

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE CITY OF FORT WORTH 2023 COMPREHENSIVE PLAN; ANALYZING POPULATION, ECONOMIC AND FINANCIAL TRENDS; DESCRIBING IMPLEMENTATION TOOLS; DIVIDING THE CITY INTO 16 PLANNING SECTORS; PROVIDING MAPS DESCRIBING PROPOSED FUTURE LAND USES AND RECOMMENDED LAND USE POLICIES FOR EACH SECTOR; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance No. 25379-03-2022 adopting the Fort Worth 2022 Comprehensive Plan on March 8, 2022; and

WHEREAS, the 2022 Comprehensive Plan is the City of Fort Worth’s general guide for making decisions about growth and development; and

WHEREAS, the 2022 Comprehensive Plan includes, without limitation, provisions on land use, housing, parks and community services, libraries, human services, neighborhood capacity building, economic development, transportation, education, historic preservation, urban design, arts and culture, police services, fire and emergency services, environmental quality, public health, and municipal facilities; and

WHEREAS, it is the City Council’s intent to update elements of the Comprehensive Plan annually; and

WHEREAS, on January 25, 2023, the City Plan Commission conducted a public hearing on the 2023 Comprehensive Plan and recommended that the City Council adopt the plan; and

WHEREAS, the City Council conducted a public hearing on the 2023 Comprehensive Plan on March 21, 2023, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, a copy of the of the 2023 Comprehensive Plan was made available in a file in the City Secretary’s Office and available from the FWLab Department and included the following revisions to the 2022 Comprehensive Plan:

1. The *Population Trends, Economic Trends, and Financial Trends* chapters have been updated to reflect the latest statistical information available for these chapters.
2. *Chapter 4: Land Use* has been updated to include relevant new information and data, and to streamline the Future Land Use – Zoning table.
3. Minor updates have been made to the *Introduction, Chapter 12: Education, Chapter 16: Police Services, and Chapter 19: Public Health.*
4. Maps have been updated throughout the plan to reflect approved annexations and boundary adjustments.
5. *Appendix A: Existing Plans and Studies* has been updated to reflect the City Council’s adoption of the following plans:
 - a. *Botanic Garden Master Plan, 2023 update*
 - b. *Economic Development Strategic Plan, 2022 update*
 - c. *Las Vegas Trail Neighborhood Transformation Plan, 2023 (proposed March 2023)*
 - d. *Meacham Airport Master Plan, 2023*
 - e. *Public Art Plan for 2022 Bond Program*
6. *Appendix C: Future Land Use by Sector* has been updated to reflect 100-year floodplain locations on vacant land, approved zoning changes, new development plans and opportunities, and existing development patterns unlikely to change.
7. *Appendix D: Proposed Capital Improvements* has been updated to include the adopted FY2023-2027 Five-Year Capital Improvement Plan, along with a graphic summary of major expenditures described in the plan.
8. *Appendix E: Planned Service Areas* has been updated to reflect 20-year service area adjustments and recent annexations.
9. *Appendix F: Annexation Plan, Policy, and Program* has been updated to reflect changes to the annexation program.

WHEREAS, following testimony at the public hearing on March 21, 2023, the City Council adopted the 2023 Comprehensive Plan on that date, with the exception of *Chapter 4: Land Use* and *Appendix C: Future Land Use by Sector*; and

WHEREAS, *Chapter 4: Land Use* and *Appendix C: Future Land Use by Sector* of the 2023 Comprehensive Plan was continued for further consideration by the City Council at a public hearing to be held on April 25, 2023; and

WHEREAS, on April 25, 2023 the City Council continued the public hearing on *Chapter 4: Land Use* and *Appendix C: Future Land Use Sector* of the 2023 Comprehensive Plan to August 8, 2023; and

WHEREAS, on August 8, 2023 the City Council conducted a public hearing on *Chapter 4: Land Use* and *Appendix C: Future Land Use Sector* of the 2023 Comprehensive Plan and following testimony by the public the City Council adopted *Chapter 4: Land Use* and *Appendix C: Future Land Use Sector* of the 2023 Comprehensive Plan, with the exception of the Southeast Sector Future Land Use Map and Policies which was continued for further consideration by the City Council at their meeting to be held on November 14, 2023; and

WHEREAS, during the months of September and October of 2023 city staff hosted community meetings to discuss with interested parties proposed changes to the Southeast Sector Future Land Use Map and Policies that will be considered by the City Council on November 14, 2023; and

WHEREAS, the proposed policy changes to the Southeast Sector Future Land Use Policies in *Chapter 4: Land Use* and *Appendix C: Future Land Use Sector* of the 2023 Comprehensive Plan include renaming the Loop 820 East/Lake Arlington Industrial Growth Center to Loop 820 East/US 287 Industrial Growth Center; adding item #15 to prevent expansion of the 2023 Loop 820 East/US 287 Industrial Growth Center boundary; and renumber and amend item #16 to promote compatible

commercial and industrial development with the Loop 820 East /US 287 Industrial Growth Center;
and

WHEREAS, the proposed changes to the Future Land Use Map includes: reducing the number of acres identified as an Industrial Growth Center; changing areas identified as Light Industrial to Single-Family Residential; changing areas from Light Industrial and Industrial Growth Center to, Vacant, Undeveloped, Agricultural, Manufactured Housing, Low Density Residential and Medium Density Residential to reflect existing uses and community concerns; and to reduce the Loop 820 East/US287 Industrial Growth boundary from 671 acres to 562 acres;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

SECTION 1.

The *Chapter 4: Land Use* and *Appendix C: Future Land Use Sector* of the 2023 Comprehensive Plan of the City of Fort Worth is adopted as set out in the URL provided in Exhibit A attached and incorporated as if contained herein, specifically including existing plans and studies described in Appendix A to the Plan, which are incorporated by reference. A copy of the 2023 Comprehensive Plan of the City of Fort Worth is on file in the City Secretary's Office and in the Planning and Data Analytics Department.

SECTION 2.

The *Chapter 4: Land Use* and *Appendix C: Future Land Use Sector* for the Southeast Sector Future Land Use Map and Policies of the City of Fort Worth 2023 Comprehensive Plan adopted as of the effective date below supersedes and replaces any prior version of *Chapter 4: Land Use* and

Appendix C: Future Land Use Sector for the Southeast Sector Future Land Use Map and Policies included in the 2023 Comprehensive Plan.

SECTION 3.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (2015), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5.

This ordinance shall take effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos, Deputy City Attorney

Jannette S. Goodall, City Secretary

ADOPTED: _____

EFFECTIVE: _____

EXHIBIT A

- USB flash drives or similar electronic storage devices containing the 2023 Comprehensive Plan to be attached and on file in the City Secretary's Office.
- 2023 Comprehensive Plan URL: <https://www.fortworthtexas.gov/departments/the-fwlab/planning/comprehensiveplan/adopted>