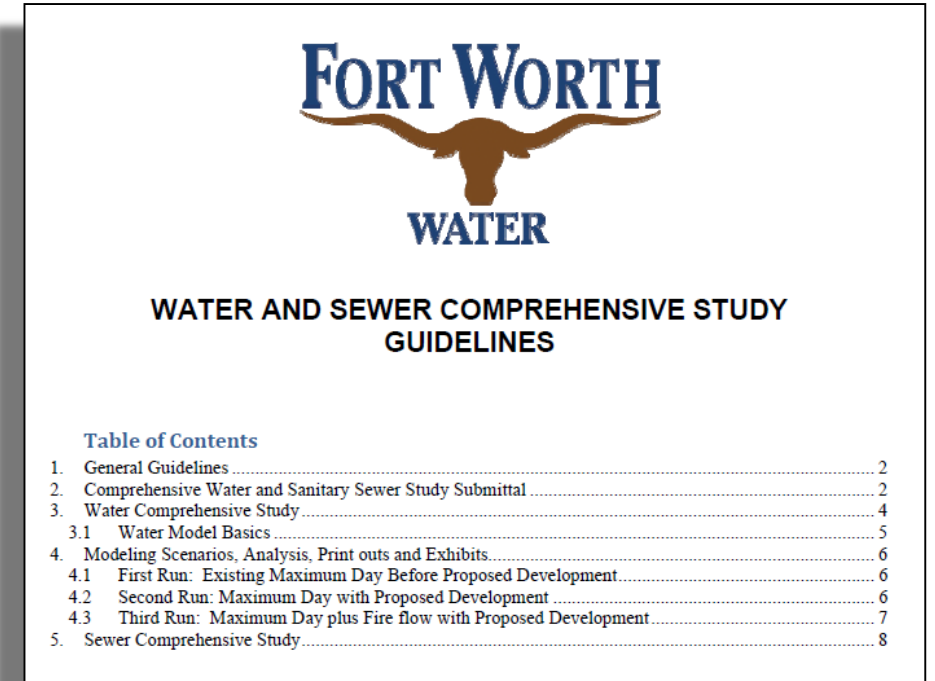
Water/Wastewater Study Objectives

- Objectives
 - State the existing condition
 - Show proposed facilities
 - Calculate demand/loads created by proposed development
 - Demonstrate impact of proposed development
 - No impact
 - Impact (Facility improvements/Extensions)



Water/Wastewater Loading Requirements

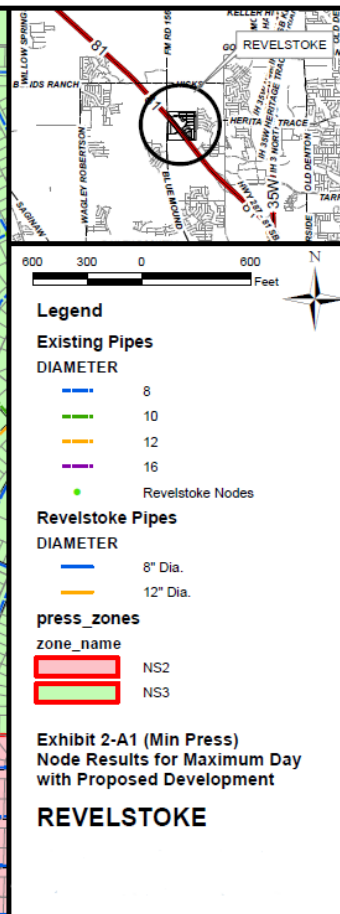
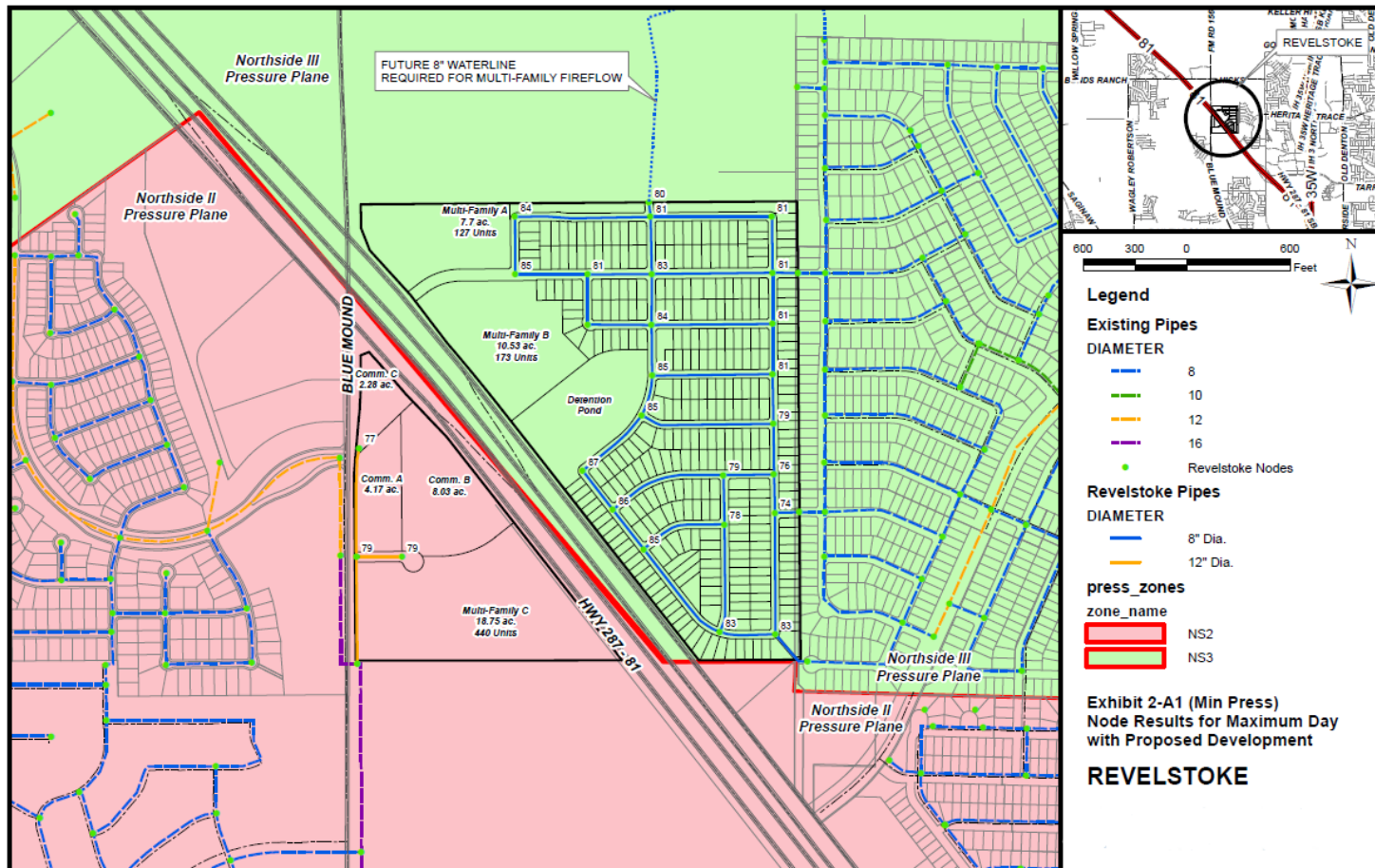
- Requirements
 - Case by case basis
 - Proximity to existing facility, topography, size of development, development type, etc.
 - Requirement decision is made during PDC research



The image shows the cover of a document titled "FORT WORTH WATER AND SEWER COMPREHENSIVE STUDY GUIDELINES". The cover features the Fort Worth logo (a longhorn silhouette) and the word "WATER" below it. Below the title is a "Table of Contents" section with the following entries:

Table of Contents	
1. General Guidelines	2
2. Comprehensive Water and Sanitary Sewer Study Submittal	2
3. Water Comprehensive Study	4
3.1 Water Model Basics	5
4. Modeling Scenarios, Analysis, Print outs and Exhibits.....	6
4.1 First Run: Existing Maximum Day Before Proposed Development.....	6
4.2 Second Run: Maximum Day with Proposed Development	6
4.3 Third Run: Maximum Day plus Fire flow with Proposed Development	7
5. Sewer Comprehensive Study.....	8

Water Study Example



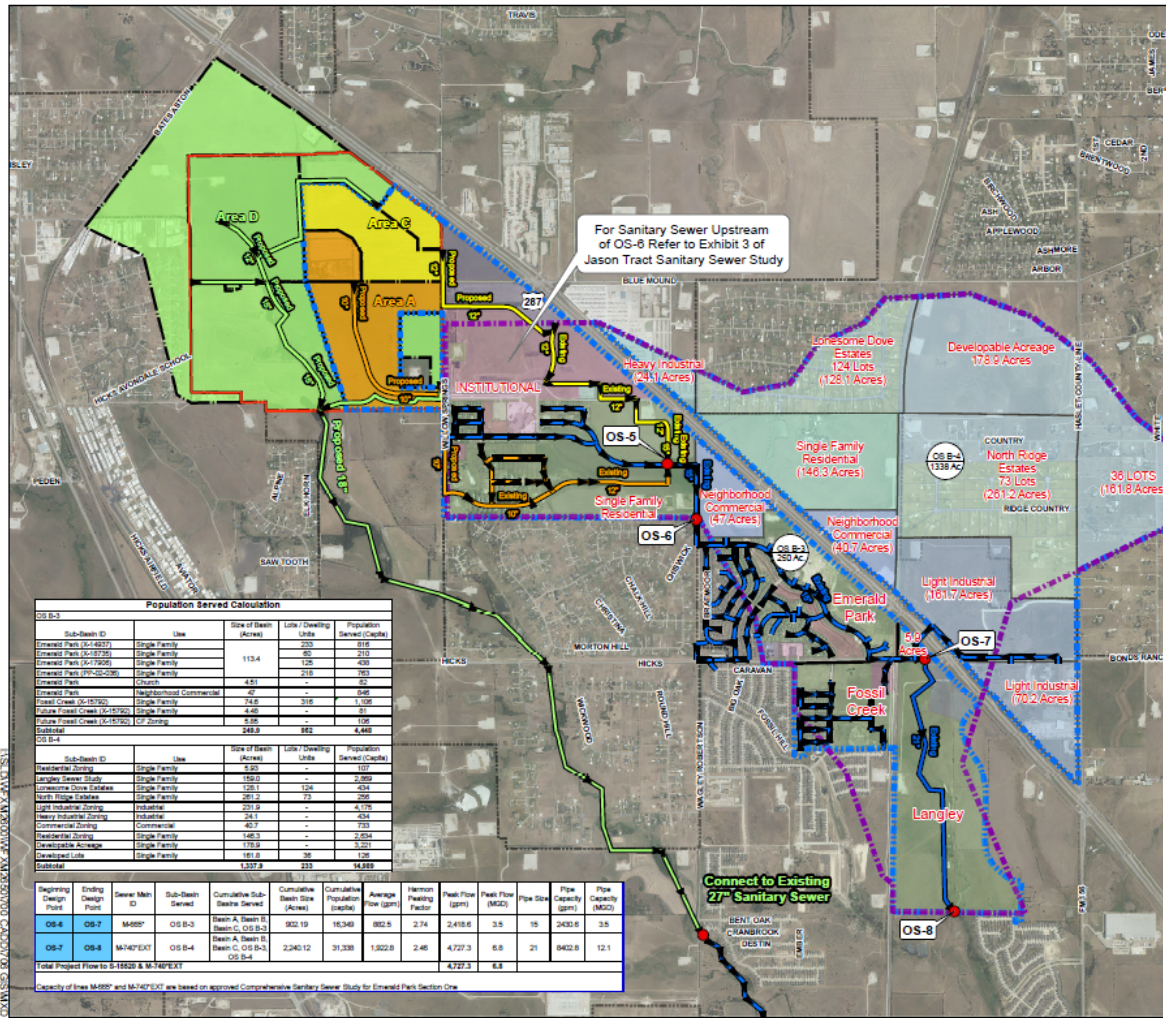
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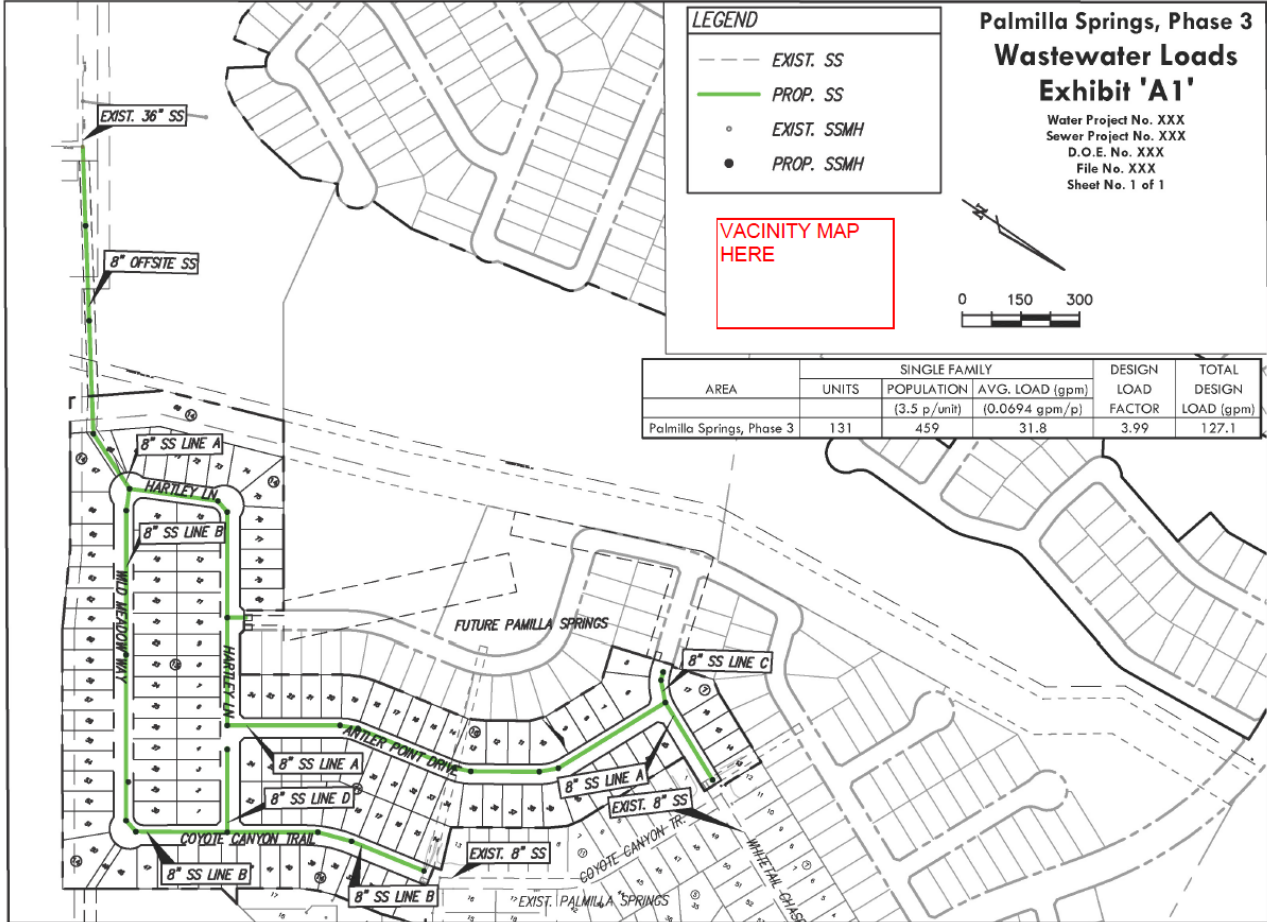
- NS2
- NS3

**Exhibit 2-A1 (Min Press)
Node Results for Maximum Day
with Proposed Development**

Wastewater Study Examples



Jason Tract Sewer Impact Exhibit 3A



Water Department

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Neighborhood and Community Park Dedication Policy

- **The Neighborhood and Community Park Dedication Policy**

Originated in 1977 as a section of the City's Subdivision Ordinance and is administered by the Park and Recreation Department (PARC)

- **Purpose of Park Dedication Policy**

The policy shall insure the provision of adequate park and recreational areas with needed facilities in the form of Neighborhood Parks and Community Parks



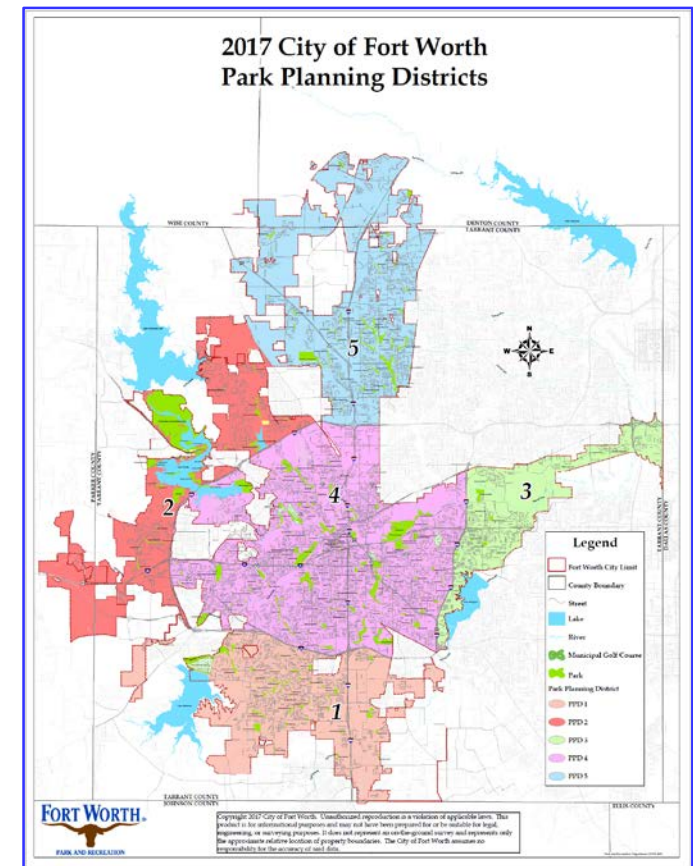
Park Dedication Policy Implementation

- **Type of Development Activity**

All new Residential Development within the City of Fort Worth is subject to the policy. These fees are not subject to being waved

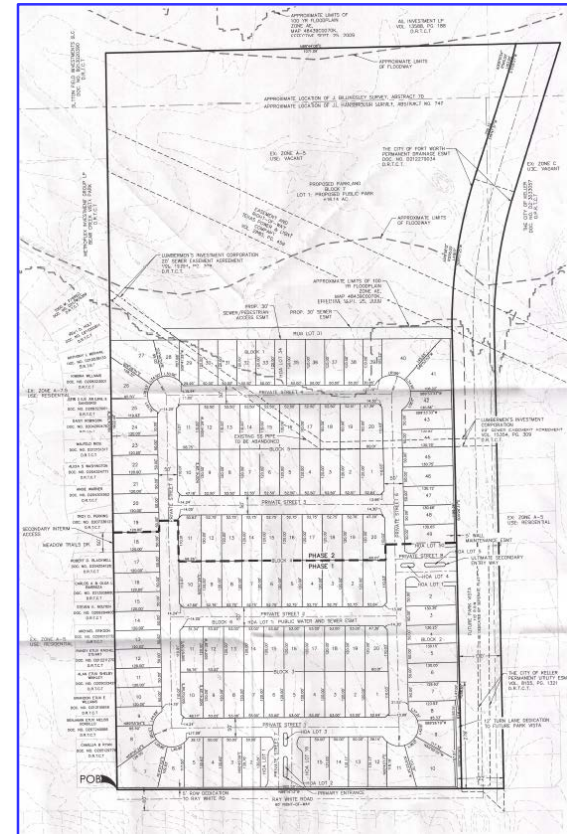
- **Plan Implementation**

The Policy governs all Park Dedication and Improvement Requirements within the corporate limits of the City of Fort Worth



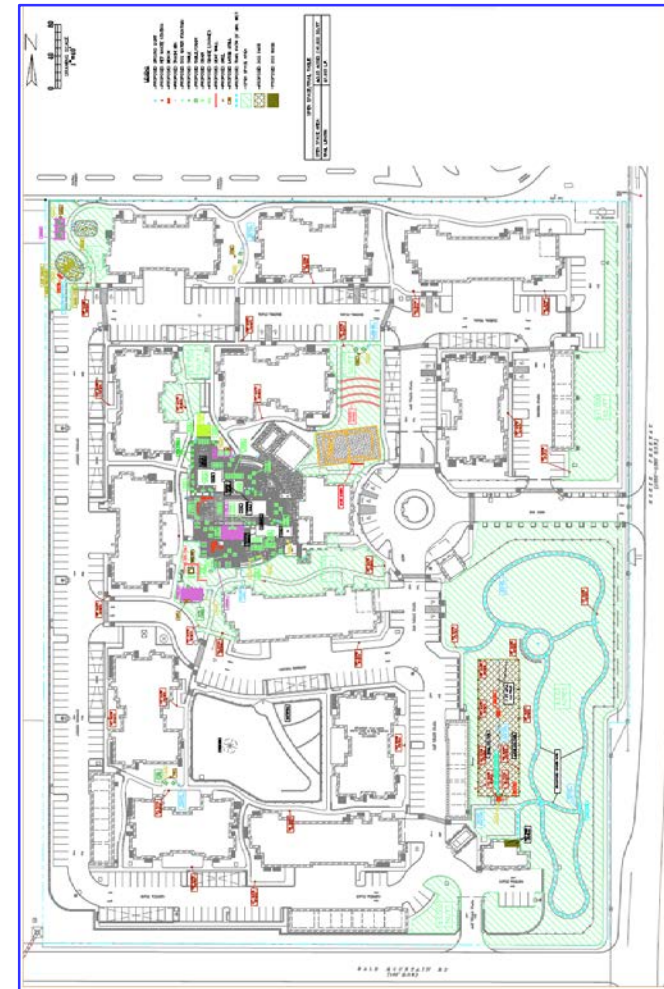
Platting of Proposed Park Land

- **Preliminary Plat & Proposed Park Land**
 When the development size triggers a land dedication, if the PARD and the Developer mutually agree to a proposed area, it must be indicated on the preliminary plat and identified as Proposed Public Park
- **All other Open Space not agreed to by the PARD**
 Must be indicated as “Private HOA/Developer Owned and Maintained Open Space” on the preliminary plat and all subsequent final plats submitted



Current Policy Overview

- **PPD4 - \$500.00 per residential unit**
- **All other PPD's**
- Neighborhood Park Land Dedication
 - 2.5 acres/1.000 people
 - Per acre land value fee
- Neighborhood Park Development Fee
 - \$30,000/Per acre
- Neighborhood Park Infrastructure Fee
- Community Park Land Dedication
 - 3.75 acres/1,000 people
 - Per acre land value fee



Park and Recreation Department

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Questions?