

Mayor and Council Communication

DATE: 02/24/26

M&C FILE NUMBER: M&C 26-0122

LOG NAME: 06SUBDIVISION ORDINANCE AMENDMENTS INFILL DEVELOPMENT

SUBJECT

(ALL) Conduct Public Hearing and Adopt Ordinance Amending Chapter 31 "Subdivision Ordinance," of the Code of the City of Fort Worth, Texas (2015), as Amended, to Adopt Regulations Governing Infill Developments, Rename the Planning and Development Department to the Development Services Department, and Update Regulations Governing the Subdivision of Land

(PUBLIC HEARING - a. Staff Available for Questions: Stephen Murray; b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct a public hearing; and
2. Adopt the attached ordinance amending Chapter 31 "Subdivision Ordinance," of the Code of the City of Fort Worth, Texas (2015), as amended, to adopt regulations governing infill developments, rename the Planning and Development Department to the Development Services Department, and update regulations governing the subdivision of land.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to recommend adoption of amendments to the Subdivision Ordinance which are intended to promote infill development in the City of Fort Worth, as well as update the department name to the currently used development services department. The growth of infill development maximizes the potential of underused properties and existing infrastructure, develops compact neighborhoods by promoting increased densities, and promotes development consistent with the Comprehensive Plan. The result is smarter growth, stronger neighborhoods, and better long-term financial sustainability for the city. The proposed amendments will also allow for flexibility and predictability for infill developers and help promote innovation through design of alternative housing options to help promote missing middle housing.

Feedback received from the Development Advisory Committee on (DAC) on June 26, 2025 and October 16, 2025, and the City Plan Commission (CPC) on November 7, 2025, was incorporated into the proposed amendments. The City Plan Commission voted to recommend approval of the proposed amendments to the Subdivision Ordinance at their meeting on January 29, 2026.

The proposed changes are summarized as follows:

Section 31-43 Infill Development

Add a definition of infill development as any development inside of or within one-mile outside of Loop 820 in the city limits and platted prior to January 1, 2000; or any development zoned UR, form-based code, historic districts, or within ¼ mile of frequent transit routes or passenger rail stations.

Section 31-44 Infill Development - Role of the Director of Development Services

Facilitate the application of the City's infill development standards

Engage with other Departments for flexible planning and engineering solutions

Ensure that each department's development policies, manuals, and regulations are applied with due discretion in order to fulfill City's planning goals

For infill developments, when an irreconcilable conflict exists between the Subdivision Ordinance and the design manuals, the rule that promotes the construction of an infill development shall be controlling

Section 31-101 Access Connectivity Index

For infill developments, the director of the development services department, or the director's designee, may waive or reduce the connectivity index requirement based upon prevailing site conditions, topography, anticipated traffic, and existing neighborhood character.

Section 31-103 Lot Types and Design

For infill developments, existing conditions, including, but not limited to, topography, easements, neighborhood character, utilities, and built conditions, can allow for lot configurations where lot lines are not perpendicular with street centerline, street centerline radii, public access

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Expedited