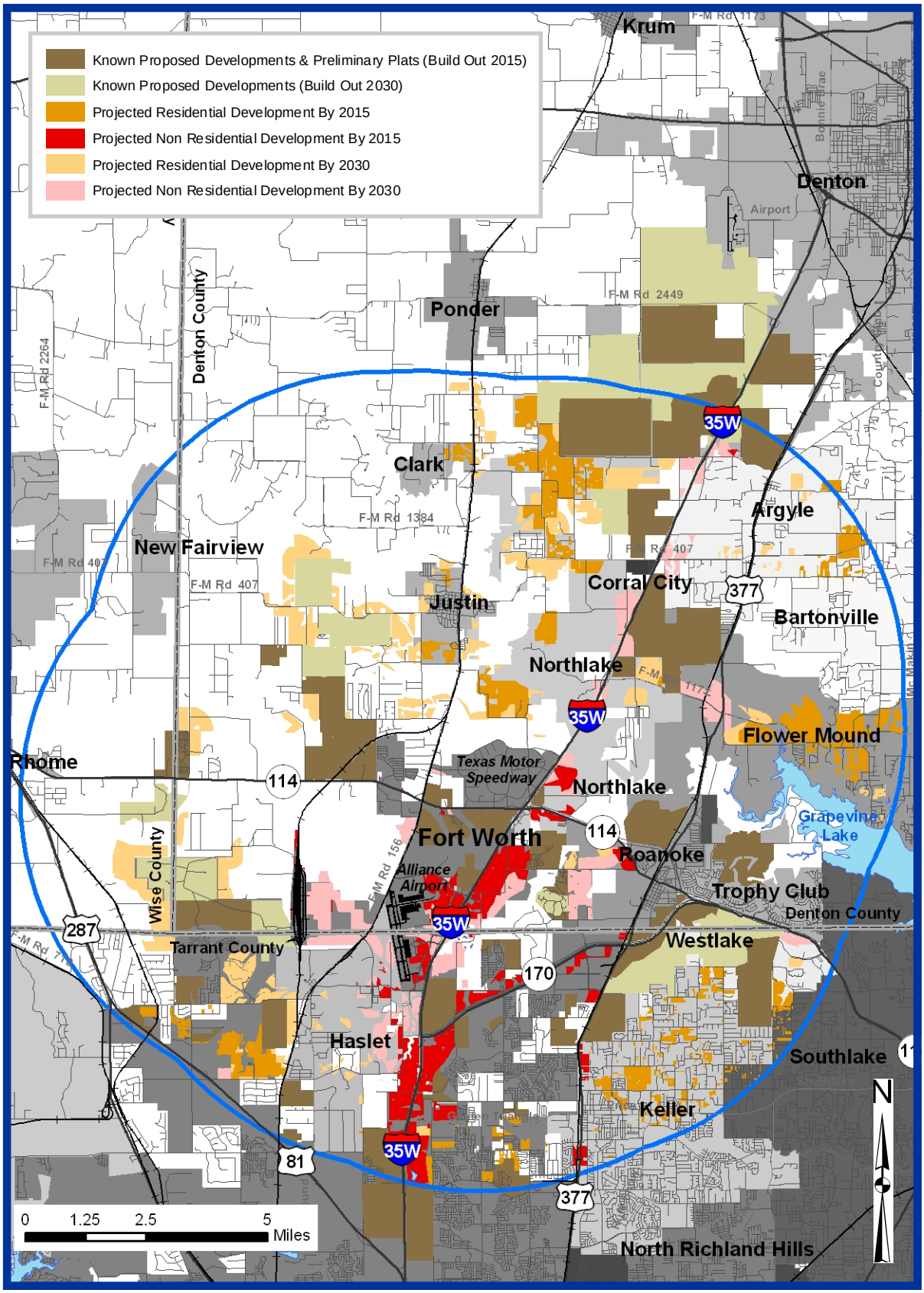

Figure 9.7 Projected development pattern with no change in future land use plans

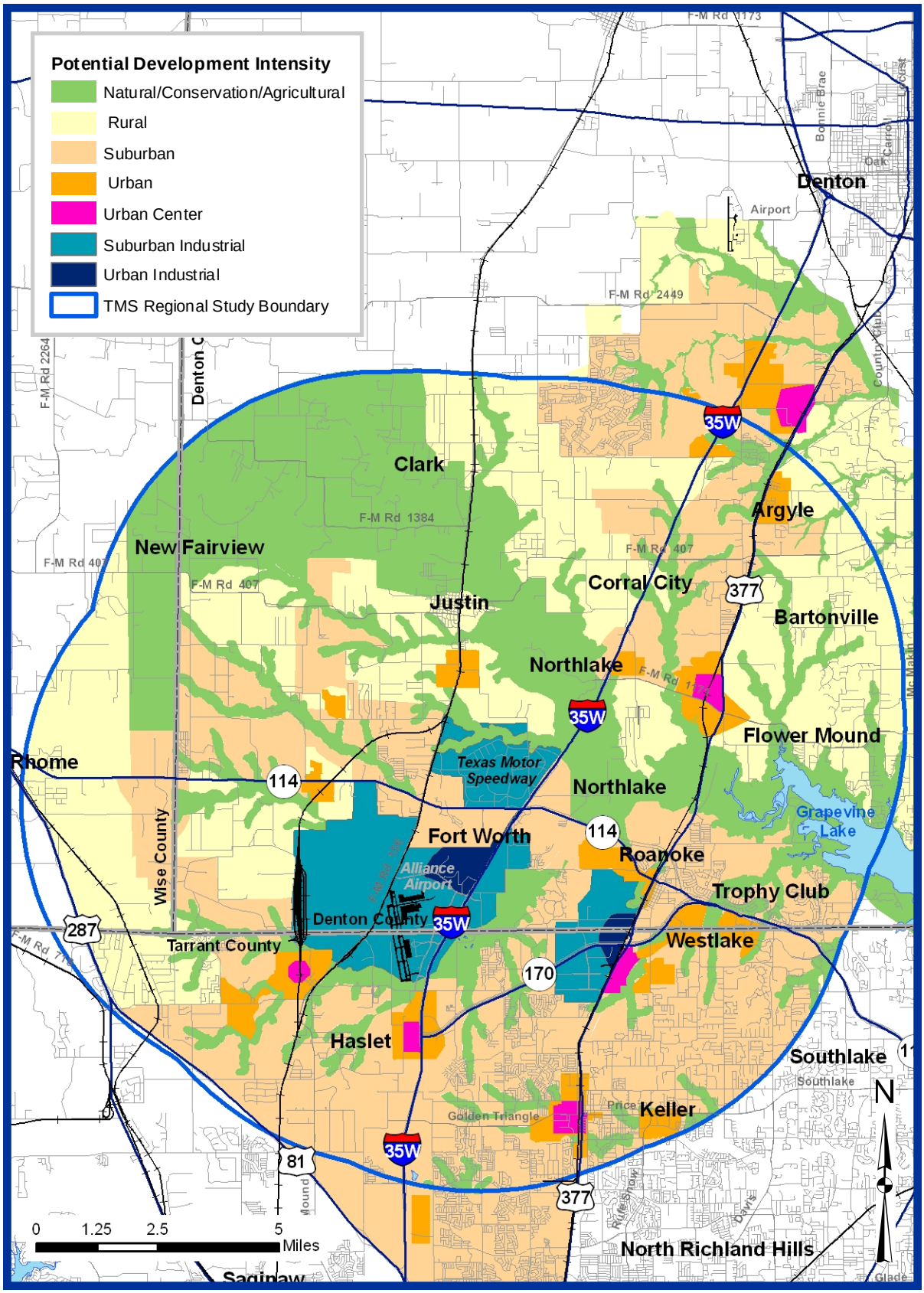

Figure 9.8 Potential development pattern with changes to future land use plans

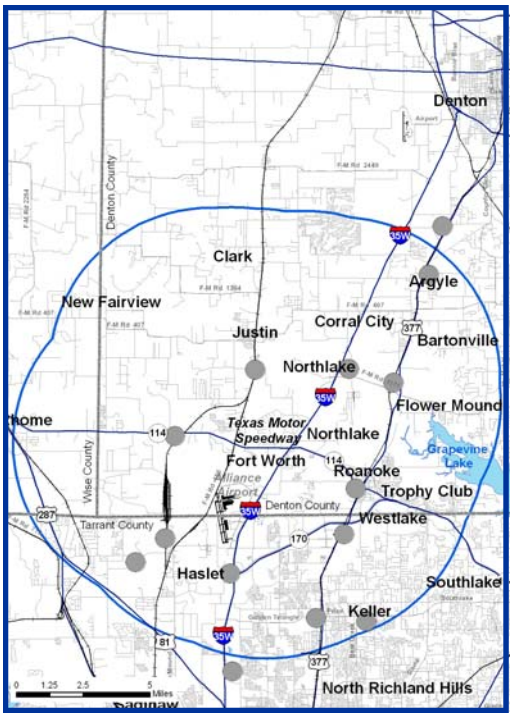

Figure 9.9 Potential mixed-use growth centers in the TMS population and employment study area

Fourteen potential mixed-use growth centers identify areas where significantly higher density nodes of development could occur. These growth centers are in locations which have the potential for future transit stations and have strong connectivity with existing or planned thoroughfares. As an alternative to the projected suburban sprawl in the study area, higher density residential and higher intensity non-residential uses could be accommodated in these growth centers.

Communication with TMS Study Area Communities

City staff met with communities in the study area where growth centers could be located to present this alternative development pattern and to begin a sub-regional dialogue on growth and development. Communities contacted were: Argyle, Denton, Flower Mound, Haslet, Keller, Justin, Northlake, Roanoke, and Westlake. The potential development intensity pattern map (Figure 9.8) was modified to reflect the comments received from the communities. The map is for discussion purposes only and should not be used for property purchase decisions. Communities within the study area that would not be directly affected by any potential development pattern change were not contacted during the development of this plan.

City staff also presented to several of the jurisdictions' elected officials and planning commissions. Through these presentations and the discussions on sub-regional growth that followed, a number of planning issues were identified with the potential for cooperative action. Continued discussion amongst communities in the TMS study area is important to the long term sustainability of the region.

Regional Planning Issues and Observations

Issues that should be included in future sub-regional growth and planning discussions include:

- Increased development activity
- High ratio of single-family residential uses to all other uses
- Industrial growth center compatibility with single-family uses
- Gas well compatibility
- Alliance Airport compatibility
- BNSF Intermodal Facility compatibility
- Mixed-use growth centers
- Lack of adequate infrastructure
- Transportation system needs

Recommendations for All Communities and Jurisdictions within the TMS Population and Employment Projection Study Area

- Engage the North Central Texas Council of Governments to assist communities in the study area to adopt ordinances that emulate the regional "best practices" in land use, zoning, and subdivision regulations.
- Support and participate in the Vision North Texas regional planning process.
- Consider future land use map and other Comprehensive Plan amendments intended to attain a more sustainable development pattern across the subregion.
- Support planning to bring commuter rail to northern Tarrant and southern Denton counties, and to link Fort Worth, Denton, Dallas, and adjacent communities by passenger rail.
- Designate existing rail corridors as long term future commuter rail lines.
- Identify appropriate locations for new mixed-use growth centers in Fort Worth and other communities and adopt supporting future land use designations and implementation tools. Direct higher density development into these growth centers across the subregion.
- Promote the use of cluster subdivisions and the conservation of open space while opportunities to do so still exist.
- Plan for and implement an interconnected system of bike paths located within floodplains and other significant natural areas.
- Seek authority to enact an Adequate Public Facilities Ordinance (APFO). APFOs require that public facilities–such as roadways, water and sewer lines, fire stations, schools, and parks–be available concurrently with new development to more efficiently and cost-effectively accommodate growth.
- Seek greater municipal control over special infrastructure districts in the Extraterritorial Jurisdiction (ETJ). These districts (municipal utility districts, water control and improvement districts, and fresh water supply districts) can be used to promote high quality development, but they may also facilitate development that bypasses undeveloped areas more economically served by public facilities and services.
- Seek greater municipal land use authority in the ETJ. Successful long-range land use and infrastructure planning relies heavily on a municipality's ability to control the location, type, and ultimate density of development in the ETJ.