

# Proposed 2023 Comprehensive Plan

Presented to the  
Echo Heights Community  
by the FWLab

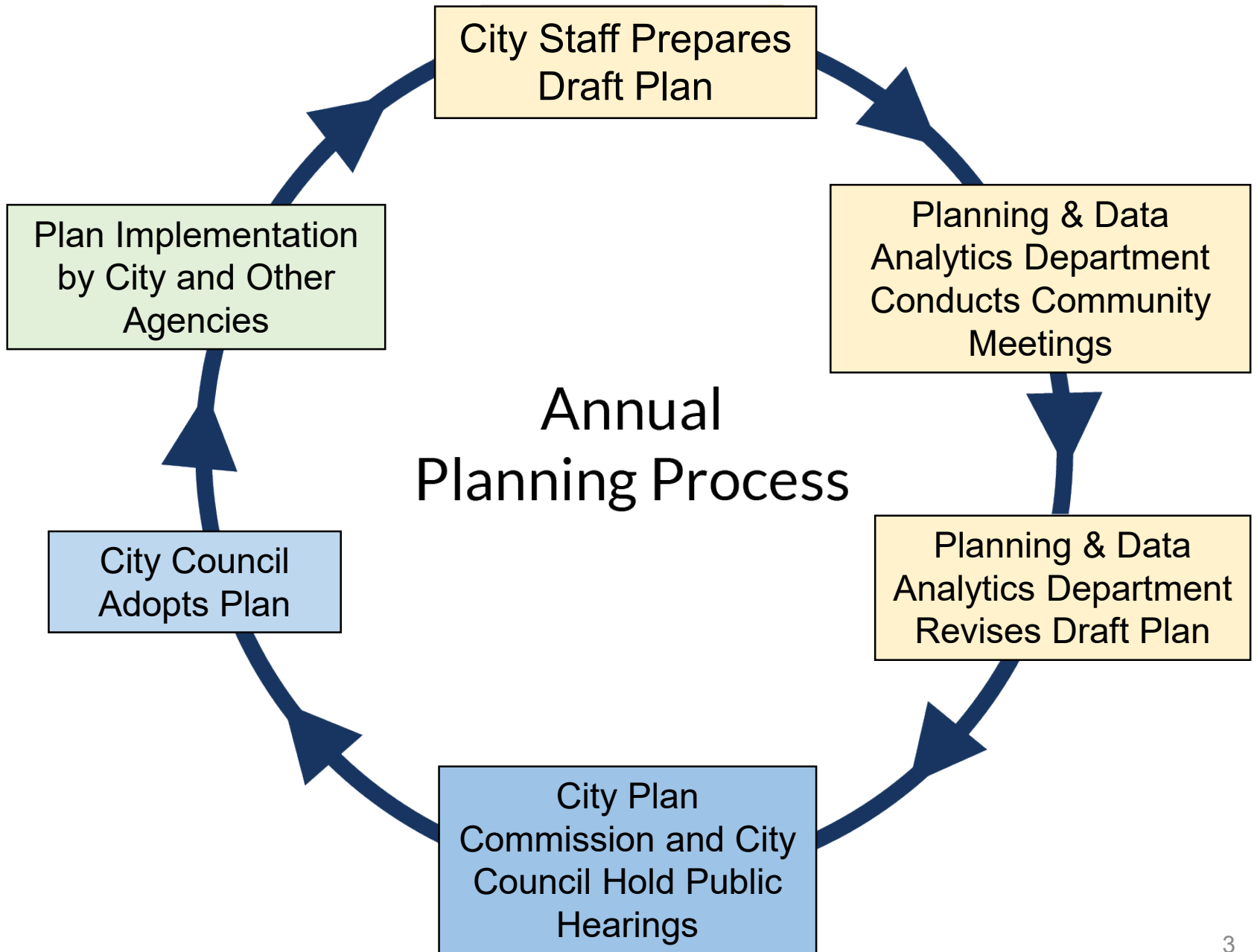
June 12, 2023

# What *is* the Comprehensive Plan?

- A **general guide** for making decisions about the City's growth and development.
- It presents a **broad, long-term vision** for Fort Worth's future,
- And describes the **strategy** - the major policies, programs, and projects - to **realize that vision**.



# Annual Planning Process





City of Fort Worth  
**2023 PROPOSED**  
**COMPREHENSIVE PLAN**



# 2023 Comprehensive Plan

## **INTRODUCTION**

### **PLANNING THEMES**

### **BACKGROUND**

### **COMMUNITY 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, Recreation, and Open Space
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. Annexations
25. Intergovernmental Cooperation

## **APPENDICES**

- A. Existing Plans and Studies**
- B. Population and Employment Data**
- C. Sector Land Use Policies**
- D. Proposed Capital Improvements**
- E. 20-Year Planned Service Areas**
- F. Annexation Policy and Program**
- G. Special Districts
- H. Economic Development Incentive Policies

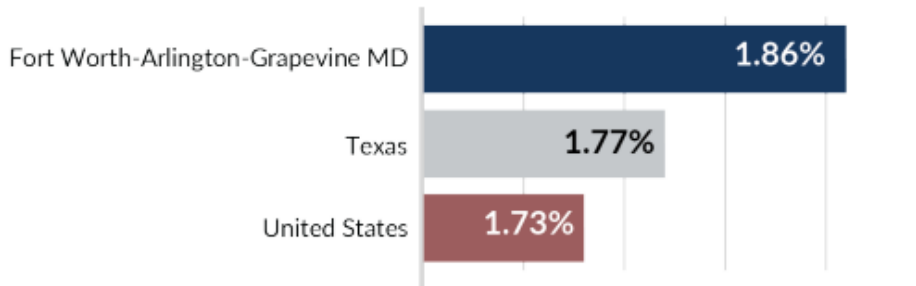
## **GLOSSARY**

**Red items are chapters being updated for 2023 Comp Plan**

# Trends Chapters

## ANNUAL EMPLOYMENT GROWTH, 2022-2027

Growth and development in the Fort Worth-Arlington-Grapevine Metropolitan Division (MD) is expected to occur at a pace above growth in Texas and the United States growth.



Source: The Perryman Group, Fort Worth-Arlington-Grapevine MD, 2022.

**\$(0.02) Cent**

Decrease In Property Tax Rate

**11.4%**

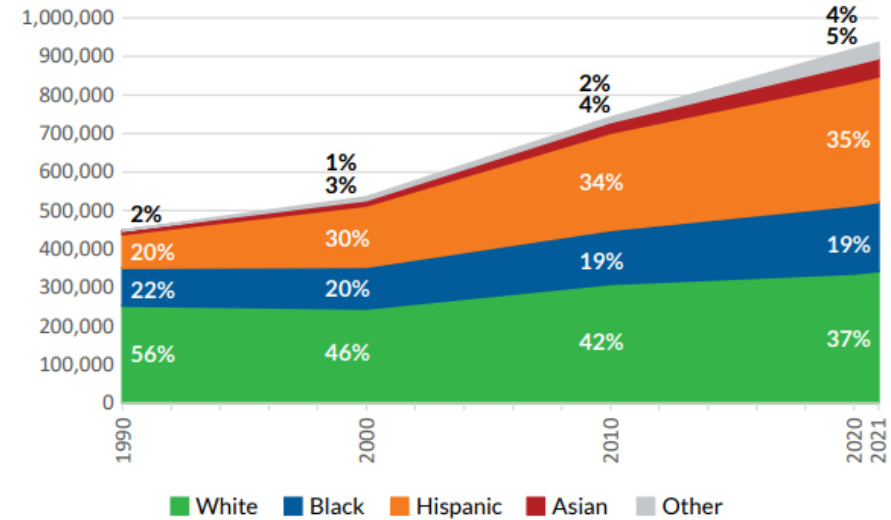
Increase in Property Tax Collected

**20.14%**

Long-Term Debt Portion of Total Tax Rate

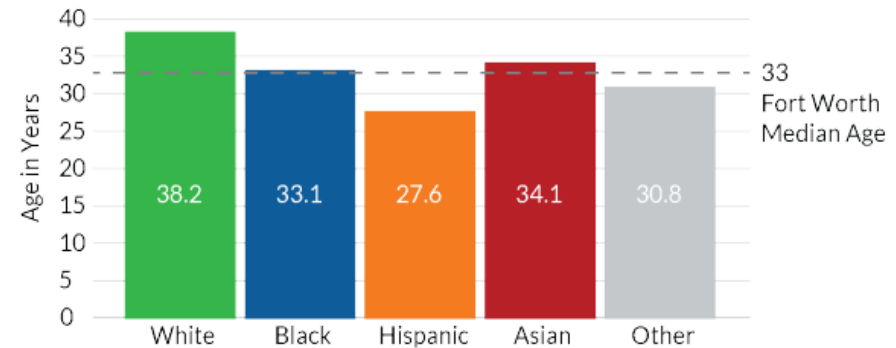
## POPULATION GROWTH & DIVERSITY

As Fort Worth's total population grows, there will also be changes in the composition of the population. Collectively, minorities have been the majority of the population since 2000.



Source: U.S. Census Bureau, 1990-2020 Census, 2021 Population Estimates.

## MEDIAN AGE BY RACE/ETHNICITY



Source: U.S. Census Bureau, American Community Survey, 2017-2021 5-Year Estimates.

# Appendix A

- Botanic Garden Master Plan, 2023 update
- Economic Development Strategic Plan, 2022 update
- Las Vegas Trail Neighborhood Transformation Plan, 2023 (proposed for adoption March 2023)
- Meacham Airport Master Plan
- Public Art Plan for 2022 Bond Program

## EXISTING PLANS AND STUDIES

DRAFT  
COMPREHENSIVE PLAN | APPENDIX A

### PART I: FOCUSING ON THE FUTURE

- *Chapter 1: Population Trends* -
- *Chapter 2: Economic Trends* -
- *Chapter 3: Financial Trends* -

### PART II: BUILDING STRONG NEIGHBORHOODS

- *Chapter 4: Land Use* -

#### Lake Arlington Master Plan (2011)

The City of Arlington, in partnership with the cities of Fort Worth and Kennedale, developed a master plan for Lake Arlington in 2010-2011. The master plan is intended to protect Lake Arlington's water quality to ensure a safe drinking water supply for over 500,000 people, while creating new recreation opportunities and guiding future development around the lake. The plan describes a vision for Lake Arlington; a set of guidelines and standards for protection of water quality; beautification, recreation and open space opportunities; and conceptual development scenarios for the west side of the lake. The City Council adopted a resolution endorsing the Lake Arlington Master Plan in May 2011.

#### LAKE ARLINGTON MASTER PLAN

#### Lake Worth Vision Plan (2011)

The Lake Worth Vision Plan describes and depicts the most appropriate future land use, development patterns and forms, recreational use, and facilities on and around Lake Worth. The Plan is based on the following four principles to guide future decision-making for Lake Worth: 1) Protect and enhance Lake Worth's water quality, natural beauty, and recreational character; 2) Develop Model Sustainable Communities in the Lake Worth area that create desirable places to live and work while enhancing livability of existing communities; 3) Create Lake Worth Regional Park, a linear park that encompasses the lake and provides high-quality recreational amenities and cultural hubs; 4) Connect communities, resources, and amenities with parkways, greenways, and trails.

#### LAKE WORTH VISION PLAN

*\*Denotes plans or studies that are superseded by another plan listed this appendix.*

#### Texas Motor Speedway Area Master Plan (2009)

The Texas Motor Speedway (TMS) Area Master Plan is a sub-regional public planning effort which provides recommendations concerning economic development, land use, transportation, water and sewer infrastructure, environmental impacts, and regional cooperation for the multijurisdictional study area. The plan acknowledges that due to rapid growth, development pressure in the TMS area will increase and the ability to properly accommodate that growth needs to be balanced with maintaining the considerable economic impact of the race track. To achieve this balance, key stakeholders were engaged throughout the study area, including major employers, property owners, neighborhood leaders, adjacent communities' planning staff, and elected officials. The plan reviews development opportunities and plans, identifies potential compatibility concerns, and describes transportation facility needs and plans to serve the area. The plan acknowledges the multiplicity of planning efforts by the many jurisdictions within the TMS plan study area, and melds elements of these plans into a more understandable long-range view of the TMS study area. Based on stakeholders' desires to more sustainably accommodate the strong growth projected for the area, the plan introduces alternative – and potentially more sustainable – development patterns for the sub-region within which TMS is located.

#### TEXAS MOTOR SPEEDWAY AREA MASTER PLAN

#### NAS JRB Joint Land Use Study (2007)

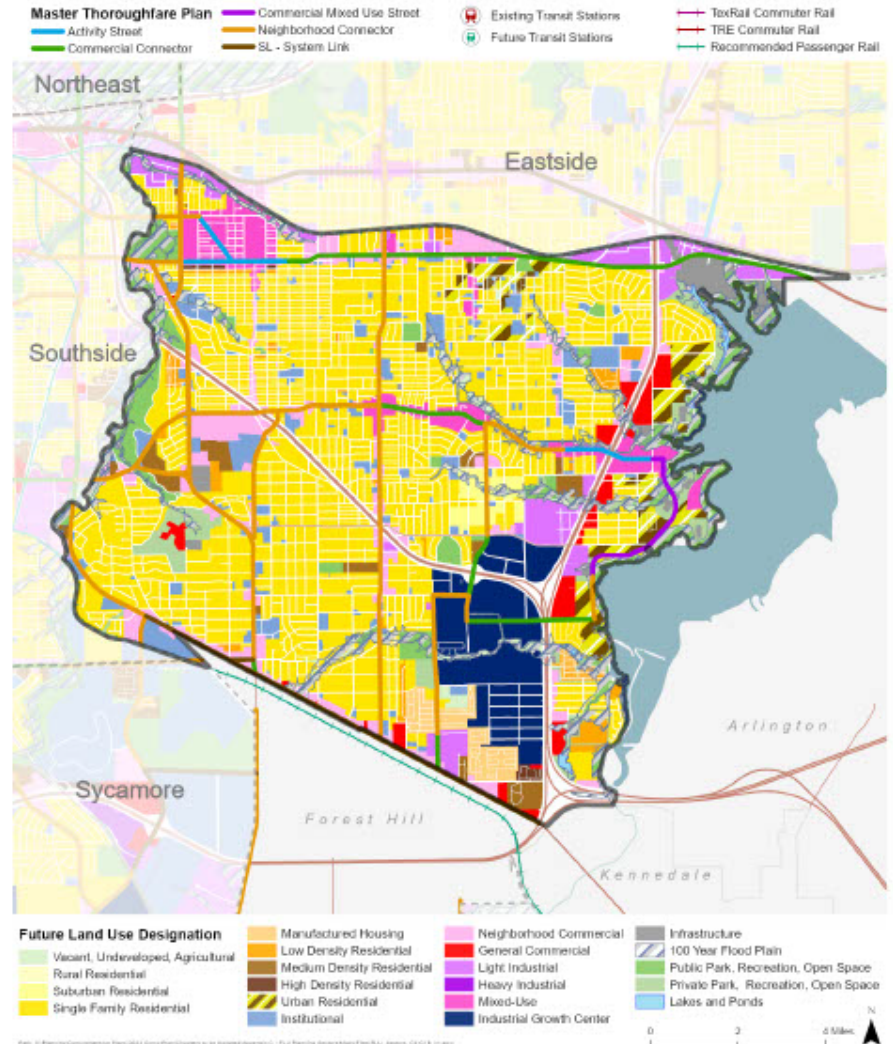
The Joint Land Use Study (JLUS) is an initiative of Benbrook, Fort Worth, Lake Worth, River Oaks, Westworth Village, White Settlement and Tarrant County. The U.S. Department of Defense, Office of Economic Adjustment is the project manager and the North Central Council of Governments is the study sponsor. The purpose of this Joint Land Use Study is to evaluate the current status of the implementation of recommendations issued in the 2002 Air Installation Compatible Use Zone Study and to make recommendations for additional actions by local governments designed to improve land use decisions that may affect the mission of the base. The City Council adopted a resolution supporting the JLUS in October 2007.

#### NAS JRB JOINT LAND USE STUDY

## SOUTHEAST SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote commercial, mixed-use, and urban residential development within the Polytechnic/Texas Wesleyan, Lake Arlington, and Miller/Berry Mixed-Use Growth Centers.
2. Rezone property between Loop 820 and Lake Arlington to promote development of the Lake Arlington Urban Village in accordance with the Lake Arlington Master Plan.
3. In accordance with the Lake Arlington Master Plan, establish a publicly-accessible shoreline on the Fort Worth side of Lake Arlington by acquiring land or a public access easement for a lakeshore trail.
4. In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.
5. Encourage redevelopment of the Polytechnic/Wesleyan and Lake Arlington Urban Villages consistent with their urban village plans and the Lake Arlington Master Plan.
6. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
7. Protect the environmental quality of Lake Arlington and the surrounding area.
8. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
9. Encourage attractive freeway and mixed commercial uses along East Loop 820.
10. Protect residential areas from commercial encroachment adjacent to Mansfield Highway, Wilbarger Street, East Berry Street, and East Rosedale Street.
11. Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
12. Promote the expansion of the Polytechnic/Texas Wesleyan educational district.
13. Stimulate the redevelopment of the East Rosedale, East Berry Street, Miller Avenue, and Mansfield Highway commercial districts.
14. Encourage quality infill houses, particularly in the Polytechnic and Stop Six neighborhoods.
15. Promote industrial development within the Loop 820 East Industrial Growth Center.



"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."  
Texas Local Government Code, Section 219.005.



# ROLE OF THE FUTURE LAND USE MAP

## Inform future zoning updates


### Advisory

**COMPREHENSIVE PLAN**



Goals, policies, and implementation strategies

**FLU MAP**



Establish desired future land use patterns

**Land Use Categories**


	_____
	_____
	_____
	_____

Establish key community characteristics by land use




### Regulatory

**ZONING ORDINANCE**




Regulations, development standards, and procedures



**ZONING MAP**



Determines what zoning districts apply to individual properties

**Zoning Districts**



_____	_____
_____	_____
_____	_____
	

Regulate standards such as building height, lot size, setbacks, and what uses are permitted

# Proposed Echo Heights Area FLU Change: Agricultural Use

## District 5/New 11 (Southeast Planning Sector)

Proposed Future Land Use Map change to reflect existing agricultural land use and zoning where no alternative land use or development is proposed.

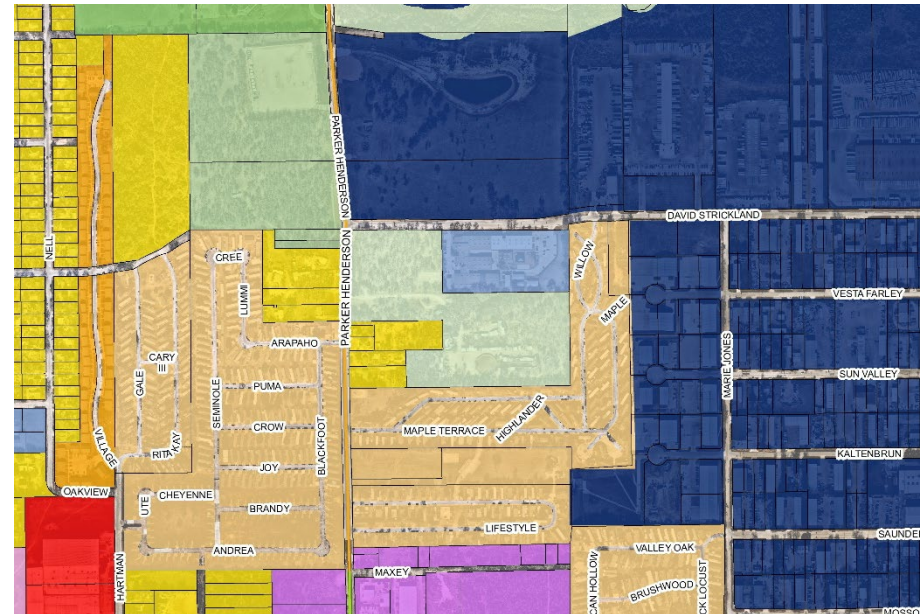
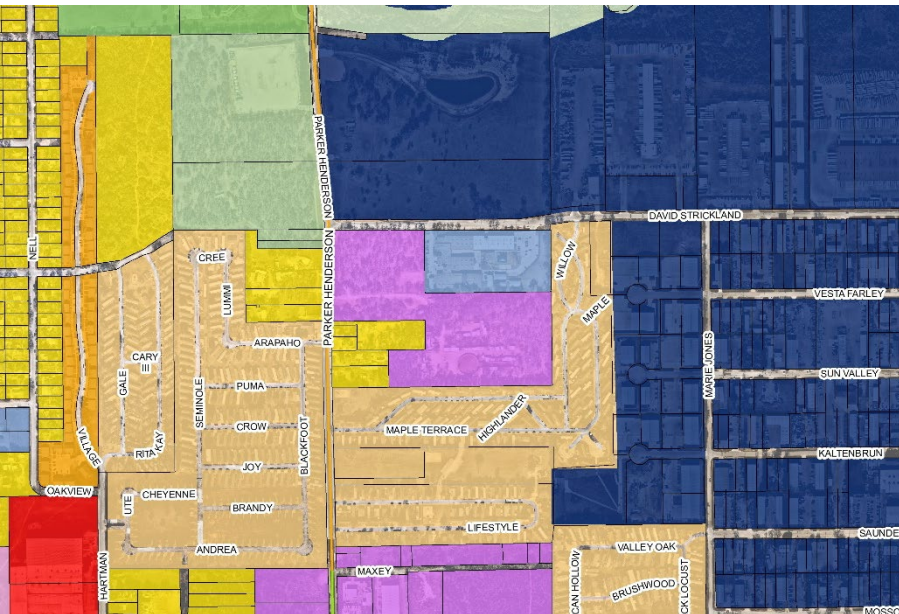
- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Urban Residential
- Institutional
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Public Park, Recreation, Open Space
- Private Park, Recreation, Open Space
- Lakes and Ponds
- 100 Yr Floodplain

### Adopted Future Land Use:

■ Light Industrial

### Proposed Future Land Use Changes:

■ Vacant, Undeveloped, Agricultural



# Proposed Echo Heights Area FLU Change: Single-Family Development

## District 11 (Southeast Planning Sector)

Proposed Future Land Use Map change to reflect proposed single-family residential development and existing A-5 zoning.

- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Urban Residential
- Institutional
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Public Park, Recreation, Open Space
- Private Park, Recreation, Open Space
- Lakes and Ponds
- 100 Yr Floodplain

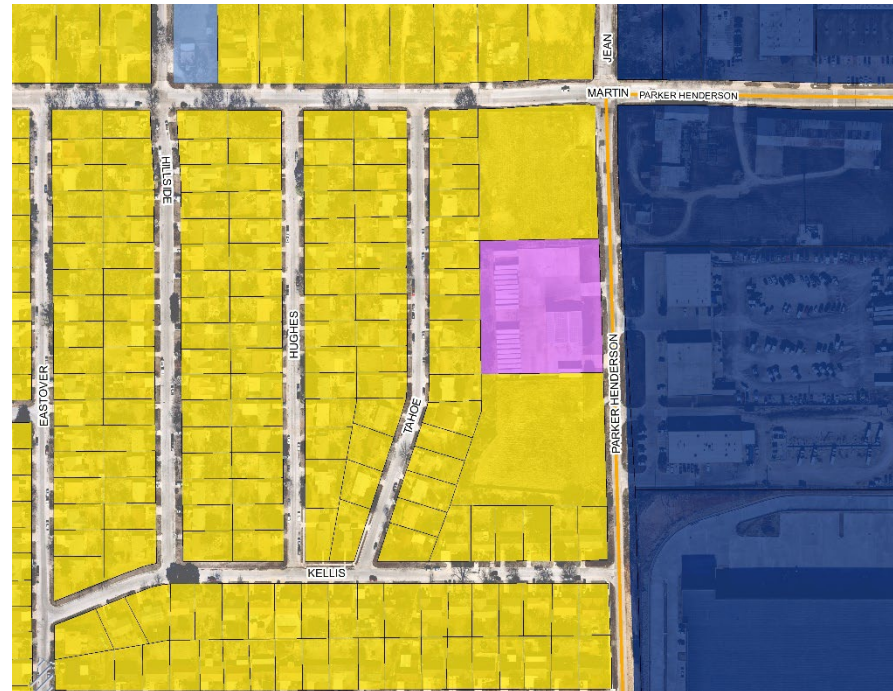
### Adopted Future Land Use:

 Light Industrial



### Proposed Future Land Use Changes:

 Single-Family Residential



# Proposed Echo Heights Area FLU Change: Manufactured Home Park

## District 11 (Southeast Planning Sector)

Proposed Future Land Use Map change to reflect existing manufactured home park land use and MH zoning where no alternative land use or development is proposed.

- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Urban Residential
- Institutional
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Public Park, Recreation, Open Space
- Private Park, Recreation, Open Space
- Lakes and Ponds
- 100 Yr Floodplain

### Adopted Future Land Use:

- Industrial Growth Center

### Proposed Future Land Use Changes:

- Manufactured Housing



# Appendix D: Funded Capital Improvements

Consolidated  
FY2023-2027  
Five-Year Capital  
Improvement Plan  
and Summary are  
incorporated into  
Appendix D.

<b>PROPOSED CIP PROJECTS</b>					
<b>DRAFT</b>					
COMPREHENSIVE PLAN   APPENDIX D					
Capital Improvement Projects - Continued	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
<b>Property Management</b>					
Equipment	\$0.04 M	\$0.21 M	\$0.15 M	\$0.15 M	\$0.19 M
Facility Improvements	\$16.28 M				
Redevelopment/Renovations	\$4.81 M	\$4.64 M	\$4.81 M	\$4.97 M	\$5.15 M
Vehicles	\$5.37 M	\$4.50 M	\$5.50 M	\$6.50 M	\$7.68 M
<b>Total:</b>	<b>\$26.49 M</b>	<b>\$9.35 M</b>	<b>\$10.46 M</b>	<b>\$11.62 M</b>	<b>\$13.02 M</b>
<b>Transportation &amp; Public Works</b>					
Business Applications	\$0.39 M	\$0.15 M	\$0.15 M	\$0.15 M	\$0.15 M
Community Facilities Agreements	\$7.46 M	\$7.83 M	\$8.22 M	\$8.63 M	\$9.06 M
Community Partnerships	\$1.69 M	\$0.86 M	\$0.89 M	\$0.92 M	\$0.95 M
Drainage Improvements	\$12.17 M	\$3.83 M	\$4.12 M	\$3.77 M	\$4.92 M
Equipment	\$0.14 M	\$0.14 M	\$0.14 M	\$0.14 M	\$0.14 M
Floodplain Management	\$0.11 M	\$0.34 M	\$0.34 M	\$0.34 M	\$0.34 M
Hardware	\$0.06 M	\$0.10 M	\$0.10 M	\$0.10 M	\$0.10 M
Heavy Equipment	\$1.5 M	\$1.50 M	\$1.50 M	\$1.50 M	\$1.50 M
Neighborhood Drainage Improvement	\$0.30 M	\$0.15 M	\$0.15 M	\$0.15 M	\$0.15 M
Neighborhood Street Improvement	\$0.76 M				
Redevelopment/Renovation	\$2.09 M	\$21.28 M	\$5.85 M	\$6.85 M	\$6.85 M
Roadway Crossings & Channel Improvement	\$2.56 M	\$32.83 M	\$5.42 M	\$5.93 M	\$6.00 M
Sidewalk Infrastructure	\$2.68 M	\$2.77 M	\$2.87 M	\$2.97 M	\$3.07 M
Street Light Infrastructure	\$3.56 M	\$1.62 M	\$1.68 M	\$1.73 M	\$1.79 M
Street Maintenance	\$34.94 M	\$25.94 M	\$26.85 M	\$27.79 M	\$28.76 M
Technology Infrastructure	\$0.11 M	\$0.11 M	\$0.11 M	\$0.11 M	\$0.11 M
Traffic Signals	\$7.03 M	\$7.28 M	\$7.53 M	\$7.80 M	\$8.07 M
Vehicles	\$0.43 M	\$106.97 M	\$66.17 M	\$69.12 M	\$72.23 M
<b>Total:</b>	<b>\$65.67 M</b>	<b>\$106.97 M</b>	<b>\$66.17 M</b>	<b>\$69.12 M</b>	<b>\$72.23 M</b>

# Adoption Schedule

Date	Activity
January 25, 2023	<b>City Plan Commission</b> received a work session briefing on the draft 2023 Comprehensive Plan.
January 25, 2023	<b>City Plan Commission</b> conducted <b>public hearing</b> and voted to recommend adoption of plan.
February 21, 2023	<b>City Council</b> received an <b>Informal Report</b> on proposed plan.
March 21, 2023	<b>City Council</b> conducted <b>public hearing</b> on proposed plan and voted on <b>ordinance</b> to adopt 2023 Comprehensive Plan, with the exception of Chapter 4: Land Use and Appendix C: Future Land Use by Sector.
June 12, 2023	<b>Echo Heights community meeting.</b>
August 8, 2023	<b>City Council</b> completes continued <b>public hearing</b> on 2023 Chapter 4: Land Use and Appendix C: Future Land Use by Sector.
August 2023	Adopted plan <b>posted</b> on City website.

# 2050 Comprehensive Plan Proposed Schedule

Date	Activity
Summer 2023	Contract signed with <b>public engagement consultant</b> for robust community engagement for 2050 Comprehensive Plan.
Fall 2023	<b>Community Engagement Plan</b> prepared by consultant team.
Fall 2023	Community <b>engagement process begins</b> .
Fall/Winter 2024	Consultant team completes community engagement and preparation of <b>key plan components</b> .
Spring 2025	2050 Comprehensive Plan <b>review and adoption process</b> begins.
Early Summer 2025	<b>City Council</b> holds <b>public hearing</b> on 2050 Comprehensive Plan.

## Contact Info

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Korrie Becht

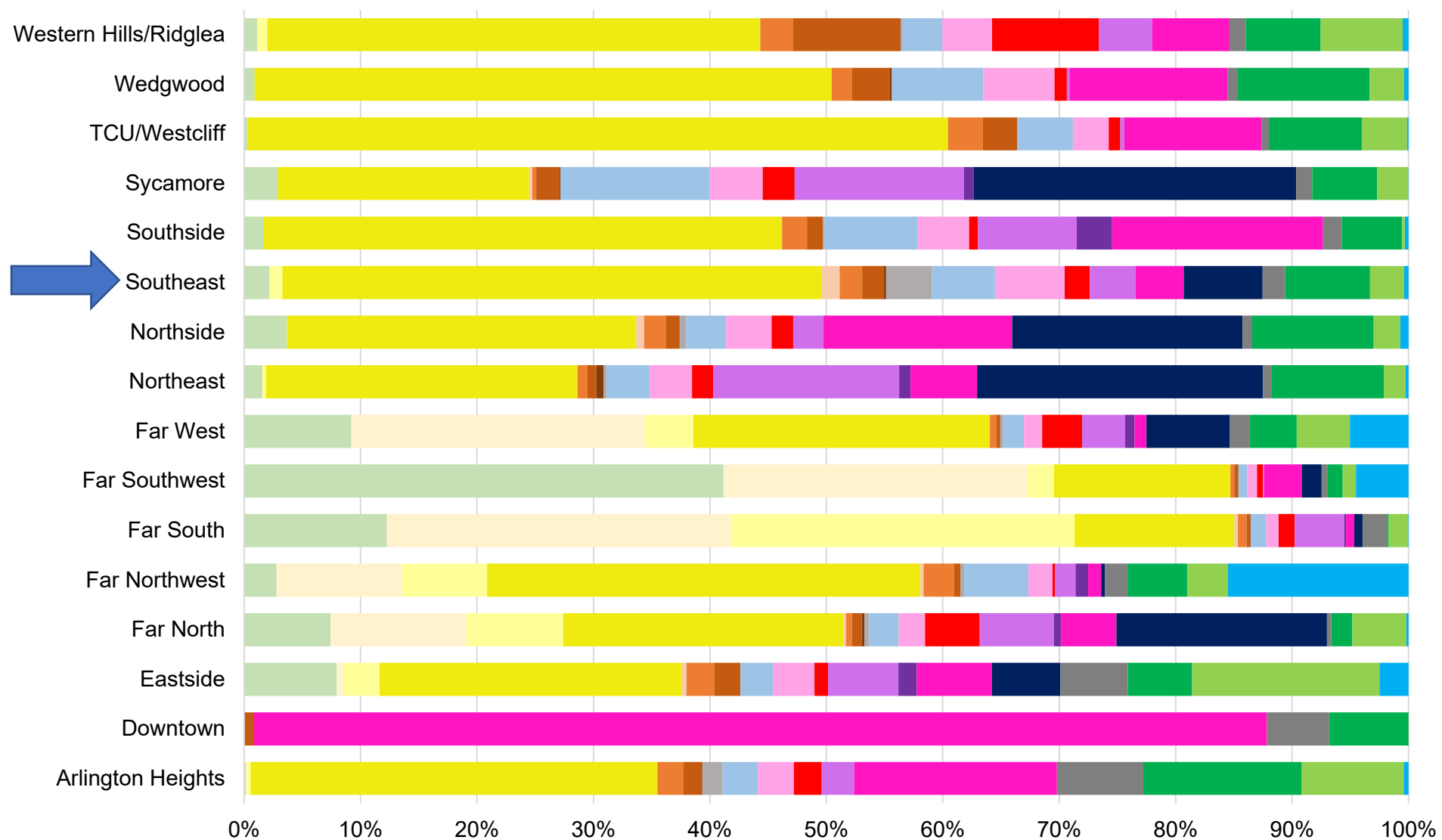
817-392-7944

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










# Future Land Use Distribution by Planning Sector



- Vacant, Undeveloped, Agricultural
- Manufactured Housing
- Urban Residential
- Light Industrial
- Infrastructure
- Rural Residential
- Low Density Residential
- Institutional
- Heavy Industrial
- Public Park, Recreation, Open Space
- Suburban Residential
- Medium Density Residential
- Neighborhood Commercial
- Mixed Use
- Private Park, Recreation, Open Space
- Single Family Residential
- High Density Residential
- General Commercial
- Industrial Growth Center
- Lakes and Ponds

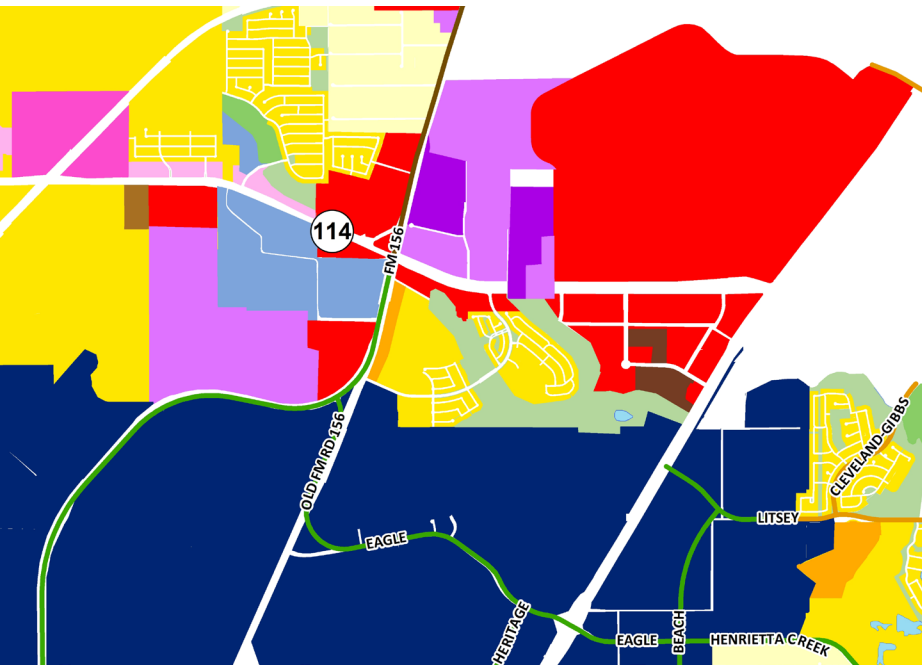
# FLU Change Examples Related to FEMA Floodplains:

District 7/New 10  
(Far North Planning Sector)

- |   |  |
|---|--|
|  Vacant, Undeveloped, Agricultural |  Light Industrial                     |
|  Rural Residential                 |  Heavy Industrial                     |
|  Suburban Residential              |  Mixed-Use                            |
|  Single Family Residential         |  Mixed-Use Growth Center              |
|  Manufactured Housing              |  Industrial Growth Center             |
|  Low Density Residential           |  Infrastructure                       |
|  Medium Density Residential        |  Public Park, Recreation, Open Space  |
|  High Density Residential          |  Private Park, Recreation, Open Space |
|  Urban Residential                 |  Lakes and Ponds                      |
|  Institutional                     |  100 Yr Floodplain                    |
|  Neighborhood Commercial           |  |
|  General Commercial                |  |

**Adopted Future Land Use:**

Existing designations (as shown on legend)



**Proposed Future Land Use Change:**

 Vacant, Undeveloped, Agricultural

