



# OAKLAND CORNERS NEIGHBORHOOD EMPOWERMENT ZONE STRATEGIC PLAN

Adopted by Fort Worth City Council January 6, 2009

*Rebuilding neighborhoods with compatible quality infill housing and appropriate mixed-use development in commercial areas.*



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## ACKNOWLEDGEMENTS

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- ◇ Economic and Community Development
- ◇ Housing
- ◇ Transportation and Public Works
- ◇ Police

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- ◇ Downtown Fort Worth, Inc.
- ◇ Fort Worth Transportation Authority

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The Oakland Corners NEZ Strategic Plan was prepared by the City of Fort Worth Planning and Development Department and the West Meadowbrook and Central Meadowbrook Neighborhood Associations.

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# NEIGHBORHOOD EMPOWERMENT ZONES

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## Neighborhood Empowerment Zones

### What is a Neighborhood Empowerment Zone?

A Neighborhood Empowerment Zone (NEZ) is a segment of a neighborhood that is designated by the City of Fort Worth to receive incentives to promote affordable housing and economic development, and improve the quality of social services, education, or public safety provided to residents of the NEZ. NEZs are areas that include high unemployment, poverty, and other distress factors that warrant public intervention to improve the public health, safety, and welfare of residents of the NEZ.

A NEZ must promote:

- ◇ The creation of affordable housing in the zone;
- ◇ An increase in economic development in the zone;
- ◇ An increase in the quality of social services, education, or public safety provided to residents in the zone; or
- ◇ The rehabilitation of affordable housing in the zone.

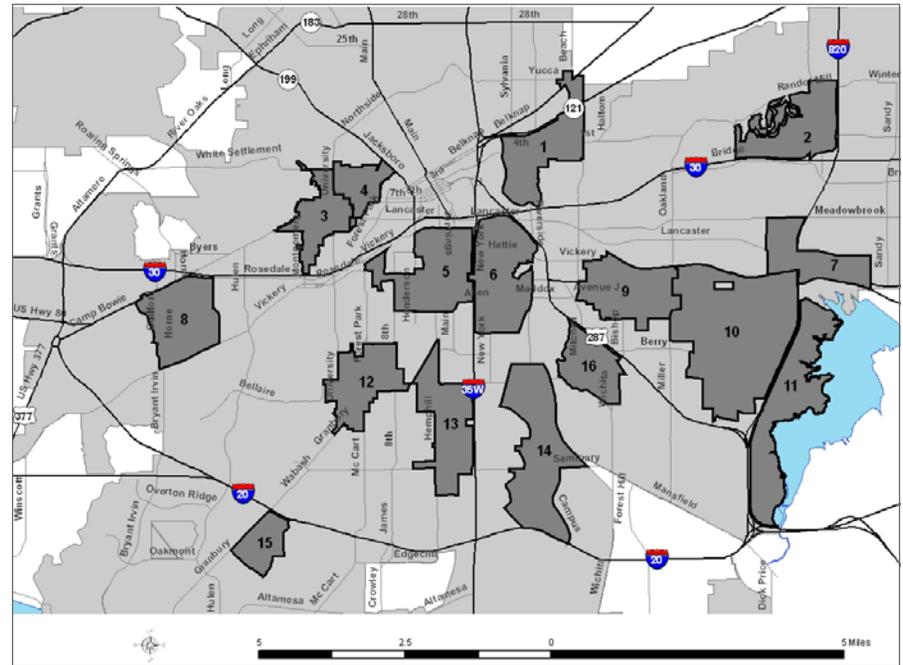
### City of Fort Worth’s Neighborhood Empowerment Zone Program

Chapter 378 of the Texas Local Government Code outlines Texas’ NEZ program, which became effective in May 1999 and enables municipalities to create NEZs. Pursuant to the NEZ legislation, the Fort Worth City Council approved the *Policy Statement on the Creation of Local Neighborhood Empowerment Zones* and the *Neighborhood Empowerment Zone Administrative Procedures* in 2000. On April 17, 2001, the City Council approved the designation of the Stop Six Neighborhood as a pilot NEZ. Following the Stop Six pilot designation, the City Council endorsed the designation of priority development areas (urban villages) along commercial corridors as NEZs.

The City’s criteria for NEZ designation includes:

- At least 75% of the NEZ is located in a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant-eligible area or 50% within the “central city”.

City of Fort Worth Neighborhood Empowerment Zones



1	Riverside	9	Polytechnic/Wesleyan
2	Woodhaven	10	Stop Six
3	West 7th/University	11	Lake Arlington
4	Trinity Park	12	Berry/University
5	Magnolia	13	Hemphill/Berry
6	Evans & Rosedale	14	Rolling Hills
7	Handley	15	Wedgwood Square
8	Ridglea/Como	16	Berryhill Mason Heights

Source: Housing and Economic Development Department, 2008.

- No more than 6,000 people at the time of designation. If more than 6,000 people, the geographic area cannot be larger than 1.5 square miles.
- Bounded by clearly defined boundaries (streets, railroads, creeks, or other logical boundaries).
- Meet the criteria for a reinvestment zone as described in Section 313.202 of the Texas Tax Code.
- Promote housing and economic development opportunities.
- If a proposed NEZ boundary includes an urban village, the urban village must be zoned mixed-use.
- Council adoption of a NEZ Strategic Plan.

In addition, priority will be given to areas within or which include:

- ◇ Mixed-use growth centers, as defined by the City’s Comprehensive Plan;
- ◇ Existing Model Blocks or special target areas recognized by the City;
- ◇ A high priority commercial corridor;
- ◇ State or a federal designated enterprise zones; or
- ◇ U.S. Department of Housing and Urban Development (HUD) eligible areas.

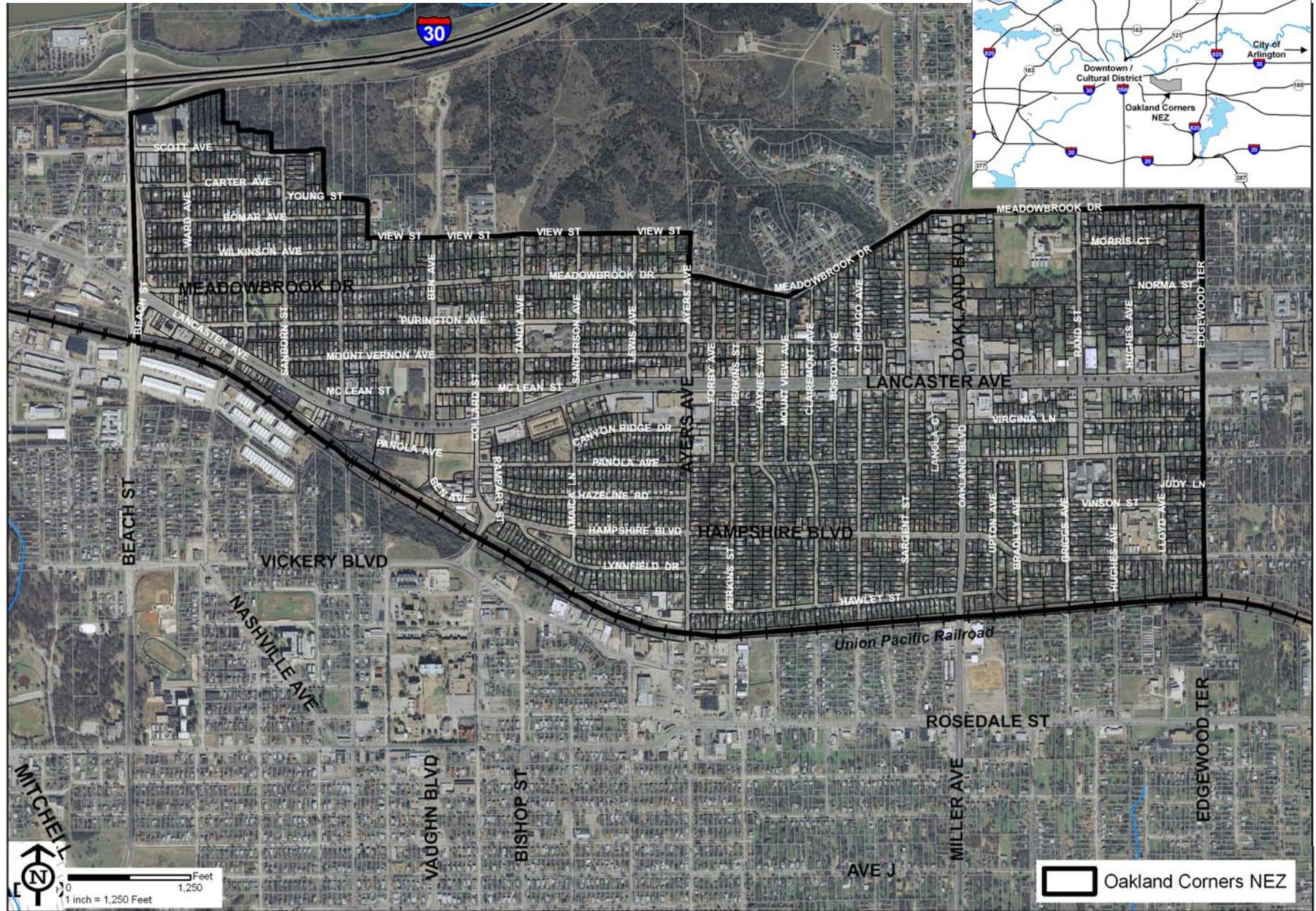
**Oakland Corners NEZ Location and Eligibility**

The proposed Oakland Corners NEZ is located in east Fort Worth, approximately two miles east of downtown. The NEZ boundary includes mainly Meadowbrook Drive and View Street to the north, the Union Pacific railroad to the south, Beach Street to the west, and Edgewood to the east. Its size is approximately 688.4 acres (excluding right-of-way).

The proposed Oakland Corners NEZ meets the City’s eligibility criteria as listed on the chart to the right. The outstanding item is a Council adopted Strategic Plan which is the purpose of this report.

NEZ Criteria	Oakland Corners NEZ Eligibility	Explanation
<ul style="list-style-type: none"> <li>• At least 75% of the NEZ is located in Community Development Block Grant-eligible areas or 50% within the central city.</li> </ul>	✓	<ul style="list-style-type: none"> <li>• 86% of land area is within a CDBG-eligible area.</li> <li>• 100% of land area is within the central city.</li> </ul>
<ul style="list-style-type: none"> <li>• Bounded by clearly defined boundaries (streets, railroads, creeks or other logical boundaries).</li> </ul>	✓	Bounded by major streets and a railroad line.
<ul style="list-style-type: none"> <li>• If more than 6,000 people, the geographic area cannot be larger than 1.5 square miles.</li> </ul>	✓	Population is over the 6,000 limit at 6,494 with a size of 1.36 square miles.
<ul style="list-style-type: none"> <li>• Meet the criteria for a reinvestment zone as described in Section 313.202 of the Texas Tax Code.</li> </ul>	✓	Meets the reinvestment zone criteria including the existence of blighted conditions.
<ul style="list-style-type: none"> <li>• Promote housing and economic development opportunities.</li> </ul>	✓	Available infill sites and other assets make it suited for reinvestment.
<ul style="list-style-type: none"> <li>• If a proposed NEZ boundary includes an urban village, the urban village must be zoned mixed-use.</li> </ul>	✓	The Oakland Corners urban village is zoned MU-1 (Council approved MU-1 rezoning on 12/14/07).
<ul style="list-style-type: none"> <li>• Council adoption of a NEZ Strategic Plan.</li> </ul>	✓	Pending.
<ul style="list-style-type: none"> <li>• Priority area.</li> </ul>	✓	East Lancaster is a priority commercial corridor.

### Oakland Corners NEZ Boundary



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Prepared by: City of Fort Worth Planning & Development Department, April 2008



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## Physical Conditions

The maps on pages 9 - 14 display the existing physical conditions in the Oakland Corners NEZ. The following are some of the major points.

### Current Land Use

The current land use within the Oakland Corners NEZ is a mix of residential, commercial, retail, institutional, industrial uses, and open space.

Single-family homes occupy about 62 percent of the land area at 426.6 acres.

Commercial and retail uses are located throughout the NEZ primarily along East Lancaster with a concentration of neighborhood serving retail between Ayers and Edgewood. Commercial uses make up 19 percent of the land area at 130.9 acres.

Education and non-profit uses including churches are located in and adjacent to the Oakland Corners NEZ. The NEZ includes two Fort Worth ISD elementary schools (Meadowbrook and Sagamore).

Two neighborhood parks are located in the NEZ and a large nature preserve (Tandy Hills) is located north of the NEZ.

Approximately 45 acres of vacant commercial and residential land exist in the NEZ.

Industrial uses are concentrated south of East Lancaster adjacent to the Union Pacific rail line at 29.8 acres.

### Future Land Use

The City of Fort Worth's 2008 Comprehensive Plan future land use map indicates single-family residential as the predominant land use within the Oakland Corners NEZ.

CURRENT LAND USE	Parcels	Acreage	Percent
Single-family	1,880	426.6	62.0%
Commercial	232	130.9	19.0%
Industrial	10	29.8	4.3%
Duplex	137	26.7	3.9%
Residential (vacant)	118	24.2	3.5%
Commercial (vacant)	57	20.9	3.0%
Schools	4	21.0	3.0%
Multifamily	21	4.6	0.7%
Open Space Parkland	2	3.7	0.5%
<b>Total</b>	<b>2,461</b>	<b>688.4</b>	<b>100%</b>

Source: Tarrant Appraisal District, 2007.



Single-family residential is the predominant land use in the Oakland Corners NEZ.

Less than one percent of the land area is recommended for low or medium density residential.

Neighborhood commercial is recommended along East Lancaster Avenue and the major arterial streets that intersect it.

General commercial is recommended south of East Lancaster adjacent to the Union Pacific rail line and at the northwest corner of the NEZ.

Institutional uses are recommended throughout the NEZ and industrial uses are not recommended.

### Current Zoning

Two-family (B) zoning is the predominant zoning category within the NEZ and exists mainly south of East Lancaster Avenue between Collard and Edgewood. Also, a few areas north of East Lancaster are zoned two-family. The two-family zoning is not compatible with the current single-family land use and does not align with the City's Comprehensive Plan future land use map. Rezoning the B zoned property to an appropriate residential zoning district is warranted.

The commercial zoning is mostly neighborhood commercial, ER and E, and MU-1. The Oakland Corners urban village, which is located along East Lancaster between Ayers and Edgewood, is zoned low intensity mixed-use. MU-1 permits a compatible mix of commercial and residential land uses.

Medium industrial zoning is clustered south of East Lancaster adjacent to the Union Pacific rail line and light industrial zoning exists throughout the NEZ on a limited number of parcels.

FUTURE LAND USE	Acreage	Percent
Single-family Residential	462	70.9%
Neighborhood Commercial	109	16.7%
Institutional	44.9	6.9%
General Commercial	28.6	4.4%
Existing Parkland	3.7	0.6%
Low Density Residential (Duplexes or townhomes)	1.8	0.3%
Medium Density Residential (Apartments)	1.6	0.3%
<b>Total</b>	<b>688.4</b>	<b>100%</b>

Source: City of Fort Worth 2008 Comprehensive Plan, Planning and Development Department, 2008.



Based on the City's 2008 Comprehensive Plan, industrial uses are not recommended for the Oakland Corners NEZ.

## Infrastructure

Based on the most recent street assessment from the City's Transportation & Public Works Department, many of the streets located in the Oakland Corners NEZ were determined to be in excellent or good condition. Some of the streets listed as being in fair or poor condition are scheduled for reconstruction.

Based on observation, several of the sidewalks are in need of repair or new installation.

Curb, gutter, and drainage improvements are needed. Oakland Corners has an inadequate drainage system that frequently results in roadway flooding following heavy rains.

Many of the existing infrastructure deficiencies can be addressed with future bond programs or other revenue sources.

## Publicly-owned and Brownfield Properties

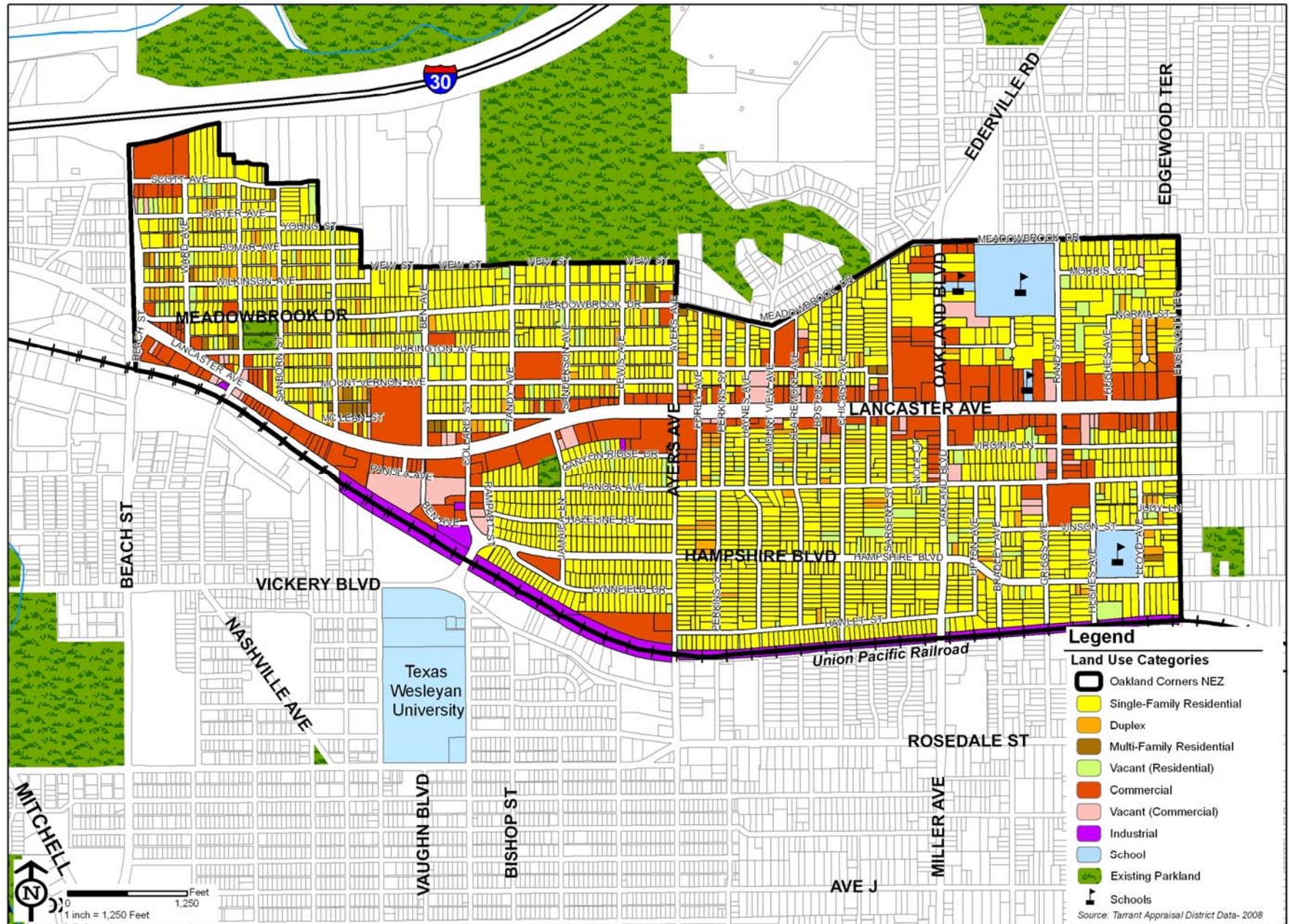
Based on Tarrant Appraisal District (TAD) data, the City owns a limited number of parcels within the Oakland Corners NEZ, excluding parkland. The largest tract is the previous Stripling and Cox Department Store site, which will be converted to the City's Police crime lab.

Approximately fifteen brownfield sites are located within the Oakland Corners NEZ. The majority of these brownfield sites are located along East Lancaster and appear to be commercial properties. A brownfield is real property with real or perceived environmental contamination that hinders redevelopment.

ZONING	Land Use Type	Percent
<b>Residential Districts</b>		
B	Two-Family (Duplex)	46.0%
A-21, A-7.5, and A-5	Single-Family	20.8%
CR and C	Medium Density Multifamily	10.5%
<b>Commercial Districts</b>		
MU-1	Low Intensity Mixed-Use	6.7%
ER and E	Neighborhood Commercial	3.8%
FR, and F	General Commercial	3.7%
G	Intensive Commercial	0.7%
<b>Industrial Districts</b>		
I and J	Light and Medium Industrial	5.5%
<b>Special Districts</b>		
CF	Community Facilities	1.6%
PD	Planned Developments	0.7%
<b>Total</b>		<b>100%</b>

Source: City of Fort Worth, Planning and Development Department, 2008.

Current Land Use

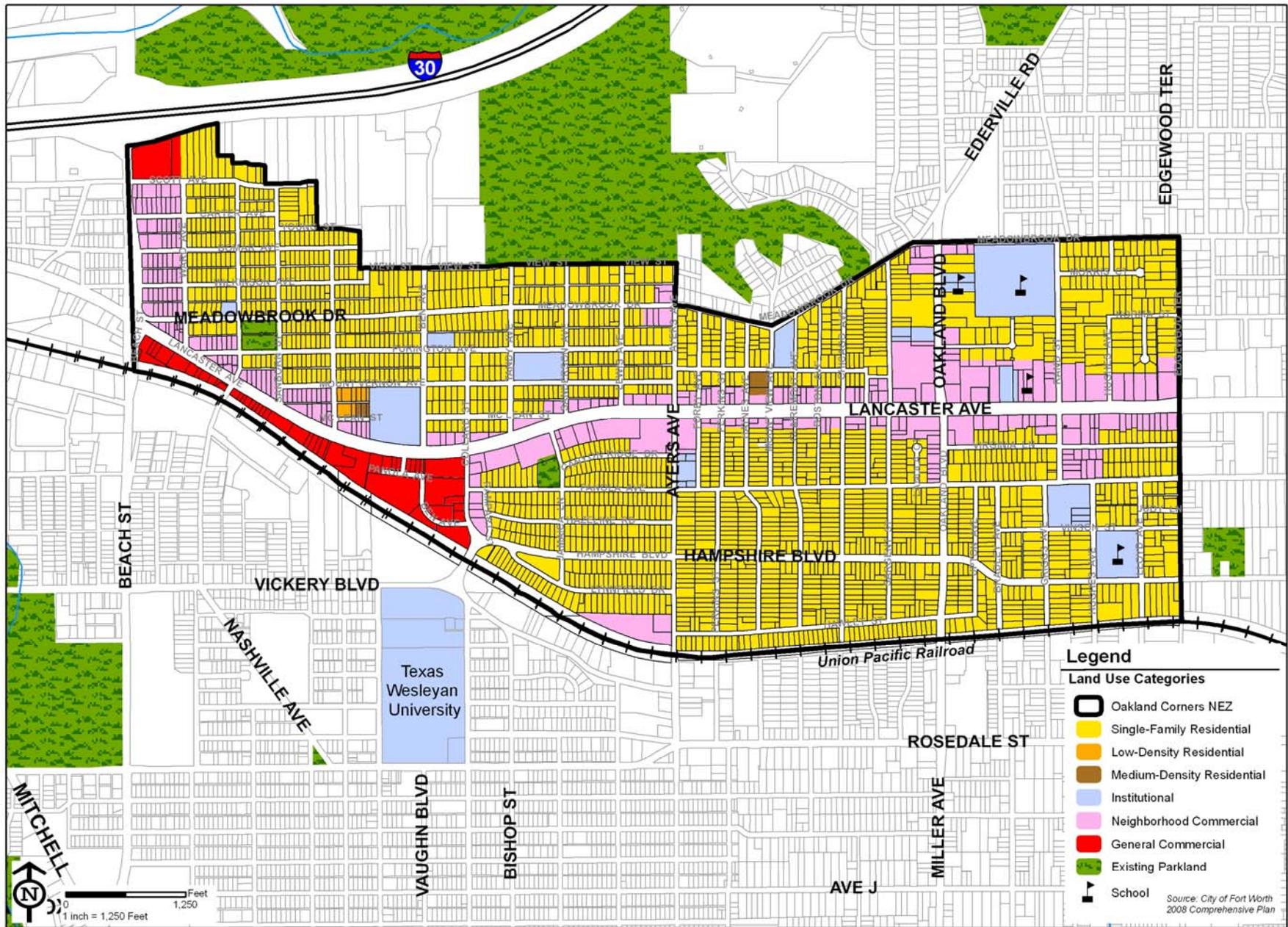


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### Future Land Use

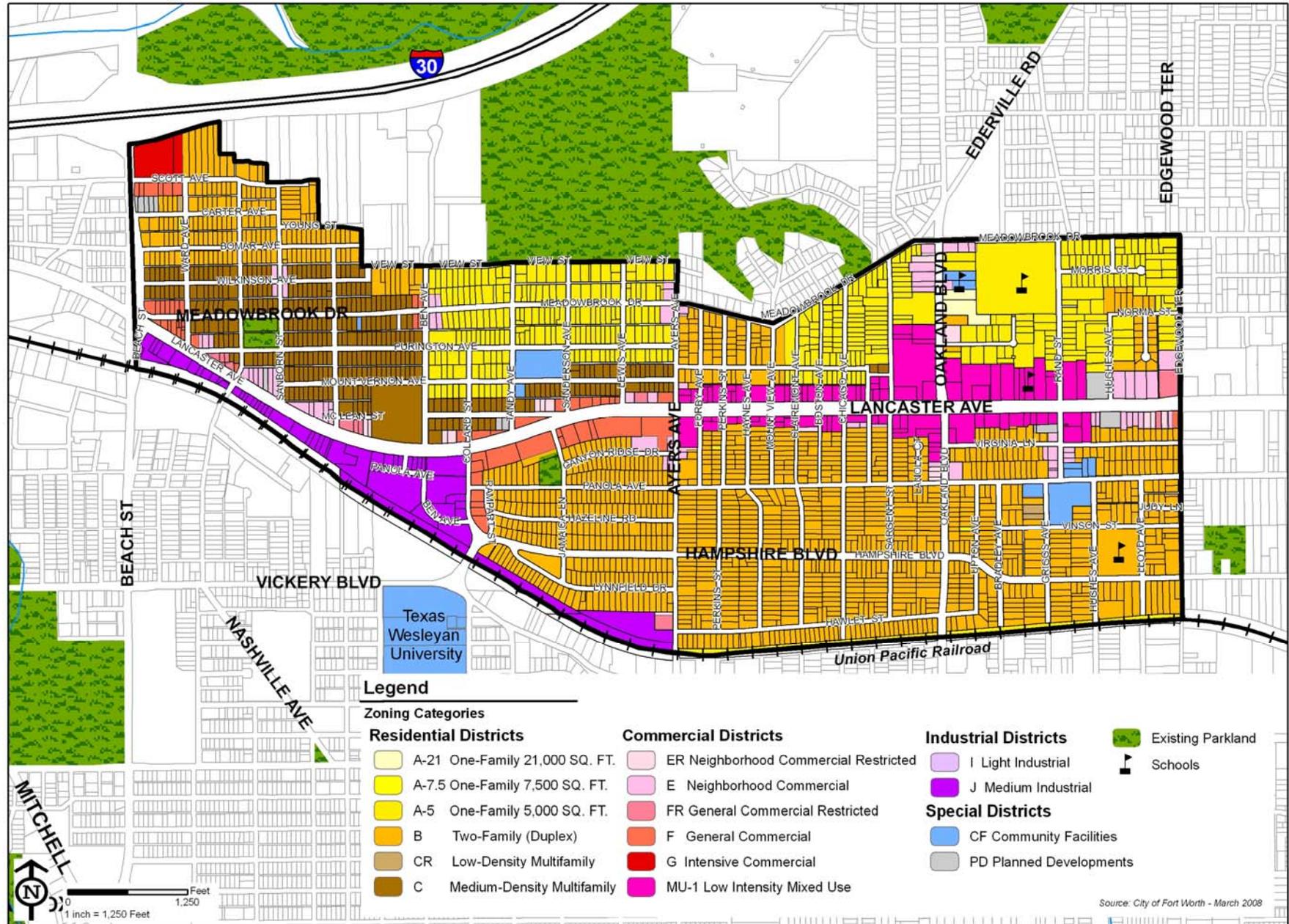


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### Current Zoning

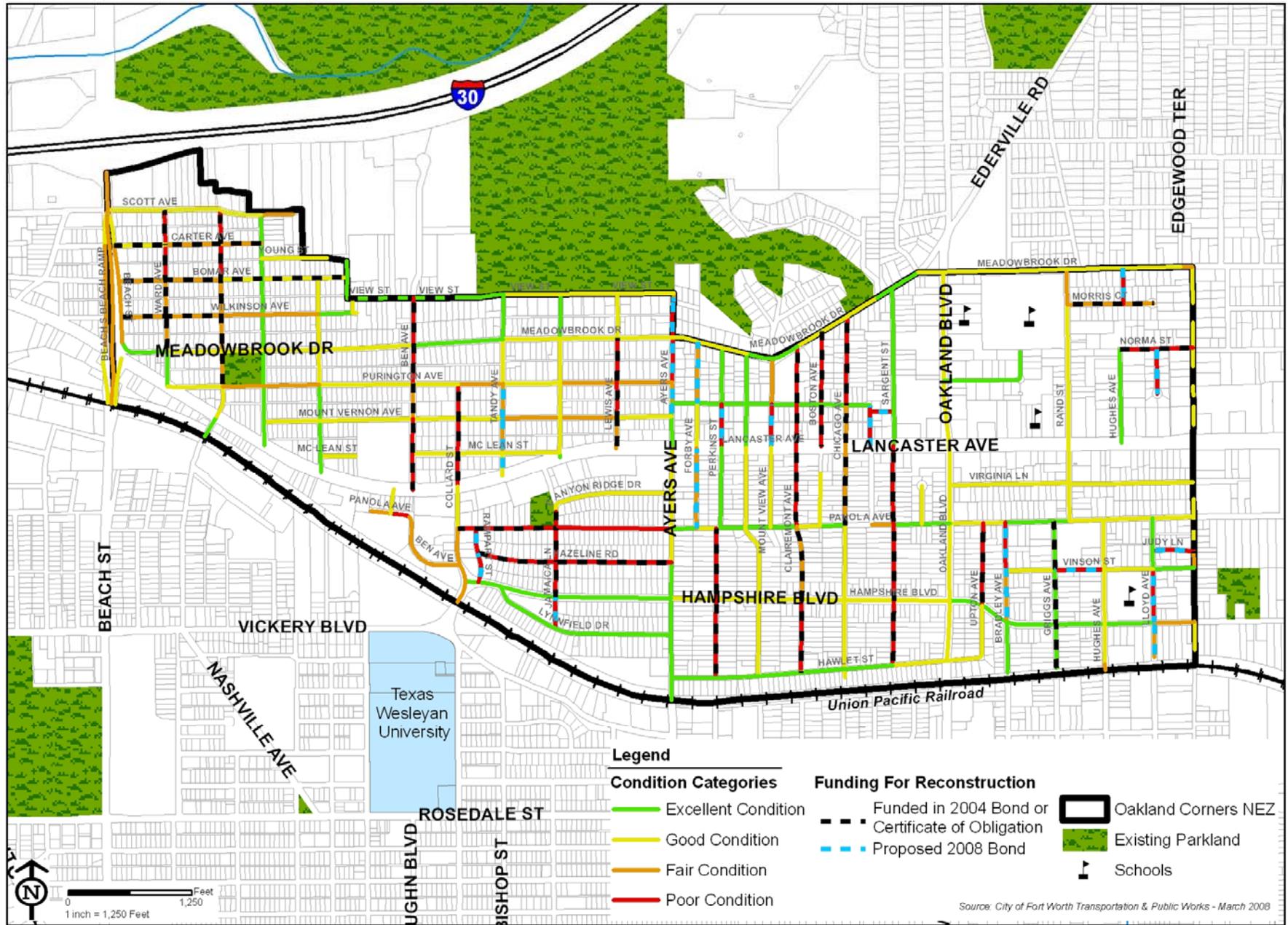


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### Street Quality and Funding For Reconstruction

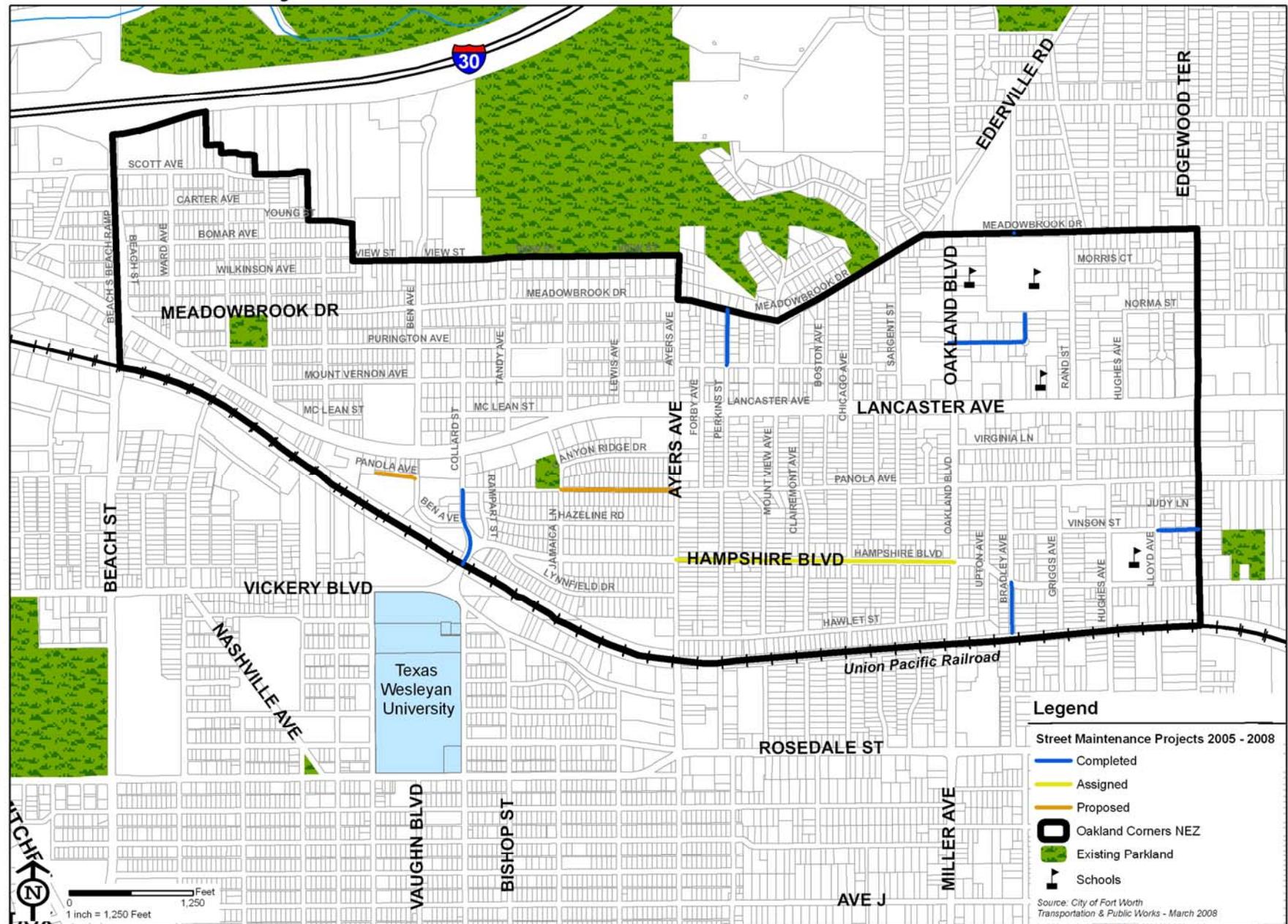


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### Street Maintenance Projects 2005 to 2008

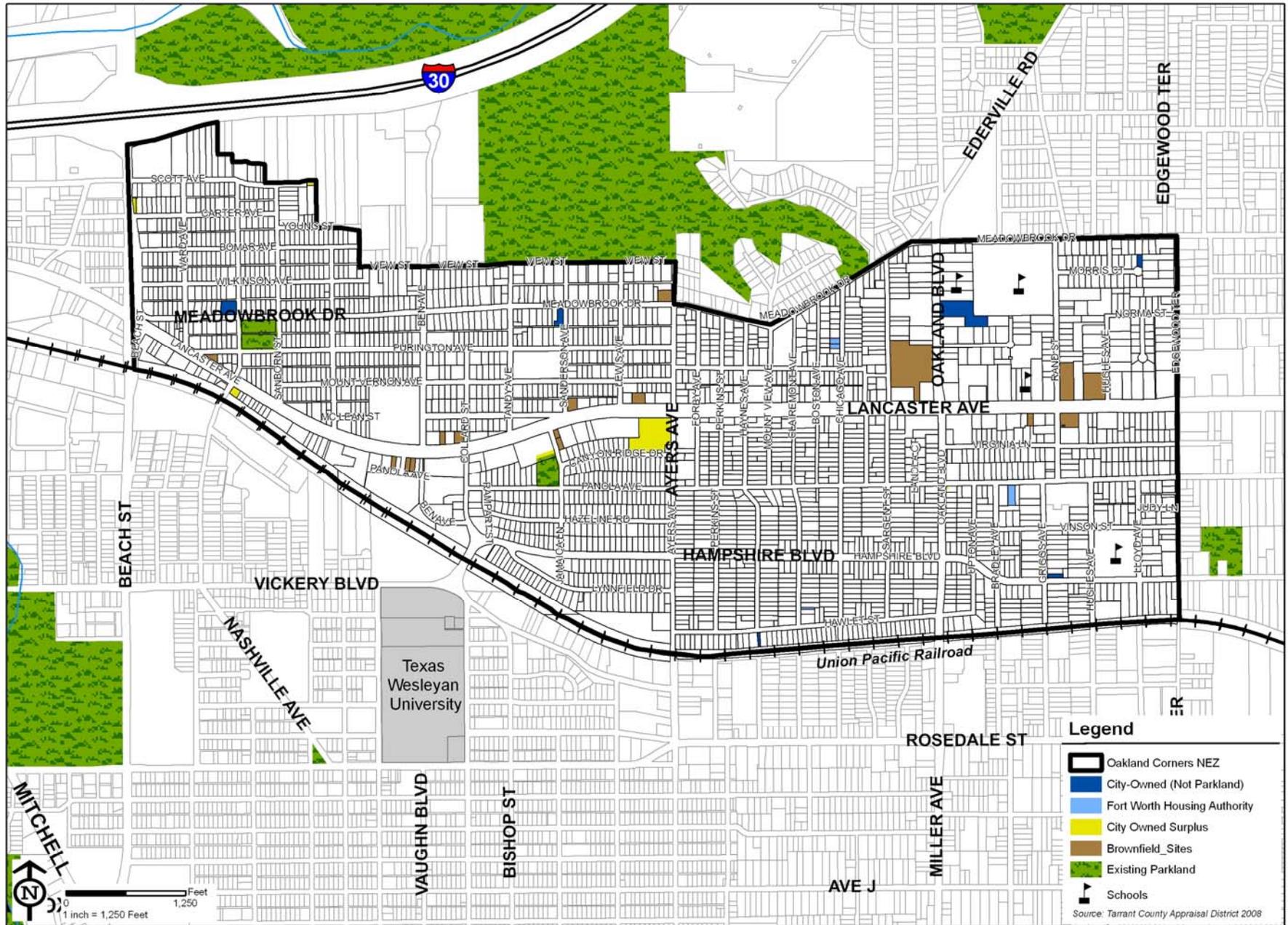


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### City Owned, Surplus, and Brownfield Parcels



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Prepared by: City of Fort Worth Planning & Development Department, March 2008



## Demographic Factors

### Population and Housing Units

Based on the 2000 Census, the population in the Oakland Corners NEZ area (census tract level) increased by 25.7 percent to 7,822 persons between 1990 and 2000. This percent growth outpaced the citywide average by 6.1 percent.

In that same time period, the Oakland Corners NEZ area saw owner-occupied units decrease by 16.3 percent to 1,327 units which is in contrast to the citywide increase of 19.0 percent. Renter-occupied units increased by 25.8 percent to 1,300 units and outpaced the citywide figure of 12.4 percent. Vacant units in the Oakland Corners NEZ area decreased by 42.3 percent, which was 3.5 percentage points higher than the citywide figure of 38.8 percent.

Household size increased by 23.9 percent to 2.90 persons per household between 1990 and 2000, outpacing the citywide figures in absolute and percentage terms.

Also, within the Oakland Corners NEZ area, owner-occupied housing units by age of householder approximately matched (or mirrored) the citywide figures, except for the 15 to 24 and 55 to 64 age groups. The younger age group is slightly higher than the citywide percentage and the older age group is smaller.

### Race, Ethnicity, Age, Education, Occupations, and Poverty

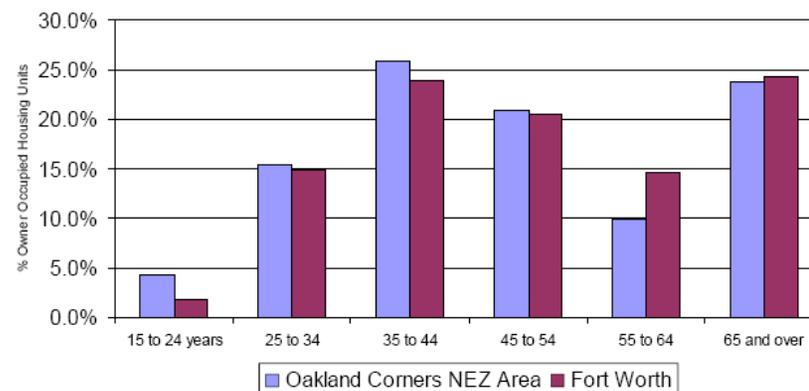
According to the 2000 Census, the minority population percentage is slightly larger in Oakland Corners than for the city as a whole (refer to pie chart on the following page). At the citywide level, Hispanics or Latinos account for 32.7 percent of the population, while they are 39 percent of the population in the Oakland Corners NEZ area. African-Americans make up 17.8 percent of the total citywide population, and 21 percent of the Oakland Corners NEZ population. The White population at the citywide level is 45.9 percent, which is about 8 percentage points higher than in the Oakland Corners area.

The age breakdown in the Oakland Corners NEZ area did not dra-

Oakland Corners NEZ Area	1990	2000	Percent +/-
Total Population (area census tracts)	6,224	7,822	25.7%
Owner-occupied Housing Units	1,585	1,327	-16.3%
Renter-occupied Housing Units	1,033	1,300	25.8%
Vacant Units	444	256	-42.3%
Household Size	2.34	2.90	23.9%
Fort Worth	1990	2000	Percent +/-
Total Population	447,619	535,420	19.6%
Owner-occupied Housing Units	91,755	109,152	19.0%
Renter-occupied Housing Units	76,519	85,994	12.4%
Vacant Units	26,155	16,019	-38.8%
Household Size	2.58	2.67	3.5%

Source: 1990 and 2000 U.S. Census Bureau.

Owner-Occupied Housing Units By Age of Householder — Oakland Corners NEZ Area and Fort Worth



Source: 2000 U.S. Census Bureau.

matically differ from the citywide percentages. A slightly higher percentage of children and persons over 65 reside in Oakland Corners. The percentage of children under 5 is at 9.3 percent compared to the citywide average of 8.4 percent. School-age children between the ages of 5 and 19 account for 23.2 percent of the population compared to 22.8 percent at the citywide level. Adults age 20 to 64 account for the majority of the population in the Oakland Corners NEZ area and the citywide level at 55.5 percent and 59.2 percent, respectively. For the over 65 category, the Oakland Corners NEZ area was about 2.5 percentage points higher than the citywide percentage in 2000.

Educational attainment for persons 25 years and over indicates 22.2 percent of persons were without a high school diploma or GED (General Educational Development) in Oakland Corners, which was higher than the citywide percentage of 14.7 percent. Also, approximately 19.4 percent had less than a 9th grade education, which was 6.9 percentage points higher than the citywide figure of 12.5 percent.

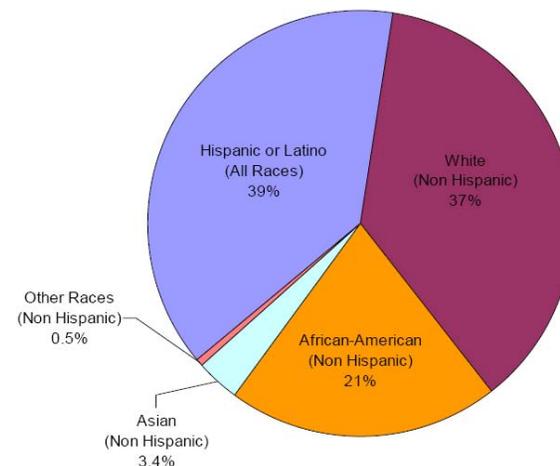
At the high school graduate or GED level, the 23.2 percent seen in Oakland Corners is similar to the citywide percentage of 24.1 percent. Above the high school level, the educational discrepancy is seen again with the percentages in Oakland Corners lagging behind the citywide percentages. The sharpest contrast is with the college bachelor's degree level with approximately 7.8 percent in Oakland Corners compared to 15.0 percent at the citywide level.

Based on the 2000 Census, a higher percentage of persons residing in the Oakland Corners NEZ held jobs in production, transportation, and material moving (24.4 percent), sales and office (23.4 percent), and service (18.6 percent) occupations. These percentages were slightly higher than the citywide figures and indicates a primarily working class neighborhood.

Approximately 18 percent of Oakland Corners residents worked in management, professional, and related occupations compared to 30.2 percent at the citywide level.

In 2000, the percentage of families in the Oakland Corners NEZ area with incomes below the poverty level was 15.2 percent. For female-headed households with no husband present, 30.0 percent of house-

Racial and Ethnic Composition — Oakland Corners NEZ Area



Source: 2000 U.S. Census Bureau.

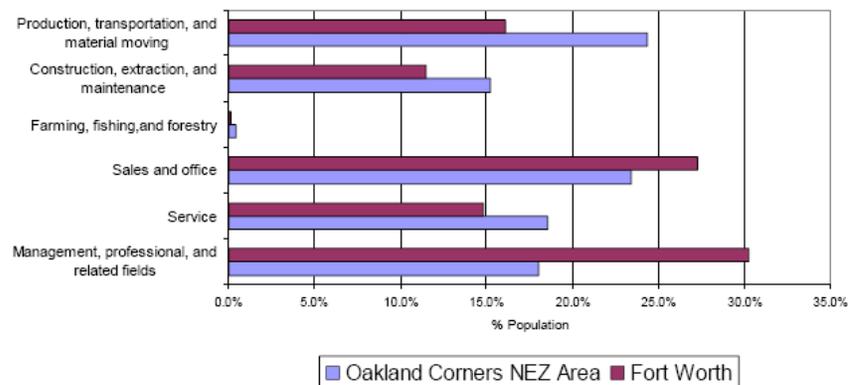
Population Age — Oakland Corners NEZ Area and Fort Worth

AGE	Oakland Corners NEZ Area	Fort Worth
Under 5	9.3%	8.4%
5-19	23.2%	22.8%
20-64	55.5%	59.2%
Over 65	12.0%	9.5%

Source: 2000 U.S. Census Bureau.

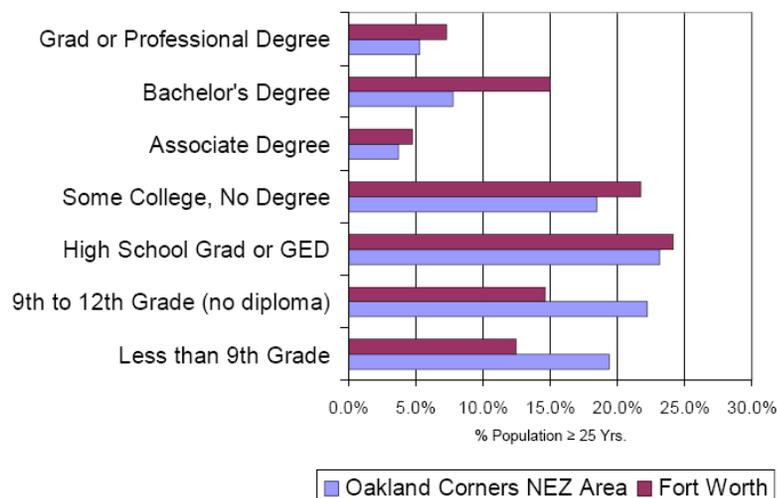
holds lived below the poverty level, and 17.2 percent of individuals were below the poverty level. These figures are higher than the citywide figures but not dramatically so.

Occupations — Oakland Corners NEZ Area and Fort Worth



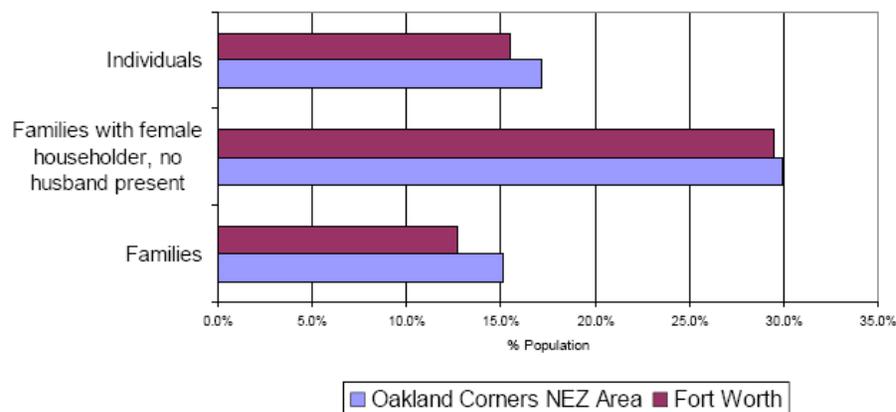
Source: 2000 U.S. Census Bureau.

Educational Attainment - Oakland Corners NEZ Area and Fort Worth (Population 25 Years and Over)



Source: 2000 U.S. Census Bureau.

Poverty Status— Oakland Corners NEZ Area and Fort Worth



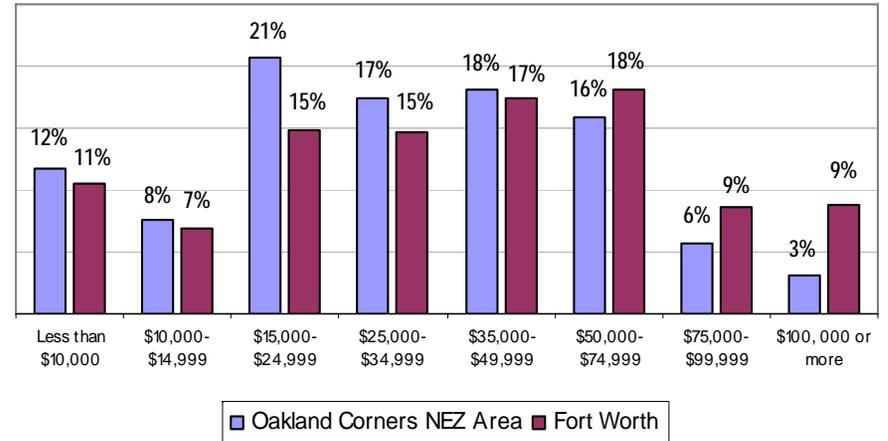
Source: 2000 U.S. Census Bureau.

### Household Incomes

Based on the 2000 Census, approximately three-quarters (75 percent) of the households in the Oakland Corners NEZ area have incomes below \$50,000 compared to 64 percent at the citywide level. More than half (57 percent) have incomes below \$35,000 compared to the citywide level at 47 percent.

Approximately 9 percent of the Oakland Corners households have incomes \$75,000 or above compared to 18 percent at the citywide level.

Household Incomes — Oakland Corners NEZ Area and Fort Worth



Source: 2000 U.S. Census Bureau.

## Public Safety

### Crime

The incidence of Part I crimes reported in the Oakland Corners area has remained relatively constant between 2004 to 2007. Part I crimes include murder, rape, robbery, aggravated assault, burglary, larceny theft, and auto theft. However, Part II crimes, considered to be less serious than Part I crimes, increased by 38.8 percent between 2004 and 2007. Based on an explanation from the Police Department, the increase in Part II crimes may be attributable to a greater Police presence in the area.

### Code Compliance

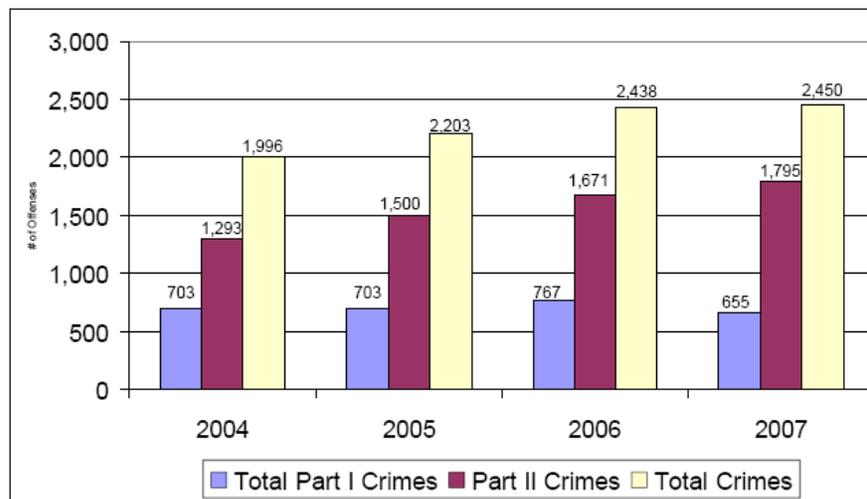
In 2007, most of the code violations in Oakland Corners were related to vehicles, property maintenance, and substandard buildings.

Vehicle violations include junk vehicles, front or side yard parking, and oversized commercial vehicles.

Property maintenance violations include but are not limited to trash and debris.

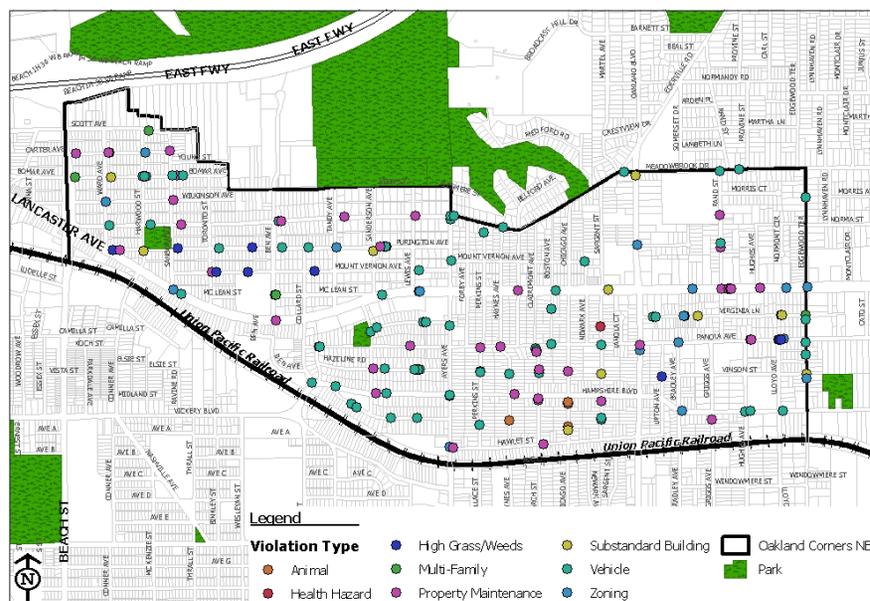
Substandard building violations include vacant and open structures, unlawful occupancies, or owning or controlling a substandard residential or commercial structure. Sheds, carports, and swimming pool barriers are part of this category.

Crime Trends — Oakland Corners NEZ Area



Source: City of Fort Worth, Police Department, 2008.

Code Violations — Oakland Corners NEZ



Source: City of Fort Worth, Code Compliance Department, 2008.

## Transportation and Access

The Oakland NEZ area has good access to other parts of Fort Worth and the metropolitan area due to its extensive street network and close proximity to Interstate 30, Interstate 35W, and East Loop 820.

East Lancaster Avenue is the major east-west street that transverses the NEZ, providing a direct route to downtown Fort Worth and the cultural district to the west and East Loop 820 and the city of Arlington to the east. East Lancaster is a six-lane principal arterial divided by a median. Other major streets in the NEZ include Beach Street and Oakland Boulevard. Beach and Oakland are north-south streets that connect directly to Interstate 30 to the north. Both have four lanes.

Based on the most recent data from the City and the North Central Texas Council of Governments (NCTCOG), an average of 20,000 cars travel along East Lancaster daily.

The NEZ area is served by the Fort Worth Transportation Authority (The T). A bus transfer center is located in the NEZ on East Lancaster Avenue near Oakland Boulevard and several bus stops are located in the area.

Three bus routes operate along East Lancaster including Route 2, which has the highest ridership citywide with over 2,400 daily boardings between I-35W and Handley Drive. Based on the high passenger usage and other factors, a bus rapid transit (BRT) system is proposed along this section of East Lancaster. A BRT system would enhance bus service efficiency along East Lancaster by utilizing technology treatments such as traffic signal priority. Other proposed BRT features include aesthetic elements along East Lancaster and the potential for an end of line park-and-ride lot. Currently the project is not funded.

The NEZ's southern boundary is the Union Pacific railroad (UPRR). The UPRR line has been identified as a potential future commuter rail line by NCTCOG. Commuter rail along the UPRR line would increase access to and from Oakland Corners and provide a direct route in close proximity to the new Dallas Cowboys football stadium in Arlington.



The East Fort Worth Transportation Center is located in the Oakland Corners NEZ on East Lancaster.

### Transportation Features — Oakland Corners NEZ



## Housing

The Oakland Corners NEZ is fairly homogeneous, consisting mostly of single-family residential development that has a variety of architecture styles including Craftsman. The housing stock south of East Lancaster Avenue is generally wood-frame small homes. The housing stock north of East Lancaster Avenue varies in sizes and exterior façade appearance.

Data from the Tarrant Appraisal District (TAD) lists approximately 1,880 parcels as single-family. The median age of the single-family housing stock is 68 years and the median year built is 1940.

Duplexes are located throughout the NEZ in limited quantities. Apartments are seen north of East Lancaster near Beach Street. The median year for the duplex and apartments properties is 1947 and 1948, respectively. Some of the apartments have a run-down, blighted appearance due to a lack of repairs and maintenance.

The housing market data from North Texas Real Estate Information Systems (NTREIS), Inc. indicates 60 single-family houses sold in 2007. The average number of days on the market was 58 days, with a median sales price of \$43,750. Sales prices ranged from \$16,775 to \$162,500. The upper end sales prices are comparable to the city-wide average of \$150,615. Homes sold close to five percentage points from the list price at 95.48 percent which was slightly lower than the citywide ratio of 96.35 percent but still indicative of a healthy housing market. NTREIS data for April 2008 lists 33 properties on the market. The average list price is \$79,836, which represents an average sales price per square foot of \$55.61. The average size of the 33 houses is 1,494 square feet.

Duplex sales were flat in 2007, with only one duplex sold.

Approximately 118 parcels covering 24.2 acres are listed as residential vacant according to TAD data. These vacant parcels provide opportunities for quality infill development.

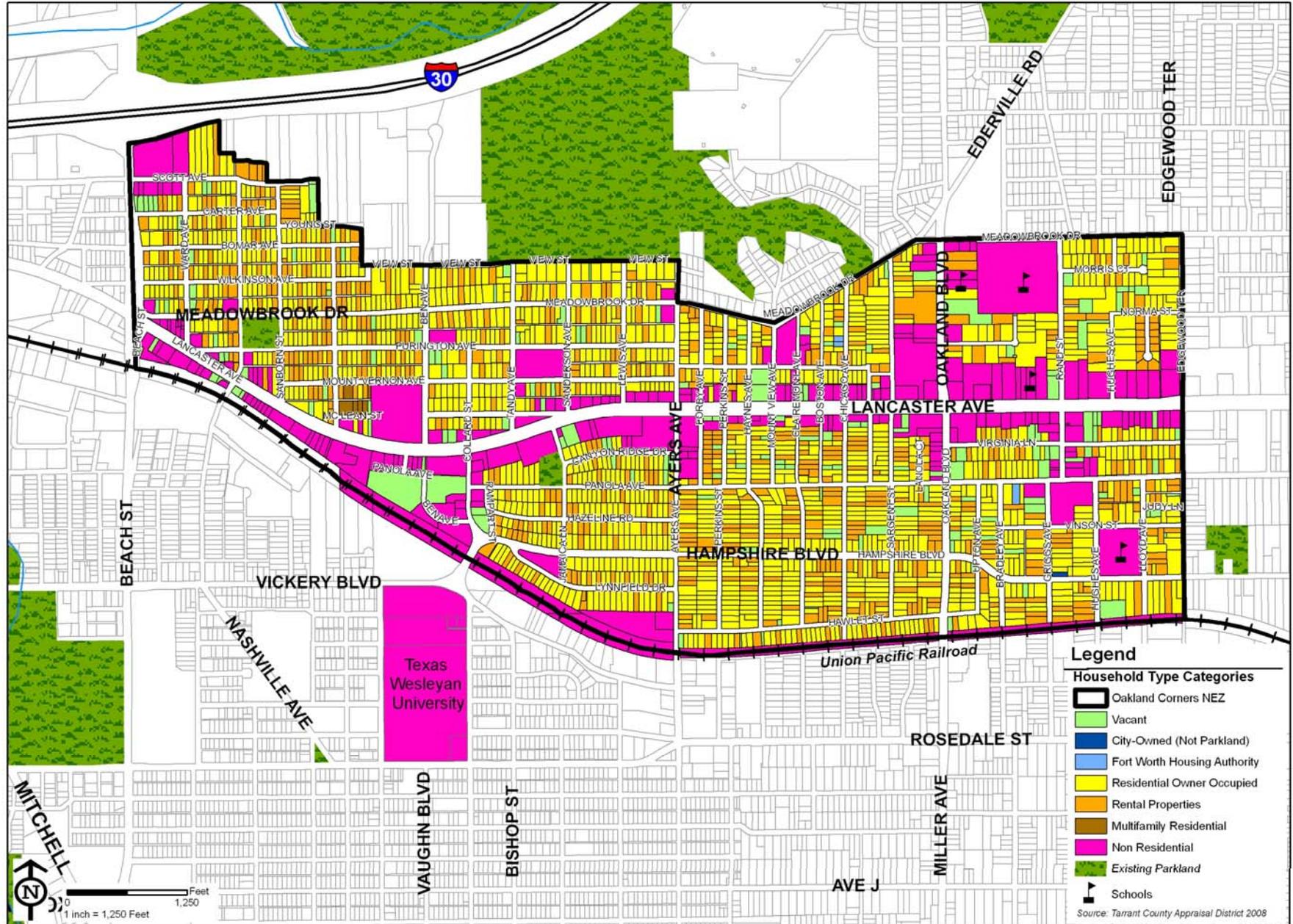


*The house shown above is an example of the Craftsman-style architecture seen throughout the Oakland Corners NEZ.*

2007 Housing Market Data	Oakland Corners NEZ Area	Fort Worth
Average Sales Price	\$52,485	\$150,615
Median Sales Price	\$43,750	\$117,200
Average Square Footage	1,287	1,985
Average Sales Price Per Sq. Ft.	\$41.75	\$75.00
Ratio of Sales Price to List Price	95.48%	96.35%
Average Days on the Market	58 days	81 days

*Source: North Texas Real Estate Information Systems, Inc. and Downtown Fort Worth, Inc., 2008.*

### Household Type



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Prepared by: City of Fort Worth Planning & Development Department, March 2008



## Retail and Commercial

A variety of retail and commercial businesses exist in the Oakland Corners NEZ. Most are located along East Lancaster and are non-chain establishments. Walgreens and CVS drug stores, Dollar Tree, Pearl Vision, and McDonalds are some of the chain retailers and restaurants in the area.

In recent years, practically no new development has occurred. The rehab of a storefront for the Dollar Tree is the most significant project in recent years.

The perception of many Oakland Corners residents is that the current retail does not meet their needs. Some residents have expressed concerns about businesses that attract outsiders that engage in illegal drug activity and loiter in the area. Convenience stores, check-cashing establishments, and the blood plasma center are often cited as problem establishments.

Residents would prefer quality neighborhood-serving retail outlets that are locally owned. A coffee shop, grocery store, and book store are a few retailers that stakeholders have expressed an interest in seeing in the Oakland Corners area.

In 2001, the City completed a commercial corridors revitalization report (*Commercial Corridors Revitalization Strategy: Final Report of the Commercial Corridors Task Force*), which covered investment challenges faced by older commercial corridors including East Lancaster.

The following excerpts from the report describe challenges for East Lancaster that continue to the present day.

- While historically one of the City's premier commercial corridors, time has dramatically transformed what once was a popular shopping location. Physical deterioration and subsequent disinvestment has created an area that lacks character, is obsolete, and is physically and socially disconnected from the surrounding neighborhoods and downtown.



*Walgreens Drug store is one of a handful of chain retailers located in the Oakland Corners NEZ.*



*Ace Cleaners is one of the many locally owned small businesses located in the Oakland Corners NEZ.*

- The disconnection has occurred in part because market perceptions of the area have been negatively influenced by the ancillary impacts associated with the concentration of homeless shelters and the social service agencies that cater to the homeless population that are located on East Lancaster between I-35W and just east of Riverside Drive. As a result, efforts to attract private investment have been hampered and the development climate has declined over past years.
- The suburban development pattern on East Lancaster has proven to be obsolete and unable to meet current market demand. Characteristics of the suburban form of development seen on East Lancaster include large lot development with large parking lots facing the street, lower densities, and limited pedestrian features.

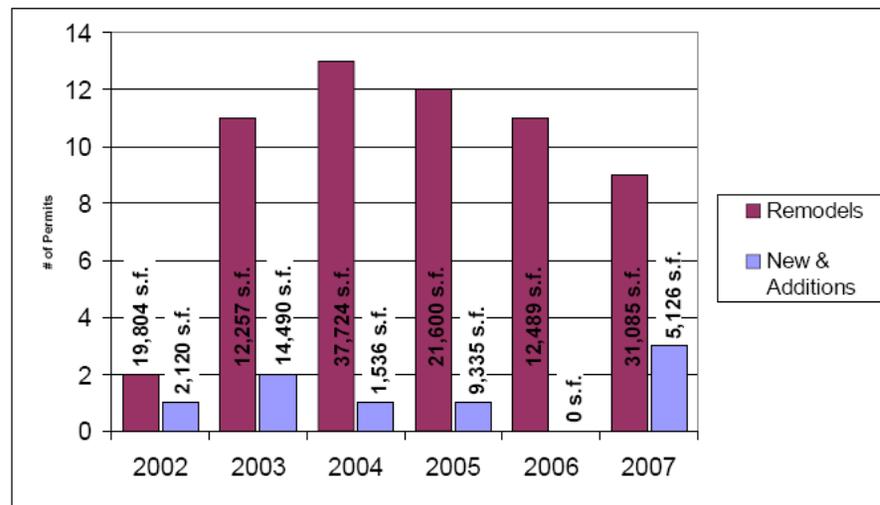
Most of the recent development activity in Oakland Corners has been remodels rather than new development according to the City's permit database. Between 2002 and 2007, there were no more than four new developments and fourteen remodels per year. Over that same period, the aggregate value of annual new development ranged from \$3,000 to \$600,000 per year and the total new square footage added over this five year period was 32,607.

Data from TAD indicates the median age of commercial buildings as 48, and \$238,283 as their average appraised value in 2007.

Data from CoStar Realty Information, Inc. indicates current retail leasing rates range from \$4.00 to \$15.00 per square foot. For one Class C office space building, the rent is \$17.00 per square foot.

Although few in number, redevelopment projects have occurred in recent years, including the rehabilitation of a retail storefront and the proposed plans to convert the vacant Stripling & Cox department store building to a public facility that will house the City's Police crime lab.

Annual Permits and Aggregate Square Footage (2002-2007)  
Oakland Corners NEZ



Source: City of Fort Worth, Planning and Development Department, 2008.



The former Stripling & Cox department store is slated to be converted and reused as the City's Police crime lab.

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## **IMPROVEMENT STRATEGIES**

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The Oakland Corners NEZ is envisioned to include quality housing that matches the neighborhood's existing architectural styles. Within the urban village, the land use is envisioned to include a mix of housing types and neighborhood-supporting commercial uses in a pedestrian-friendly environment. The scale and density of development will capitalize on the current and future transportation connections, while remaining sensitive to the adjacent neighborhood fabric and architectural character.

### Land Use and Zoning Strategies

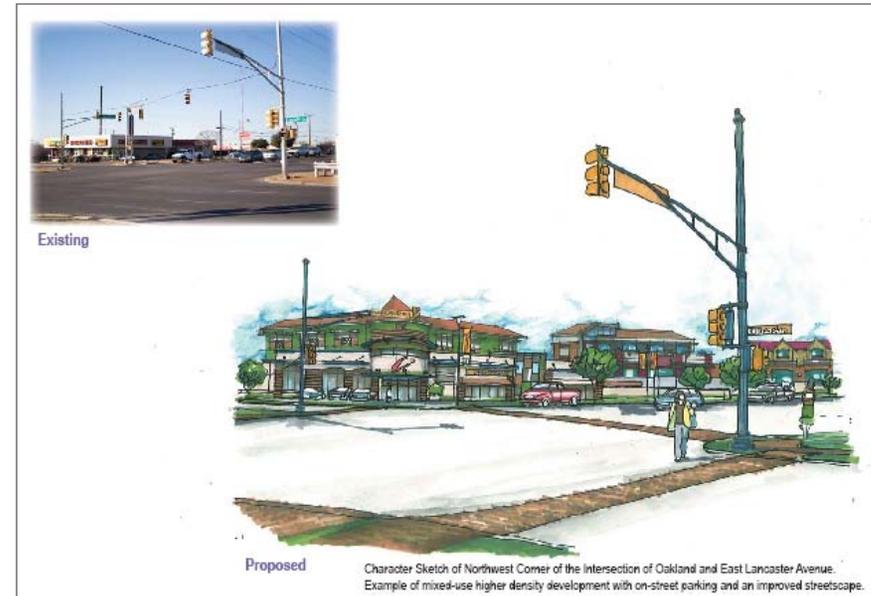
Based on the 2008 Comprehensive Plan future land use maps, 60 percent of the land area in the NEZ is zoned in classifications that do not conform to the plan. The map on the next page identifies the areas that are zoned inconsistent with the City's Comprehensive Plan future land use maps.

The residential area south East Lancaster is predominantly single-family dwelling units, but the current zoning is a combination of two-family (B), multifamily, and commercial—all of which is inconsistent with the existing land use and the City's Comprehensive Plan. To ensure the existing single-family areas remain in future years, rezoning to an appropriate zoning district (e.g., A-5) is recommended.

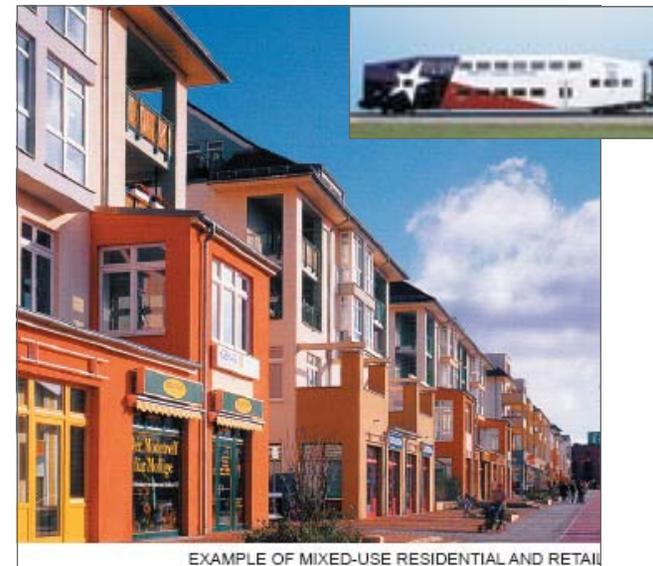
The commercial areas that are zoned inconsistent with the Comprehensive Plan include property that fronts East Lancaster. These properties are zoned a more intensive commercial district than what is recommended in the Comprehensive Plan. The areas that are currently zoned industrial are recommended in the Comprehensive Plan for neighborhood or general commercial.

As market trends change to support mixed-use, higher density, and more commercial and retail uses, rezoning these inconsistent properties is recommended.

Special attention should be paid to the land that is adjacent to the UPRR. The NCTCOG has identified the UPRR as a potential commuter rail line. Introducing commuter rail in the NEZ area will result in an increase in land values for those properties that are adjacent to the UPRR. The market would dictate a higher and better use of the

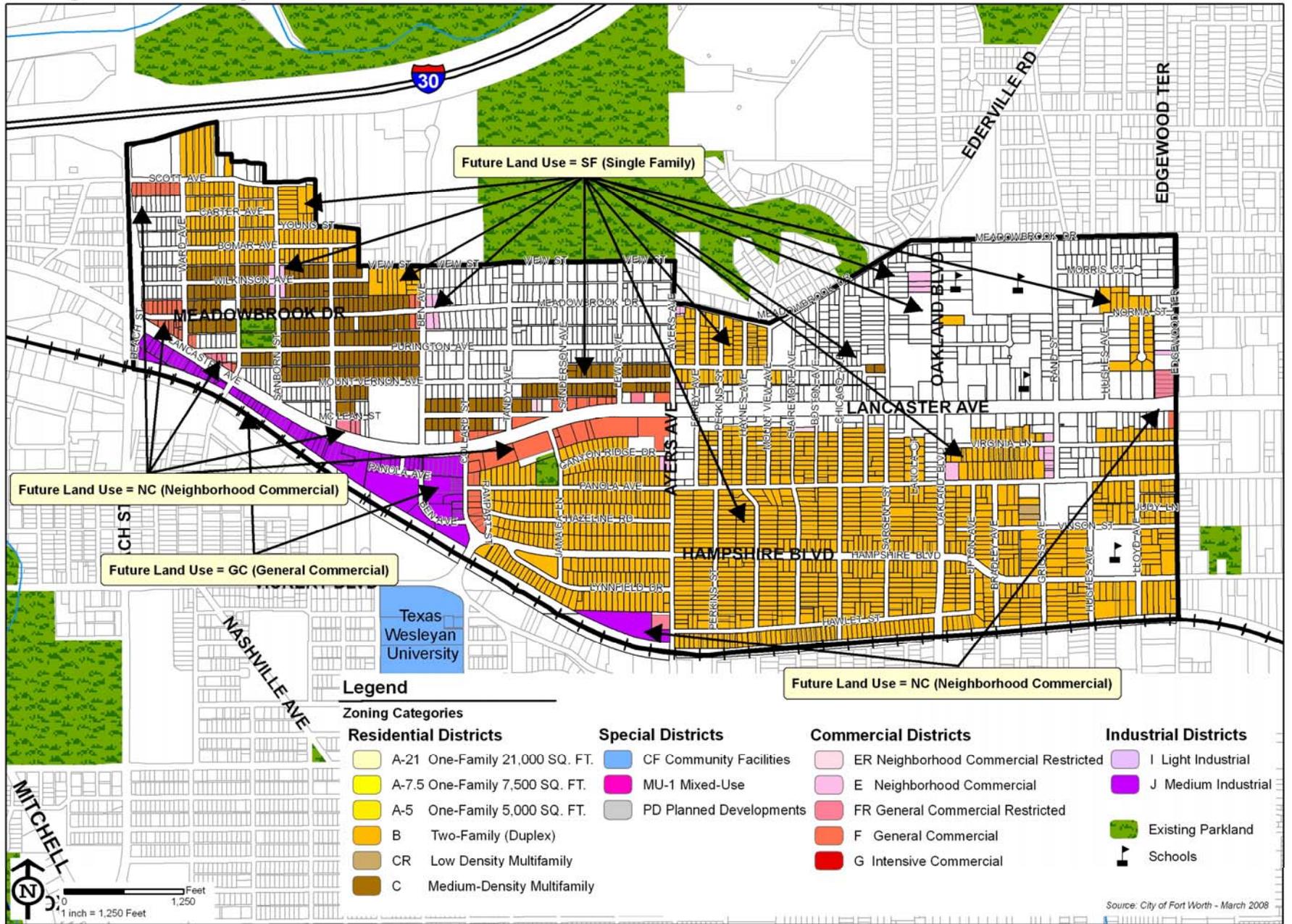


*The future land use in the Oakland Corners urban village is envisioned as high density, mixed-use, and pedestrian friendly.*



*Mixed-use, higher density development as depicted in the above picture combined with transit-oriented development would be an appropriate land use for the properties adjacent to the UPRR.*

# Zoning Inconsistency



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Prepared by: City of Fort Worth Planning & Development Department, March 2008



land that would result in the current industrial uses relocating to other sites. During this market shift, it is recommended to rezone the properties adjacent to the railroad to appropriate zoning districts that would allow higher density, mixed-use, transit-oriented development.

### Transportation and Infrastructure Strategies

The Fort Worth Transportation Authority’s proposed BRT and the possible development of commuter rail along the UPRR would enhance public transportation by providing a more efficient and user-friendly service with increased options for users.

Within the Oakland Corners urban village, the following infrastructure improvements as recommended in the village’s master plan should be undertaken as resources become available.

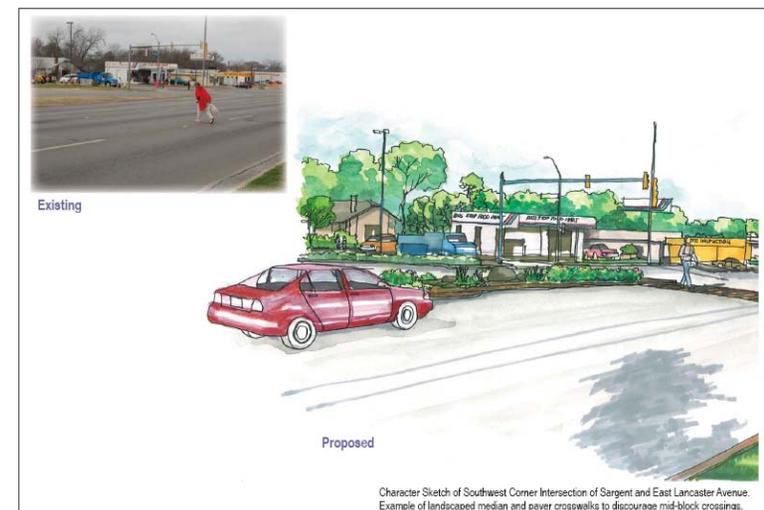
- ◇ Install new decorative traffic signal with ADA compliant ramps at the intersection of Oakland Boulevard and East Lancaster.
- ◇ Perform a drainage study prior to streetscape improvements to determine the capacity of the existing drainage system and to identify needed drainage improvements.
- ◇ Improve access management by eliminating the head-in parking west of Sargent Street.
- ◇ Undertake sidewalk improvements.
- ◇ Improve crosswalks along East Lancaster.
- ◇ Landscape the median on East Lancaster with an irrigated system, low-level vegetation, and low-maintenance hardscaping treatment to beautify the area and to discourage mid-block crossings.

Some of the recommendations above may also be appropriate for other areas in the NEZ.

Regarding neighborhood street repair and maintenance, the City’s current practice of periodically assessing street conditions for repair and maintenance should continue along with identifying funds to undertake the work.



*The above infrastructure improvements are recommended for the Oakland Corners urban village.*



*Clearly defined crosswalks and median landscaping are recommended for the urban village.*

## Public Safety Strategies

Enhanced police presence is recommended to address the crime in the area. Additionally, increased participation from stakeholders, business, and property owners in the City's Code Blue program would help keep more eyes on the street to combat these crimes.

Regarding code compliance issues, increased education with residential and business property owners on the City's code requirements should be undertaken.

## Housing Strategies

Based on recent data from NTREIS, the housing market in Oakland Corners is robust and healthy with an average 58 days on the market and an average ratio of sales to list price at 95.48 percent.

Recent TAD data identifies approximately 118 vacant residential parcels in the Oakland Corners NEZ neighborhood.

The robust housing market in Oakland Corners along with available land makes the area well-suited for quality infill housing. New infill housing is recommended to be architecturally compatible with the surrounding neighborhood in accordance with stakeholder desires.

Within the urban village, residential units are recommended as part of mixed-use projects. Based on a 2001 economic analysis from the *Commercial Corridors Revitalization Strategy* report, approximately 48,000 square feet of residential space (60 units each of senior and townhomes housing) could be supported in the village. Based on the recently completed (2007) *Oakland Corners Urban Village Master Plan* report, the village over time could support over 400,000 square feet of new residential in primarily mixed-use projects. The residential element in these mixed-use projects would be located on the second and third floors with commercial or retail users on the first floor.

Multifamily projects are encouraged in the Oakland Corners Urban Village and appropriate neighborhood commercial along East Lancaster Avenue.



*The above pictures represent residential architectural styles seen throughout the Oakland Corners NEZ. New infill housing should be compatible with the neighborhood's existing housing stock.*

## Economic Development Strategies

Within the Oakland Corners NEZ, the primary location for future economic development projects is the urban village. The urban village is located along East Lancaster between Rand and Ayers.

The economic analysis from the 2001 *Commercial Corridors Revitalization Strategy* report indicated approximately 60,000 square feet of retail space (grocery store) and 20,000 square feet of office space could be supported in the Oakland Corners urban village. The recently completed *Oakland Corners Urban Village Master Plan* report indicates over 100,000 square feet of new retail and commercial uses could be supported in the village, primarily within mixed-use buildings. Both scenarios are considered long-term and would be based on market conditions.

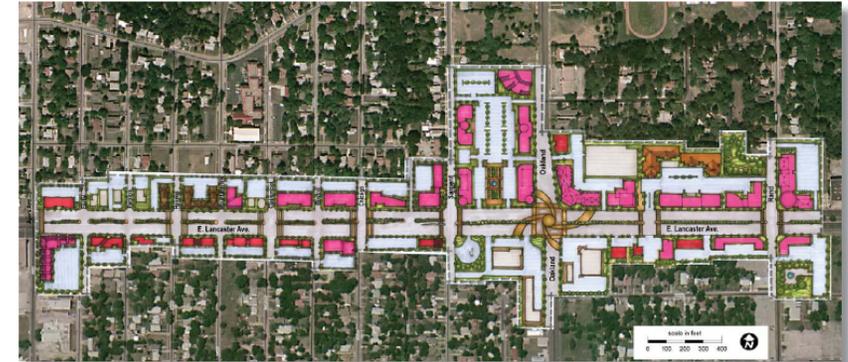
The economic analysis of the former report provides an estimate of the value and costs of proposed projects. The analysis indicated a project margin "gap" of \$3,800,000. Although this figure is outdated, a development value to cost gap likely still exists for new and rehabilitation projects in the Oakland Corners urban village. For the commercial areas that are located outside the urban village, it is recommended that those buildings be rehabilitated in response to market changes. In order to bring new retail and commercial to the village and surrounding area, public assistance may be required. Incentives from the City's NEZ, tax abatement, 380 grant, and other programs can be used to address a project's funding gap.

The market analysis data from the 2007 Buxton report, along with data from the forthcoming Social Compact analysis for southeast Fort Worth, will be helpful in recruiting prospective retailers and commercial users to the urban village and NEZ area.

Stakeholder-supported project types or uses should be considered in determining which projects would receive NEZ incentives. The following page has a list of the stakeholders' most desired project types for Oakland Corners. These project types or uses, along with the uses recommended in the Comprehensive Plan future land use maps, would be supported by stakeholders for NEZ incentives.

### Concept Plan

#### Oakland Corners Urban Village



#### Legend



*The above Oakland Corners Urban Village concept plan depicts a mixture of mixed-use, commercial, and residential development that will maximize real estate values in the urban village.*



*Higher density mixed-use projects, as depicted in the above rendering, are recommended for the Oakland Corners urban village.*

Project types or uses that stakeholders would not support for NEZ incentives is listed in Appendix D.

The images below are examples of quality neighborhood serving retail projects that stakeholders would support locating to Oakland Corners.



Stakeholder Preferred Project Types	
Grocery Store	Movie Theater
Office Supply	Gym/Recreation/Community Center
Deli	Artist Studio/Gallery
Coffee House	Book Store
Donut/Bakery Shop	Gift/Collectibles/Card Shop
Ice Cream Parlor	Antique Store with Tea Room
Restaurants with Outdoor Dining	
Cleaners	
Florist	
Hair/Nail Salon	
Music/Movie Store	



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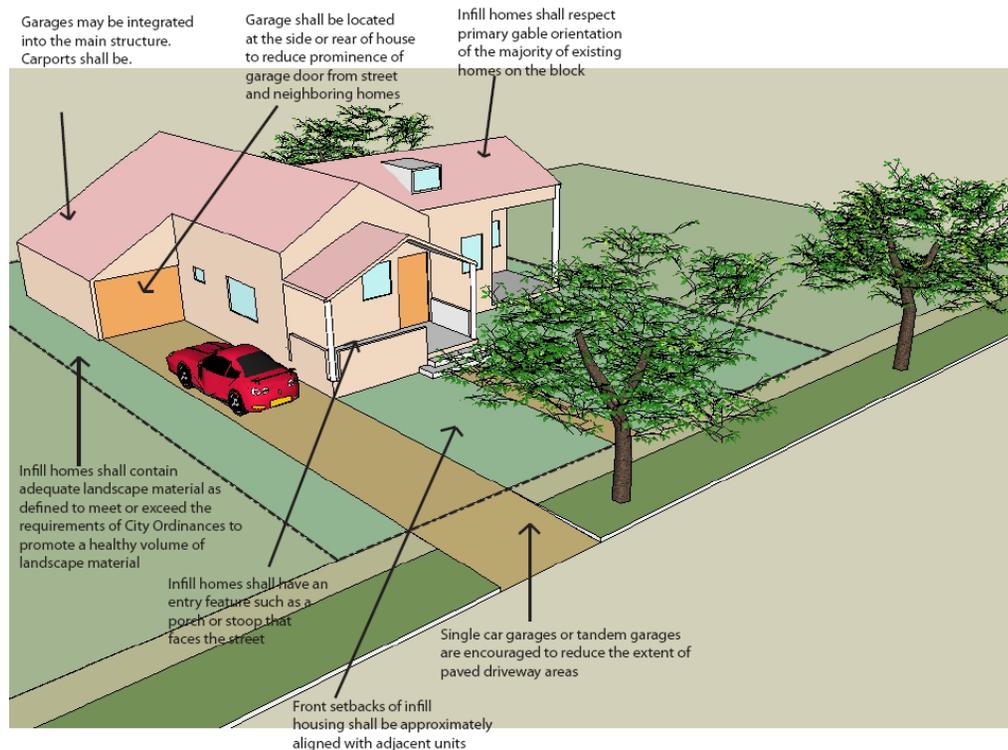
## DESIGN STANDARDS AND GUIDELINES

Design Guidelines	
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## NEZ Benefits Design Standards and Guidelines for Single Family Residential

These neighborhood design standards promote the long term health and sustainability of the Oakland Corners area. The standards will encourage infill development projects to respect the scale and massing of adjacent homes while allowing variations in house types that will contribute to the visual character of the neighborhoods of Oakland Corners. These standards are not intended to replace City zoning requirements or to create economic hardships for Neighborhood Empowerment Zone applicants. Rather, the intent is to ensure that projects receiving NEZ incentives reflect the most positive attributes of existing homes in the area.

The photographs on the following pages and the sample house graphic shown in the sketch below depict the key project elements that are required for a new single-family home to receive NEZ benefits in the Oakland Corners Neighborhood Empowerment Zone. New home materials for exterior surfaces shall be consistent with existing homes on the same block. As an alternative, a combination of exterior materials including at least 70% mortared brick may be used.



Infill homes receiving NEZ benefits shall be a minimum of 1,250 square feet in area. Infill homes shall complement the character of residential neighborhoods in Oakland Corners.



Infill homes shall have an entry feature such as a porch or stoop that faces the street. Where provided, front porches shall be at least 78 square feet in area.



Front Doors shall be visible from the street and at least two windows shall face the street. For corner lots, at least two windows shall face the side street.



Parking shall be to the side of or behind the house.



The garage shall be placed at the side or rear of the home to minimize its visibility from the street. Single-car garages or tandem garages are encouraged to reduce the extent of paved driveway areas.



Infill homes shall respect the primary gable orientation of the majority of existing homes on the block.



Roofs of infill housing units shall be of simple form and have eaves at least 12" wide.



Main entries shall be directly linked to the public sidewalk via a paved walkway (where possible).



Front setbacks of infill housing units shall be approximately the same as other houses along the same block face.



Homes with wide driveways and garages located along the front façade of the home shall not receive NEZ benefits.



Driveways shall not be more than 12 feet in width from the street to the front façade. Larger parking areas must be located behind the front façade.



The style, materials, and color of the fencing shall complement the style, materials, and color of the home.



Fencing must allow unobstructed visibility of the front entrance and, in the case of homes on corner lots, the front and side entrances to promote visual surveillance and aid in crime prevention.



Carports shall be integrated into the architecture of a structure, such as the above porte cochere.



To meet the standards required by Section 6.507 of the zoning ordinance, the use of cement board siding products and stucco are encouraged when used on appropriate housing styles.



Infill home projects shall contain adequate landscape material to meet or exceed the requirements of City ordinances and to provide summer shade, improve home and neighborhood values, and help control storm-water runoff.

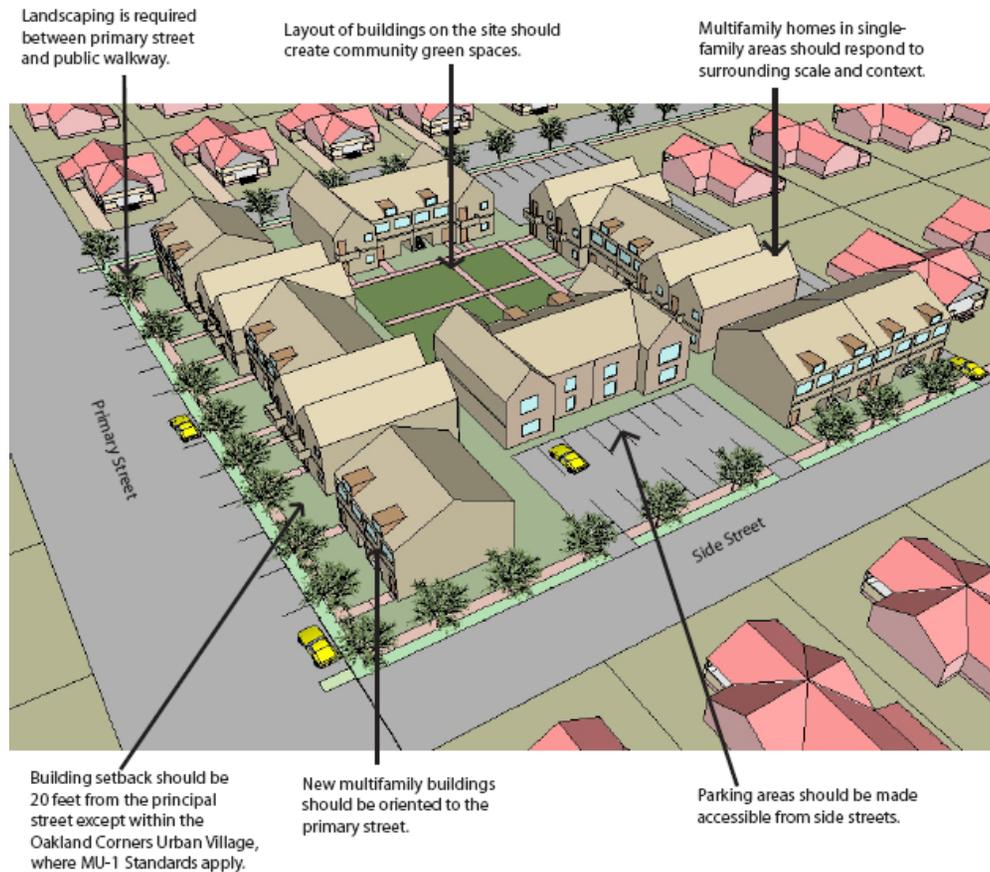


Street trees are strongly encouraged with infill housing projects.

## Intent of Multifamily Guidelines

These multifamily design guidelines promote safe, high quality multifamily projects in the Oakland Corners area. The guidelines will encourage multifamily development projects to be attractive, durable, easily maintained structures that contribute to the long-term success and sustainability of the Oakland Corners area. These guidelines are not intended to create strict design requirements or economic hardships for Neighborhood Empowerment Zone applicants. Rather, the intent is to ensure that projects receiving NEZ incentives adhere to good multifamily design principles. Projects within the Oakland Corners urban village will be required to comply with design standards of the MU-1 zoning district.

The multifamily layout shown in the sketch below highlights some of the key characteristics that are recommended in the Oakland Corners NEZ Design Guidelines and how they might be applied to multifamily projects in appropriate locations in Oakland Corners. The illustrations and photographs that follow are intended as an examples only, since the guidelines are sufficiently flexible to allow for many design options.



Multifamily housing can be attractive, durable, and safe additions to a neighborhood when the correct design principles are applied.



New multifamily buildings should address the street. Units/buildings facing the streets should have front porches or stoops, and sidewalks.



New development should seek to clearly define the block edge (i.e., building along the block perimeter).



Gates can be provided to secure common parking areas but fencing around the entire housing development is strongly discouraged.



Parking areas should be internal to the development or located in the rear (i.e., away from public view).



Access to internal streets and parking areas should be off of side streets rather than primary streets.



Semi-private open spaces / recreational uses should be provided within the development.



Buildings should use natural materials, such as brick, stone, tile, and terra cotta. Building colors that complement natural materials are encouraged as a primary building color.

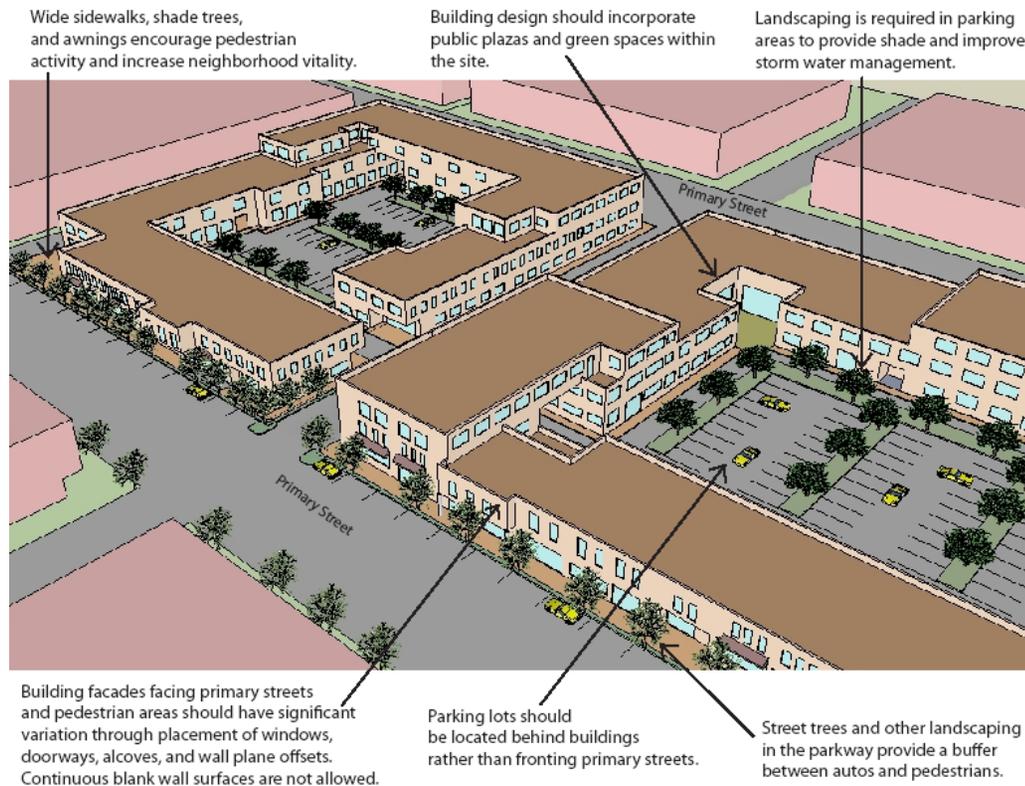


When possible, multifamily homes in single family areas should have context-sensitive scale, massing, and design (i.e. buildings designed to look like large homes).

## Intent of Commercial Guidelines

These commercial design guidelines promote safe, high quality commercial projects in the Oakland Corners area. The guidelines will encourage infill commercial development projects to be attractive, durable, easily maintained structures that contribute to the long-term success and sustainability of the Oakland Corners area. These guidelines are not intended to create strict design requirements or economic hardships for Neighborhood Empowerment Zone applicants. Rather, the intent is to ensure that projects receiving NEZ incentives adhere to good commercial design principles. Projects within the Oakland Corners Urban Village will be required to comply with the design standards of the MU-1 zoning district.

The commercial buildings shown in the sketch below display some of the key characteristics that are recommended in the Oakland Corners NEZ Design Guidelines and how they might be applied to commercial projects in appropriate locations in Oakland Corners. The sample buildings are intended as an example only, since the guidelines are sufficiently flexible to allow for many design options.





Building facades facing streets should be lined with windows, entries, and openings that provide indoor and outdoor views to the public rights-of-way and sidewalks. Continuous blank wall



Buildings on corner lots provide an opportunity for structures that exceed the average height on the block and can serve as anchor points.



Parking lots and driveways adjacent to a public street should be screened from the public right-of-way with landscaping, berms, or walls 36 to 42 inches in height.



Projects should contain adequate landscape material to meet or exceed the requirements of City ordinances and to provide summer shade, improve building values, and help control stormwater runoff.



Building facades should be designed to create a recognizable “base” and “top.” Building bases and tops can be created with variations in: building wall thickness; use of special materials; changes in colors and materials on window trim; cornice treatments; roof overhangs with brackets; and use of ornamental building lines.



Buildings should use natural materials, such as brick, stone, tile, and terra cotta. Building colors that complement natural materials are encouraged as a primary building color.



Highly reflective or dark tinted glass should be avoided, particularly on the first two floors.



Canopies, awnings, arcades, and overhangs are encouraged over window displays and entries along public sidewalks on the ground floor of commercial or mixed-use buildings.



Contrasting accent colors are encouraged for architectural details, awnings, and entrances.



Fluorescent, neon, or “dayglo” colors are strongly discouraged as the primary color.



Parking lots and entries should be well lit to enhance pedestrian safety.



Parking lots, driveways, and walkways should be connected with those of neighboring sites to consolidate traffic and minimize conflicts with pedestrian and automobile circulation.



Large surface parking lots should be avoided in favor of several smaller parking lots. Shared parking for such uses as retail, office, entertainment, and housing is strongly encouraged.



Driveways into parking lots should be located on side streets, where feasible.



Security bars on the outside of commercial windows are strongly discouraged.

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## Sources

- ◇ Oakland Corners Urban Village Master Plan, 2007.
- ◇ Commercial Corridors Revitalization Strategy: Final Report of the Commercial Corridors Task Force, 2001.
- ◇ Council Resolutions and Ordinances
  - ◇ M&C G-19551
  - ◇ M&C G-14947, October 4, 2005
- ◇ Neighborhood Empowerment Zone Program, Local Government Code, Chapter 378.
- ◇ Reinvestment Zones, Texas Tax Code, Section 312.202.

## Resources

City of Fort Worth Programs, visit: [www.fortworthgov.org](http://www.fortworthgov.org)  
(navigate to the webpage for the departments listed below)

- ◇ Brownfield Program (Environmental Management)
- ◇ Code Rangers Program (Code Enforcement)
- ◇ Code Blue, Citizens on Patrol Program (Police)
- ◇ Economic Incentives (Housing and Economic Development)
- ◇ Housing Programs (Housing and Economic Development)
- ◇ Small Business Assistance Programs  
(Housing and Economic Development)
- ◇ Urban Village Program (Planning and Development)

Oakland Corners - Tarrant Appraisal District Data					
Land Use	Parcels	Acreage	Total Value	Average Value	Median Age
Single-family	1,880	426.6	\$98,498,059	\$52,393	1940
Commercial	232	130.9	\$55,281,778	\$238,284	1960
Schools	4	21.0	\$8,940,913	\$2,235,228	1952
Duplex	137	26.7	\$7,049,100	\$51,453	1947
Multifamily	21	4.6	\$2,338,150	\$111,340	1948
Commercial vacant	57	20.9	\$2,266,133	\$39,757	
Industrial	10	29.8	\$1,391,048	\$139,105	1959
Residential vacant	118	24.2	\$614,926	\$5,211	
Open space/Parkland	2	3.7	\$36,900	\$18,450	
<b>Total</b>	<b>2,461</b>	<b>688.4</b>	<b>\$176,417,007</b>		

Source: Tarrant Appraisal District, 2007.

## City of Fort Worth Neighborhood Empowerment Zone (NEZ) Program Overview

### *What is a Neighborhood Empowerment Zone (NEZ)?*

The Neighborhood Empowerment Zone is a segment of a neighborhood, designated as such by the City of Fort Worth eligibility criteria, that can receive incentives to promote affordable housing and economic development, and improve the quality of social services, education, or public safety provided to residents of the NEZ.

### *What is the Neighborhood Empowerment Zone (NEZ) Program?*

The NEZ program is the vehicle by which incentives like building permit fee waivers, release of City liens, and municipal property tax abatements can be granted to homeowners, investor-owners, and developers proposing new construction projects or rehabilitation projects that are located within the NEZ area.

### *How can I apply for NEZ incentives?*

Apply at the Permitting Center Check-in located in City Hall at the south-end lower level. When you apply for a building permit, and if required, a zoning change, staff will assess your project at that time to determine if it is NEZ eligible. If it meets all criteria, you will receive notice that your project has been certified to receive NEZ incentives.

### *How long will it take before I know if I am certified to receive NEZ incentives?*

5 to 7 days.

### *What are some of the criteria for becoming certified to receive NEZ incentives?*

- The property must be located in a NEZ area.
- The proposed rehab must be 30% or more than the TAD improvement value of the property.
- The property must be zoned properly.
- The property is a permanent structure, and not a mobile structure.
- The owner/developer is not delinquent in paying taxes and does not have any City liens against any property they own.
- The owner/developer has not been subject to a Building Standards Commissions' order of Demolition where their property was demolished within the last five (5) years.
- The property has received City Council support if it is a liquor store or package store.

### *Are there any fees associated with participating in this program?*

Yes. There is an application fee of \$25 for all Basic Incentives excluding tax abatements. The application for residential tax abatements is \$100. The application fee for multifamily, commercial, industrial, community facilities, and mixed-use development projects is one-half of one percent (0.5%) of the proposed Project's Capital Investment, with a \$200 minimum not to exceed \$2,000. If you are approved for tax abatements, City staff will work with you to finalize the tax abatement agreement with the City.

### *What City Departments are involved in this program?*

- Code Compliance – Release of trash, demolition, weed, and board-up/open structure liens.
- Housing and Economic Department – Facilitate designation of new NEZs; recommend changes in NEZ policy; process property tax abatements; and release of some City liens for tax abatement properties.
- Planning and Development Department – NEZ plan preparation, NEZ intake and certification; release of development fee waivers; release of some City liens; and community facility agreements.
- Water Department – Release of impact fee waivers for water and wastewater.

### *What if I qualify but do not wish to participate in the program?*

The owner of the property will be required to sign a NEZ Disclaimer acknowledging that they were informed about the program but declined to participate. Proof of ownership and a copy of the warranty deed will be required.

For more information contact:

Planning and Development Department

Customer Service Section

Telephone: 817-392-2222

Email: [devnezprogram@fortworthgov.org](mailto:devnezprogram@fortworthgov.org), or visit [www.fortworthgov.org](http://www.fortworthgov.org). (navigate to the Housing and Planning and Development Departments webpages)

### List of Unsupported Project Types

The following is a list of project types that the Oakland Corners stakeholders would not support to receive NEZ incentives. All other projects would be supported if permitted under the applicable zoning district regulations (refer to Appendix D for a list of permitted uses).

Project Types Not Supported to Receive NEZ Incentives	
<b>Residential Uses</b>	
Group homes, living shelters, and homeless shelters	Nursing home
Hospice	
<b>Public and Civic Uses</b>	
Blood bank	Social service uses
Conversion of commercial and single-family structures to a church use	
<b>Commercial Uses</b>	
Automotive related uses (sales, repair, parts)	Liquor or package store
Bars	Pawn shop
Business with outside storage	Sexually oriented business
Check cashing store	Tattoo parlor
Convenience store	Used clothing sales Used furniture sales
Feed store	Vehicle sales (automobiles)
Firewood sales	
Laundry or washateria	

Industrial or Other Uses	
Ambulance dispatch station	Taxi stands and dispatch station
Business with outside storage	Telecommunication structure
Print shop with offset press	
<b>Temporary Uses</b>	
Transient vendor	

## Article 8. NonResidential District Use Table

### 4.800 Allowed Uses

The table on the following pages sets forth the uses permitted within the nonresidential districts.

### 4.801 Key to Table Designations

#### A. Permitted Uses (P)

A “P” in a cell indicates that a use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Zoning Ordinance. A “P\*” in any cell means that supplemental use standards apply (See 5 ‘Supplemental Use Standards’). The specific section number of the standard is noted in the right-hand column, titled “Supplemental Standards”.

#### B. Special Exception Uses (SE)

An “SE” in a cell indicates that a use is allowed only if reviewed and approved as a special exception use, in accordance with the review procedures of Chapter 3. Article 3. An “SE\*” in any cell means that supplemental use standards apply (See 5 ‘Supplemental Use Standards’). The specific section number of the standard is noted in the right-hand column, titled “Supplemental Standards”.

#### C. Uses Not Allowed

An empty cell indicates that a use is not allowed in the respective zoning district.

#### D. Supplemental Use Standards (\*)

The numbers contained in the right-hand column of the table are references to additional standards and requirements that may apply to the use listed. Standards referenced in this column apply only in zoning districts where the designation includes a “\*”.

#### E. Use Also Included on Residential District Use Table (<<)

The “<<” symbol in the second column from the right indicates this use can also be found in the Residential District Use Table in Article 6.

### 4.802 Unlisted Uses

Additional uses have been interpreted as part of or similar to many of the uses listed in the table. The full list of such uses is included in Appendix C, Use Index. If a use is not listed, then the Board of Adjustment shall, upon the request of any interested party and pursuant to the procedures set forth in Chapter 3, Article 2, make a determination within which district, if any, a proposed use is allowed. All uses may be permitted through PD approval by City Council.



USE		NONRESIDENTIAL DISTRICTS																				In Res Table	Supplemental Stds.
		COMMERCIAL										INDUSTRIAL					SPECIAL						
		ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	N8-T4R	N8-T4	N8-T5	PD		
Recreation	Center, community recreation or welfare	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ε		
	Center, community recreation or welfare, private or non-profit	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ε		
	Country club (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ε		
	Country club (public)															P							
	Golf course		P	P	P	P	P	P	P	P	P	P	P			P		P	P	P	ε		
	Golf driving range					P	P	P	P	P	P	P	P			P	P			P	ε		
	Park or playground (public or private)		P	P	P	P	P	P	P	P	P	P	P	SE	P	P	P	P	P	P	ε		
Religious	Place of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ε		
	Place of worship auxiliary use	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	SE	P	P	P	P	P				
Utilities	Electric power substation	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	SE	P	SE	SE	P	ε		
	Power plant or central station light												P	P	P	SE							
	Stealth Telecommunication Towers	SE*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	SE*	SE*	P*	P*	P*	P*	P*	ε	5.137	
	Telecommunications antenna (on structure)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*	P*	ε	5.136	
	Telecommunications tower	SE*	SE*	SE*	SE*	SE*	SE*	P*		P*	SE	SE	P*	P*	SE*	SE*	P*	SE*	SE*	SE*	ε	5.137	
	Utility transmission or distribution line, Natural Gas Compressor Stations	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	P*	SE*	SE*	P*	P*	P*	SE*	P*	P*	P*	P*	ε	5.140	
	Wastewater (sewage) treatment facility									P			P	P		SE							
	Water supply, treatment or storage facility	SE	SE	SE	SE	SE	SE	SE	SE	P			P	P	P	P		SE	SE	SE	ε		

USE	NONRESIDENTIAL DISTRICTS																			In RES Table	Supple-mental Stde.	
	COMMERCIAL					INDUSTRIAL								SPECIAL								
	ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R	NS-T4	NS-T5			PD
COMMERCIAL USES																						
Entertainment and Eating	Amusement, indoor		P	P	P		P	P	P	P	P	P	P			P	P	P	P			
	Amusement, outdoor					P	P	P	P	P	P	P	P			P						
	Baseball/softball facility (commercial)								P	P	P	P	P			P	P	P	P			
	Bowling Alley					P	P	P	P	P	P	P	P			P	P	P	P			
	Bar, tavern, cocktail lounge; club, private or teen				P		P	P	P	P	P	P	P			P		P	P			
	Circus											P	P									
	Club, commercial or business					P	P	P	P	P	P	P	P			P	P	P	P			
	Drive-in restaurant or business		P*	P*	P*	P	P	P	P	P	P*	P*	P	P				P*	P*	P*		5.112
	Gambling facility (including bingo)																				PD	
	Health or recreation club		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
Indoor Recreation				P	P	P	P	P	P	P	P	P					P	P	P			
Entertainment and Eating	Lodge or civic club		P	P	P	P	P	P	P	P	P	P	P		SE		P	P	P			
	Massage parlor						P	P	P	P	P	P	P									
	Museum/cultural facility		P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P			
	Racing; horse, dog or automotive																			PD*	4.305C	
	Restaurant, cafe cafeteria		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		Chap 9, Rest	
	Sexually oriented business									P*		P*	P*									5.200
	Shooting or weapons firing range																			PD*	4.305C	
	Stable, commercial, riding, boarding or rodeo arena									P*		P*	P*									5.132
	Swimming pool, commercial		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				P*	P*	P*		5.135
	Theater, drive-in		SE	SE	SE	SE	SE	SE	SE	P			P	P								
Theater, movie theater or auditorium		P*	P*	P*	P	P	P	P	P	P	P	P	P			P	P*	P*	P*		5.138	
Lodging	Bed and breakfast inn	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	e	5.107	
	Hotel, motel or inn					P*	P*	P*	P	P*	P	P*	P*			P			P			5.116
	Recreational vehicle (RV) park					P*	P*	P*	P*			P*	P*									5.129
Office	Bank, financial institution		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
	Offices	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
Retail Sales & Service	Antique shop		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
	Appliance, sales, supply or repair		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			P	P*	P*	P*			5.134
	Bakery		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
	Barber or beauty shop	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
	Boat rental or sales					P	P	P	P	P	P	P	P			P			P			
	Book, stationery stores or newsstand	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			
	Burglar alarms sales or service	P	P			P	P	P	P	P	P	P	P			P	P	P	P			

U S E	NONRESIDENTIAL DISTRICTS																		In RES Table	Supple-mental Stds.	
	COMMERCIAL								INDUSTRIAL						SPECIAL						
	ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R	NS-T4			NS-T5
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		5.134
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		5.134
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Retail Sales and Service		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		5.126
			P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		5.113
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		5.134
			P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		5.134
		SE	P	P	P	P	P	P	P	P	P	P	P	SE		P	P	P	P		5.114, 5.134
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		5.134
					P	P	P	P	P	P	P	P	P			P			P		
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		5.134
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
									P			P	P								5.117
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		5.134
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P		
												P	P			P					5.143
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
					P	P	P	P	P	P	P	P	P			P			P		5.124
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
					P	P	P	P	P	P	P	P	P			P			P		5.125 5.134
		P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		

USE		NONRESIDENTIAL DISTRICTS																		In RES Table	Supple-mental Stds.		
		COMMERCIAL						INDUSTRIAL						SPECIAL									
		ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R	NS-T4			NS-T5	PD
	Photograph, portrait/camera shop or photo finishing	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P				
	Recording studio		P	P	P	P	P	P	P	P	P	P	P			P	P*	P*	P*			5.128	
	Retail sales, general		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			P	P*	P*	P*			5.134	
Retail Sales and Service	Saddle or harness, repair or sales			P	P	P	P	P	P	P	P	P	P			P	P	P	P				
	Shoe shine shop		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P				
	Studio, art or photography	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P				
	Tailor, clothing or apparel shop		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P				
	Tattoo parlor					P	P	P	P	P	P	P	P			P			P				
	Taxidermist shop		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P				
	Veterinary clinic w/indoor kennels		P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P			P*	P*	P*	P*			5.142	
	Veterinary clinic w/outdoor kennel									P*			P*	P*									5.142
Vehicle Sales & Service	Auto parts supply, retail			P	P	P	P	P	P	P	P	P	P			P	P	P	P				
	Automotive repair; paint and body shop					P*	P*	P*	P*	P*	P*	P*	P*			P	P	P	P			5.104	
	Car wash, full or self service					SE	SE	SE	SE	P*	P*	P*	P*			P			P*			5.108	
	Gasoline sales		P	P	P	P	P	P	P	P	P	P	P			P	P	P	P				
	Mobile home or manufactured housing sales									P			P	P									
	Parking area or garage, storage commercial or auxiliary	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P	P*	P*	P*		6.202F	
	Recreational vehicle (RV) sales/svc									P	P	P	P	P						P			
	Service station					P*	P*	P*	P*	P	P	P	P			P				P		5.104	
	Truck stop w/fuel & accessory services									P			P	P									
	Vehicle junkyard												SE*	SE*									5.141
	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers					P	P	P	P	P			P	P				P	P	P			
Vehicle steam cleaning									P	P	P	P	P			P			P				



U S E		NONRESIDENTIAL DISTRICTS																	Also In RES Table	Supple-mental Stds.					
		COMMERCIAL							INDUSTRIAL							SPECIAL									
		ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R			NS-T4	NS-T5	PD		
Light Industrial Services	Yards, contractor s, lumber or storage, automobiles, storage yards, building material									SE*			SE*	SE*						P					5.133
	Animal by-products processing													P											
Heavy Industrial & Manufacturing	Batch plant, concrete or asphalt (permanent)													P											
	Brewery, distillery or winery												P	P						P					
	Brick, clay, glass, shale, tile or terra cotta products manufacture													P											
	Cement products plant												P	P											
	Cement, lime, gypsum or plaster of Paris manufacture																					PD			
	Cotton gin, cotton oil mill, baling or compress														P										
	Creosote, treatment/ manufacture																						PD		
	Egg cracking or processing														P										
	Furnace, blast; forge plant, boiler works manufacture														P										
	Galvanizing, sheet or structural shapes														P										
	Gas (natural or artificial) manufacture processing/ storage														P										
	Glue manufacture														P										
	Grain elevator													P	P										
	Magnesium casting, machining or fabricating														P										
	Manufacture of acetylene or oxygen gas, alcohol, computers and related electronic products, airplanes, automobiles, trucks & tractors (including assembly plants), ball or roller bearings, steel tanks, candles & celluloid, cash registers, cutlery, disinfectants, dextrin, dyestuff, electrical machinery, farm tools, typewriters and vinegar														P										
Manufacture of basket material, bicycles, boots, boxes, other than paper, caskets, shoes													P	P											
Manufacture of dies, cores, die-casting molds													P	P											
Heavy Industrial & Manufacturing	Manufacture, processing/ production of hazardous chemicals																					PD			
	Metal casting													P*	P										5.121
	Metal foundry plant or fabrication plant													P*											5.122
	Metal smelting, reclamation or ore reduction																					PD			
	Metal stamping, dyeing, shearing or punching													P*	P										5.123
	Mill, feed or flour													P	P										
	Mining quarry, dredging or excavation of rock, dirt, gravel, sand, stone																					PD*			4.305D
	Packing plant																						PD		
	Paper or pulp manufacture																						PD		
	Petroleum refining or wholesale storage																						PD		
Planing mill or woodworking shop													P	P											

USE	NONRESIDENTIAL DISTRICTS																			Also In RES Table	Supple- mental Stds.			
	COMMERCIAL									INDUSTRIAL						SPECIAL								
	ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R	NS-T4	NS-T5			PD		
												P	P											
																							PD	
																							PD	
													P											
													P											
													P											
													P											
													P											
Transportation	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE					
			P	P	P	P	P	P	P	P	P	P	P				P	P	P					
												P	P											
												P	P											
												P*												5.139
Transportation																							PD*	4.305D
Waste Related																							PD	
		SE*	SE*	SE*	SE*	SE*	SE*	SE*	P*	P*	P*	P*	P*				SE*	SE*	P*					5.130
																							PD	
									P	P	P	P	P		P					P				
Wholesale Trade								P	P	P	P	P	P		P			P	P					

USE	NONRESIDENTIAL DISTRICTS																			In Ree Table	Supple-mental Stds.	
	COMMERCIAL									INDUSTRIAL					SPECIAL							
	ER	E	MU-1	MU-1G	FR	F	G	H	I	MU-2	MU-2G	J	K	AG	CF	TU	NS-T4R	NS-T4	NS-T5			PD
	OTHER USES																					
Agriculture	Agricultural														P*							5.307
	Stockyards or feeding pens (commercial)														P*							5.307
	Gas Drilling & Production	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	5.307	
	Oil Drilling & Production																			P*	5.307	
	ACCESSORY USES																					
Accessory Uses	Accessory use or building														P*			P	P	P	5.302	
	Satellite antenna (dish)	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P*	P*		P*	P*	P	5.304	
	Stable, stockyards or feeding pens (noncommercial)														P*						5.307	
	Storage or display, outside		P*	P*	P*	P*	P*	P*	P*	P	P	P						P*	P*	P*	5.306	
	TEMPORARY USES																					
Temporary Uses	Amusement, outdoor (temporary)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	P	P	P	P	P	P	SE*		SE*	SE*	SE*	5.400	
	Batch plant, concrete or asphalt (temporary)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	P	P	P	P	P	SE*	SE*				SE*	5.401	
	Residence for security purposes, temporary		SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*				SE*	SE*	SE*		5.404	
	Trailer, portable; sales, construction or storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	5.406	
	Vendor, door-to-door	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	5.406	
	Vendor, Food, Non-Potentially Hazardous Food	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	5.406	
	Vendor, Food, Potentially Hazardous Food					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	5.406	
	Vendor, Merchandise									P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	5.406	
	Vendor, Transient									P*			P*	P*	P*			P*			9.101	
	Vendor, Transient, Non-Potentially Hazardous Food	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	5.406	
Vendor, Transient, Potentially Hazardous Food					P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	5.406		