

CITY OF RIVER OAKS, TEXAS COMPREHENSIVE PLAN

February 17, 2004

City Council

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Clinton D. Williams, Place 1
Steve Holland, Place 2
Scott D. Griffin, Place 3
R.R. "Bob Minter, Place 4
Brad J. Cruickshank, Place 5, Mayor Pro-Tem

City Staff

Linda Ryan, City Administrator
Bonnie Gibbs, City Secretary
Marvin Gregory, Director of Public Works
Dan Chisholm, Police Chief
Rob Allibon, City Attorney

Prepared by:

The Citizen Planning Committee of River Oaks, Texas

Assisted by:

Municipal Planning Resources Group, Inc.

CITY OF RIVER OAKS COMPREHENSIVE PLAN

INTRODUCTION

This Comprehensive Plan for the City of River Oaks documents the vision of the citizens and leadership of the City. It is intended to serve as a guide to aid the City Council in making the decisions that will influence the quality of life for the residents and property owners in the city. It should provide guidance to the City's staff, boards, advisory committees and professional consultants in developing recommendations to the City Council. It should also encourage property owners and developers to pursue quality development and redevelopment, which is sensitive to the needs of the entire community, and complement the quality of life in River Oaks.

MISSION STATEMENT

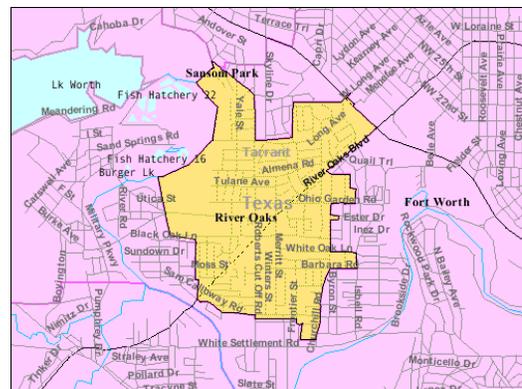
"The City of River Oaks will strive to maintain and improve the quality of life in the city by encouraging balanced redevelopment and improvement of residential and commercial areas."

The Texas Local Government Code (TxLGC) authorizes the adoption of a comprehensive plan in Chapter 213 "for the purpose of promoting the sound development of municipalities and promoting public health, safety and welfare." This statute also states that the plan "may include provisions on land use, transportation, and public facilities." Chapter 211 of the TxLGC enabling zoning ordinances, goes even further by mandating that "zoning regulations must be adopted in accordance with a comprehensive plan". The state statutes give further guidance by specifying that land use decisions be designed to (1) lessen congestion in the streets; (2) secure safety from fire, panic, and other dangers; (3) promote health and the general welfare; (4) provide adequate light and air; (5) prevent the overcrowding of land; (6) avoid undue concentration of population; and (7) facilitate the adequate provision of transportation, water, sewers, schools, parks and other public requirements.

This Comprehensive Plan is part of a long-term planning process. It is a "living document" that may be amended and updated as needed to best serve the evolving needs and desires of the community over the next twenty years.

CONTEXT

The City of River Oaks is located in a naturally **wooded** area defined by the meandering course of the West Fork of the **Trinity River**, just downstream from Lake Worth. The name of the city celebrates these natural features of the landscape by reminding residents of the many mature oak trees throughout the city and the close proximity of the Trinity River corridor and the recreational amenities of Lake Worth. The City of River Oaks is approximately **1.9 square miles** in area (1,216 acres) on the west side of the Dallas-Fort Worth Metroplex in North Central Texas. River Oaks is a suburban city, but it is located within the five-mile radius loop defined by Interstate Loop 820 around Fort Worth, in Tarrant County, Texas. It is completely surrounded by long-developed areas of the City of **Fort Worth** and the City of **Sansom Park** (north). The city limits are set, since there is no extra territorial jurisdiction (ETJ) or unincorporated territory for expansion of the city limits.



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The West Fork of the Trinity River and Lake Worth provide nearby open spaces recreational opportunities to the residents of River Oaks. There are three area **golf courses** in close proximity to River Oaks. These are: Rockwood Golf Course (City of Fort Worth), Hawk’s Creek Gold Course (Westworth Redevelopment Authority and formerly the Carswell Air Force Base Golf Course) and Shady Oaks Country Club Golf Course.

The **Naval Air Station Joint Reserve Base (NASJRB)**, formerly Carswell Air Force Base, is adjacent to River Oaks. Meandering Road and Sam Calloway Road are the primary access roadways to the east entrance gate. This military facility and Lockheed Martin will continue to be major employment hubs in the area. The City of **Westworth Village** is a close neighbor to the south of the West Fork of the Trinity River on SH 183, that is separated from River Oaks by a narrow strip of land in Fort Worth. The City of **Sansom Park**, which is located to the north and it also located in the Castleberry Independent School District, abuts River Oaks for one block length along Roberts Cut-Off.

HISTORY & POPULATION

In 1880 the **Zack Castleberry family** headed west and located in a group of oak trees in the bend of the Trinity River. Other families quickly followed and the area soon became known as Castleberry. In 1941 the voters unanimously approved incorporating as a village. Since the area incorporated was not located entirely in “the Castleberry area” the village was named for the river and oak trees and became River Oaks Village. On **May 7, 1946** the Board of Aldermen changed the name to the City of River Oaks. The City Charter was officially enacted on January 11, 1949.

In 1942, the Army Air Force constructed and operated Tarrant Field Air Dome adjacent to the newly built Consolidated Aircraft Corporation’s B-24 “Liberator” bomber manufacturing facility, known today as Lockheed Martin Tactical Aircraft Systems. Early in the 1950’s, the field became a part of the Strategic Air Command and was renamed **Carswell Air Force Base**, which remained in operation for over 40 years. In 1994 Carswell was designated as a Joint Reserve Base to be shared by the Navy, Marines, Air Force and Texas National Guard. Over the years River Oaks has been a prime location for base personnel to locate.

The first year that River Oaks appeared in the US Census was 1950, with a **population** of 7,097. The current and future population of the city is estimated at **7,000**. The population of River Oaks has varied only slightly over the years, but the population of Tarrant County has continued to grow. As the number of residents in the city has remained stable, the relationship of the local community to the overall “Fort Worth area” has changed from approximately 2% of the total Tarrant County population to approximately one-third of a percent of the total. This growth pattern emphasizes the need for River Oaks to maintain its only identity and distinguish itself as unique and different from other suburban cities.

Historic Populations for the City of River Oaks & Tarrant County

Year	River Oaks Population	Change	Avg. Annual % Growth	Tarrant Co. Population	River Oaks % Of Tarrant Co.
1950	7,097	7,097	N/A	361,253	1.96%
1960	8,444	1,347	1.59%	538,495	1.57%
1970	8,193	-251	-0.03%	716,317	1.14%
1980	6,890	-1,303	-1.89%	860,880	0.80%
1990	6,580	-310	-0.47%	1,170,103	0.56%
2000	6,985	405	0.58%	1,446,219	0.48%
2003	7,000	15	0.02%	1,553,850	0.45%
2030	7,000	0	0.00%	2,291,700	0.31%

Source: U.S. Census Bureau, NCTCOG

CITY OF RIVER OAKS COMPREHENSIVE PLAN

EXISTING LAND USE

The City of River Oaks is basically completely built-out. The North Central Texas Council of Governments (NCTCOG) calculates that only 1% of the property in River Oaks is undeveloped or vacant. This means that 99% of the property in the city limits is developed. The three-fourths of the developed land in the city is **single family residential**. These residential properties are grouped into five major neighborhoods: 1) west of Roberts Cut-Off and north of Meandering Road, 2) south of Meandering Road and northwest of River Oaks Boulevard/SH 183, 3) east of Roberts Cut-Off and northwest of River Oaks Boulevard/SH 183, 4) southeast of River Oaks Boulevard/SH 183 and east of Roberts Cut-Off, and 5) west of Roberts Cut-Off and southeast of River Oaks Boulevard/SH 183. Lot sizes and housing sizes vary from neighborhood to neighborhood. There are a couple of apartment complexes, but the number of **multifamily** dwelling units in the city is very low compared with other area cities. There are also few medium density residential units (duplex, triplex, townhouse, zero lot line, etc.) in the city.

The second major land use is **parks and floodplain** due to the portion of YMCA Camp Carter located within the city limits. The eastern portion of Camp Carter (east of the West Fork of the Trinity River) is in River Oaks. This includes the YMCA Equestrian Center, day camp multi-purpose activity area, chapel, some cabins and the Castleberry ISD ballfields that are located on Meandering Road. The majority of the Camp Carter property is west of the river and located within the city limits of Fort Worth. The only city owned parklands are the McGee Park ballfields and the nearby undeveloped park property between Glenwick Drive and Lawther Drive. There is also “permanent open space” provided by the floodplain area of the creek adjacent parallel to Jacksboro Highway. The steep sloped areas overlooking the West Fork of the Trinity River are also shown as “open space” on the Existing Land Use Map, but these areas are privately owned by the adjacent residential home owners and are not conducive to development due to the steep slopes.

The existing **commercial** uses are concentrated along River Oaks Boulevard/SH 183 and Jacksboro Highway/SH 199. There are other scattered commercial uses along Roberts Cutoff. These established commercial areas supplement property taxes with sales tax revenues.

Institutional land uses (public and semi-public) account for an equal amount of property. The Castleberry ISD school campuses and the municipal facilities are public uses. There are 20 area churches and 13 of these are located within the city limits, and these are considered semi-public uses.

There are no significant existing **industrial** or manufacturing land uses located within the city limits of River Oaks. Since there are no large undeveloped tracts available, no industrial facilities are planned. Economic development focuses on commercial retail and office uses for new job opportunities.

Summary of River Oaks Existing Land Uses

Land Use Type	Acres	Developed %	Total %
Single Family Residential	937	74.66%	73.90%
Multifamily Residential/Apartments	5	0.40%	0.39%
Manufactured Housing	2	0.16%	0.16%
Parks & Floodplain	165	13.15%	13.01%
Public/Semi-Public/Institutional	72	5.74%	5.68%
Commercial	72	5.74%	5.68%
Industrial	0	0.00%	0.00%
Infrastructure	2	0.16%	0.16%
Subtotal Developed	1,255	100.00%	98.97%
Vacant/Undeveloped	13		1.03%
Total	1,268		100.00%

Source: MPRG, Inc. Field Survey, October 2003 and NCTCOG estimates from aerial photos

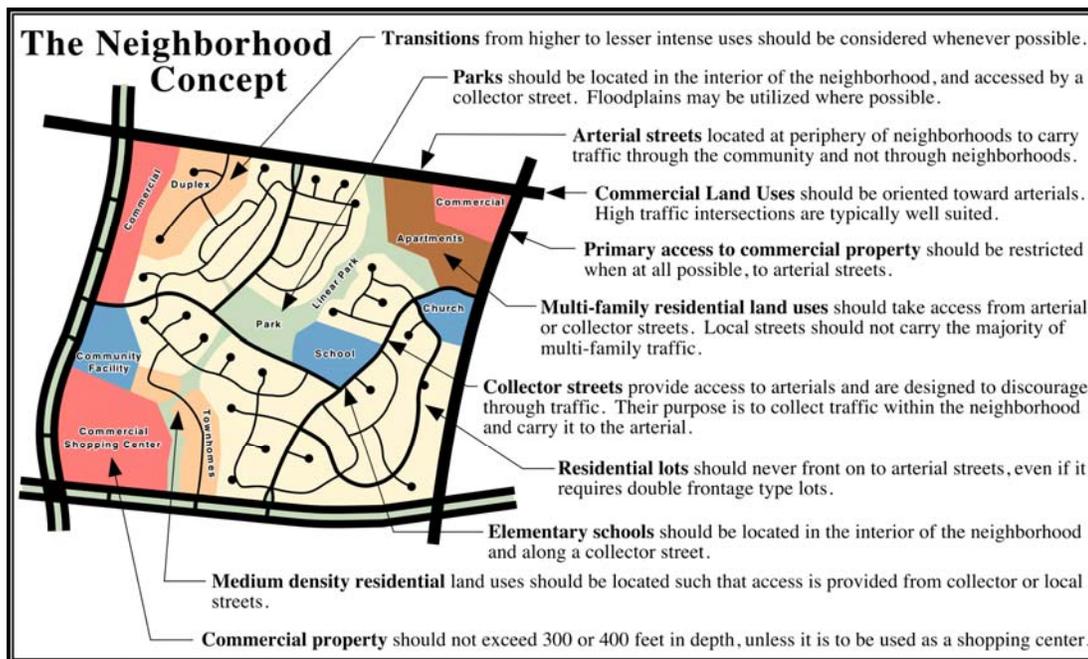
SEE EXISTING LAND USE PLAN MAP

CITY OF RIVER OAKS COMPREHENSIVE PLAN

RESIDENTIAL NEIGHBORHOODS

Since the majority of River Oaks is single-family residential development, the predominate urban form is the residential neighborhood. The **neighborhood unit concept** is the basic building block of cities. Major arterial roads or natural features create physical and psychological boundaries that define a neighborhood. The more intense land uses, such as commercial or multifamily development, should be located around the perimeter of the neighborhood with good access to the major roadways. The less intensive land uses, such as single family residential, should be located toward the interior of the neighborhood. Complimentary uses, such as neighborhood parks and elementary schools, should be located to allow good pedestrian access while minimizing potential traffic conflicts.

The neighborhood concept is one of the oldest and most widely used and accepted practices in urban land use planning. This concept helps to create quality spaces in which people may live. The concept places primary emphasis on creating neighborhoods that are buffered from the impacts of elements from outside the neighborhood system. By utilizing a transition of land use intensity, the most sensitive element of a neighborhood, residential use, is protected from the effects of intense commercial use.



The neighborhood concept considers the most appropriate location of different land uses within the neighborhood and on its boundaries. Low-density housing should typically be located on the interior of the neighborhood, in order to protect the sensitive residential area from intense land use effects on the periphery of the neighborhood. Typically, larger neighborhoods should also provide for the location of schools and community facilities such as parks and fire stations within this central area. Moderate or high-density housing should be located toward the periphery of the neighborhood and on collector streets. These residential land uses may be used as a buffer area between commercial and lower density residential land uses. Commercial land uses should be located on the outer limits of the neighborhood at intersections of arterial streets. These should be oriented toward the arterials, so as not to encourage commercial traffic in the residential neighborhood, and should incorporate buffer yards and/or screening fences when located adjacent to residential uses. Commercial land use within a neighborhood should be limited to retail sale of goods and personal services primarily for persons residing in the adjacent residential areas.

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RIVER OAKS BOULEVARD COMMERCIAL CORRIDOR

The **River Oaks Boulevard Commercial Corridor** is the center of all business and retail activity in River Oaks. Since River Oaks Boulevard is State Highway 183 the Texas Department of Transportation (TXDOT) has authority and maintenance responsibility over this roadway. All improvements or modifications within the state highway right-of-way must be approved by TXDOT. This includes landscaping, driveways, utilities, sidewalks, and pavement enhancements. What occurs adjacent to the state highway right-of-way is under the authority of the City of River Oaks and it regulated by the Zoning Ordinance and other regulatory ordinances of the city.

The River Oaks Boulevard Commercial Corridor does not include every property adjacent to the SH 183 right-of-way, nor is it limited to River Oaks Boulevard addresses exclusively. The commercial corridor includes the one block portion of the Jacksboro Highway (SH 199) frontage that is within the city limits of River Oaks. This is the area on the southwest side of SH 199 between River Oaks Boulevard and Long Avenue. The commercial corridor includes the entire triangular area bounded by River Oaks Boulevard, Roberts Cutoff and Ohio Garden Road. The commercial corridor also extends north on the west side of Roberts Cutoff to Notre Dame Avenue. These areas are adjacent to the designated arterial roadways that have existing and projected high traffic volumes.

Commercial development, because of its infrastructure needs, intensity, and traffic volume, is a critical land use to the urban form of a community. Elements such as building orientation, lot depth, land use intensity, and location should be planned so that commercial development becomes an asset to the community, rather than an eyesore. The commercial corridor concept is designed to provide appropriate locations for commercial land uses, while protecting the capacity city of streets, buffering adjacent land uses, and maximizing the efficiency and aesthetics of the commercial development.

The commercial corridor model is intended to prevent the development of "strip commercial" areas. The familiar characteristics of strip commercial include the following:

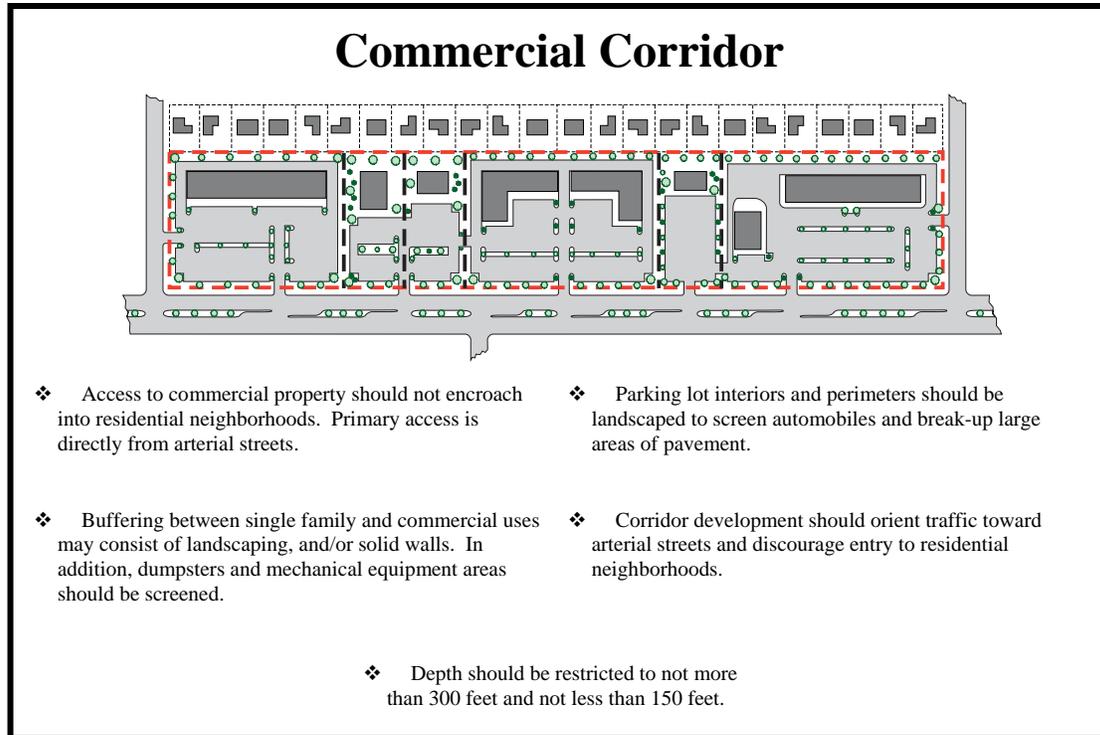
- Shallow lots, usually between 100 and 200 feet deep;
- Numerous small parcels with individual owners;
- Continuous vehicular access along frontage or numerous curb cuts for entrances;
- Numerous small buildings with no architectural unity;
- Minimal (or no) landscaping in and around the parking lots;
- Limited parking usually restricted to the front setback area or along the street; and the
- Lack of landscaping or other buffers, especially in the rear, with the adjacent residential areas exposed to a blighting influence.

Since many existing commercial properties exhibit these characteristics, the transformation to a more unified urban design appearance along River Oaks Boulevard will be gradual. However, as commercial redevelopment and remodeling occurs the City should require business properties to incorporate the elements of the commercial corridor concept into their design plans.

By requiring coordination between developing properties along a major thoroughfare, the city can improve the viability of the commercial area by avoiding the pitfalls of "strip commercial" development. Some of the desirable urban design elements are: 1) coordinated access driveways with cross access agreements, 2) coordinated perimeter landscaping along the streets, in the parking lots and adjacent to residential areas, 3) coordinated signage, 4) variable parking layouts with coordinated circulation, 5) enhanced paving or streetscape features, and 6) complimentary architectural styles and building materials.

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The commercial corridor development form emphasizes the location of commercial uses along an arterial. This development form is characterized by high intensity commercial use located near the intersections of major arterials, with less intense commercial uses located along the arterial between intersections. Commercial corridors should be limited in depth to 300 feet, in order to prevent conflicts in land use and minimize the potential of land-locking some properties. In order to create cohesiveness among a variety of commercial uses, development guidelines should require uniform signage, shared driveways, and landscaping along the thoroughfare in commercial corridor developments.



Well-defined edges and gradual transitions of land use are important to the function of the Comprehensive Land Use Plan. Edges are boundaries of land uses which clearly indicate the beginning and termination of a land use type, while transitions are land uses which serve as a buffer zone between uses of differing intensity. These physical elements may serve as a barrier to contain intense land uses, such as industrial or heavy commercial use. Land use edges are especially important in areas of commercial use because the tendency with these types of use is to gradually expand the intense use into adjacent residential neighborhoods. Commercial encroachment into a residential neighborhood may have detrimental effects. Residential property values will eventually diminish in the area, and the established neighborhood may tend to become unstable and transitional in nature. This is the concern along Roberts Cutoff.

Other areas the city may want to address further in the future may be minimum masonry standards for all new construction (both residential and non-residential), increased landscaping, screening, and buffering requirements adjacent to residential properties.

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PARKS, OPEN SPACES & RECREATIONAL OPPORTUNITIES

River Oaks residents have an abundance of park, open space and recreational opportunities in the area; however, the City of River Oaks owns and maintains only limited parklands. The natural terrain of the area that was attractive to the original settlers still provides the basis for open spaces.

The portion of the **Trinity River** that forms the western city limit line is still in its natural state with a high bluff area in River Oaks overlooks the low flat area to the west. The portions of the Trinity River that is south and southeast of the city have been channelized with levees to prevent flooding of the adjacent properties. A continuous bike trail has been developed along the levees that connect to a large network of bicycle paths that stretch across Tarrant County. In addition to bicycles, the bike trail is frequented by joggers, skaters, and equestrian users. The pedestrian paths on the Future Land Use Plan map are designed to connect to the Trinity River bike trail in three locations to provide alternative loop routes around and through River Oaks. The further development of the river is being directed by the Trinity River Vision project. One of the objectives of this vision would be to continue the bike trail to tie into park and recreation facilities around Lake Worth.

The water surface area of **Lake Worth** offers motor boating, sail boating, fishing, and swimming recreational opportunities. The City of Fort Worth owns and maintains the areas around the lake, including natural areas and picnic facilities. Marion Sansom Park is one of these areas and it is located along Roberts Cutoff immediately adjacent to the River Oaks City Limits. There is a large open flat area that overlooks Lake Worth that could be developed into active sports fields (soccer, etc.). The City of River Oaks could pursue the development of a sports field in this location in cooperation with the City of Fort Worth and the City of Sansom Park.

On September 6, 1947 the city opened its first playground and in 1962 created its first Park Board. **McGee Park** was named in honor of James David McGee who was killed in World War II. There are two existing ball fields with lighting and bleachers, a concession stand, restrooms, playground equipment, picnic tables and shelter, basketball court, and parking. There is additional undeveloped park land that has a between Glenwick Drive and Lawther Drive that overlooks the skyline of downtown Fort Worth. The City of River Oaks also owns and operates a **community center** on Churchill Road.

The YMCA of Metropolitan Fort Worth owns and operates a youth residential camp below Lake Worth along the Trinity River. **Camp Carter** spans across the West Fork of the Trinity River and includes camp type facilities in a rustic natural setting. The majority of the Camp Carter property is west of the river and located within the city limits of Fort Worth. The eastern portion of Camp Carter (east of the river) is in River Oaks. This includes the YMCA Equestrian Center, day camp multi-purpose activity area, chapel, some cabins and the Castleberry ISD ball fields that are located on Meandering Road.

The Castleberry Independent School District properties include playground and recreational facilities at the **schools**. Castleberry Elementary School and Cato Elementary are located in the center of River Oaks. Irma Marsh Middle School and Castleberry High School are located in the southeastern portion of the city. The Castleberry football stadium is located adjacent to the high school.

A major element of the Future Land Use Plan is to systematically expand a sidewalk, bike lane and pathway network to connect these various park and open space elements.

There are three area **golf courses** in close proximity to River Oaks. These are: Rockwood Golf Course (City of Fort Worth), Hawk's Creek Gold Course (Westworth Redevelopment Authority and formerly the Carswell Air Force Base Golf Course) and Shady Oaks Country Club Golf Course.

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TRANSPORTATION

The primary form of transportation in the City of River Oaks is the automobile. For this reason, the transportation element of the Future Land Use Plan is focused on the system of public roadways, which is designed to facilitate traffic movements, provide access to residential and business uses, and enhance safety. The roadways system of River Oaks is established and has been in place for many years; but the volume and type of traffic has varied. The origins and destinations of vehicle trips have changed in the past and are going to change in the future.

The roadway classification system is intended to categorize streets by function for the purpose of clarifying administrative and fiscal responsibility. A complete circulation system provides separate facilities for the movement, transition, distribution, collection, access, and termination of trips. **Arterial** roadways handle principal movement functions for through traffic. **Collector** streets serve to gather traffic from local streets and feed it to the arterial system and to provide access in commercial areas. **Local** streets provide direct access to adjacent property.

Roadway Classification Table

<u>Roadway Type</u>	<u>Designation</u>	<u>Thoroughfare Plan Classification</u>	<u>Right-of-way/Paving</u>
Principal Arterial Street	P6D	Principal Arterial 6 lanes Divided	120'+/3-36'
Minor Arterial Street	M4U	Minor Arterial 4 lanes Undivided	80'/60'
Minor Arterial Street	M2U	Minor Arterial 2 lanes Undivided	60'/40'
Collector Street	C2U	Collector street 2 lanes Undivided	60'/40'
Local Residential Street	R2U	Residential 2 lanes Undivided*	50'/30'

* R2U streets are not shown on the Thoroughfare Plan.

The major roadways in River Oaks are classified as follows:

River Oaks Boulevard /State Highway 183 (AKA Ephriham Avenue in Fort Worth and AKA Westworth Boulevard in Westworth Village)	P6D Principal Arterial, 6 lanes, Divided
Jacksboro Highway/State Highway 199	P6D Principal Arterial, 6 lanes, Divided
Meandering Road	M4U Minor Arterial, 4 lanes, Undivided
Roberts Cut-Off	M2U Minor Arterial, 2 lanes, Undivided
Long Avenue	C2U Collector street, 2 lanes, Undivided
Ohio Garden Road	C2U Collector street, 2 lanes, Undivided
Churchill Road	C2U Collector street, 2 lanes, Undivided
Barbara Road	C2U Collector street, 2 lanes, Undivided
Sam Calloway Road	C2U Collector street, 2 lanes, Undivided

SEE THOROUGHFARE PLAN MAP

Many of the daily vehicle trips in River Oaks are “through trips” that have both their origin and destination outside of the city limits. With the high percentage of through traffic, the traffic speeds and volumes can be excessive. Traffic safety and level of service are major the major traffic issues. The city may want to consider traffic calming improvements to slow traffic in specific areas. The construction of additional sidewalks and bicycle lanes in conformance with the pedestrian pathways on the Future Land Use Plan map will provide alternative modes of access within the city. To fund these improvements the City should reapply for Safe Routes to School Program funding. Continue close coordination with the Texas Department of Transportation (TxDOT) on all aspects of roadway improvements related to River Oaks Boulevard/SH 183 and Jacksboro Highway (SH 199).

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FUTURE LAND USE

The Future Land Use map is based upon existing land use patterns and established planning principles. Existing residential areas are planned to remain as residential areas in the future with policies to be put into place to preserve these residential areas from commercial encroachment. These land use patterns have evolved over a period of sixty years, to expect major changes in the residential/commercial land use mix is not realistic. Successful retail businesses rely on the number of dwelling units within a geographic area and the amount of expendable income available from those houses.

Change happens continually. Commercial areas and residential areas are always changing. Usually these changes are very slow and happen over a period of years. The objective of the planning process is to identify trends and potential areas of improvement and direct the change in a positive direction. In perimeter cities or rural towns where there is an abundance of vacant land, most development that occurs is new development. New development converts farmland, ranch land or other natural areas into new subdivisions and new shopping centers. But even in these outlying communities, redevelopment happens in the existing residential areas and in the existing commercial areas. The real estate market responds to supply and demand by assigning values to new development and areas available for redevelopment. Much of this value is based upon location and availability proximity to other desirable land uses. The City of River Oaks in an excellent location with access to downtown Fort Worth, the Joint Naval Reserve Base, Lockheed Martin, and the interstate freeway system while being an established community. This positions the River Oaks residential and commercial properties in a state of continual evaluation on the value of “place and location” versus the expediency of raw land development and distance.

This on-going process of change is known as redevelopment. This is not urban renewal. This is not the City acquiring lots, houses or businesses. This is not the city government building houses or buildings. Redevelopment may involve the removing a building and the rebuilding of a similar structure. It may involve improvements to an existing building. What the City of River Oaks desires is to encourage quality improvements to enhance the aesthetics of the city, to increase property values, to improve the quality of life in the entire community.

The City of River Oaks will adopt policies and programs to encourage quality redevelopment within the city. These may include special considerations for development proposals for larger homes or for innovative lot patterns that will allow quality housing on smaller lots. The City of River Oaks will not use its power of Eminent Domain to evict a resident or business from a building that conforms to current building regulations or to acquire property for non-governmental uses. The process of redevelopment is recognized by this Comprehensive Plan as an inevitable process that the City of River Oaks can influence. Through the use of regulations, minimum development standards and review of proposed developments the City of River Oaks will strive to improve the residential and commercial areas of the city.

The identity and sense of arrival into the City of River Oaks needs to be enhanced. There are existing entry features located at the SH 183/SH 199 intersection and on Roberts Cutoff at Sansom Circle. Banners are placed on the light poles in the medians of River Oaks Boulevard. Additional entry features should also be considered at River Oaks Boulevard and Sam Calloway Road, Jacksboro Highway at Long Avenue, Meandering Road at Carswell Access Road, and on south Churchill Road.

SEE FUTURE LAND USE PLAN MAP

CITY OF RIVER OAKS COMPREHENSIVE PLAN

IMPLEMENTATION

The Future Land Use Plan is a road map to guide River Oaks into a chosen desirable future. Changes occur in River Oaks continually. A new business moves to town, another business remodels to compete. A house makes a room addition and a new house is built on a nearby vacant lot. These types of changes are happening now and will continue to happen, regardless of the vision of the city. The goal of this Future Land Use Plan is to direct this gradual change in a positive direction, rather than allow undirected changes to occur in a haphazard manner. Since River Oaks is 99% built-out, changes can only occur in River Oaks through the redevelopment of commercial and residential areas. This plan specifies residential neighborhoods to be enhanced and preserved as change happens. To ensure that the integrity of the neighborhoods are preserved, business expansion into the neighborhoods should be minimized and commercial development encouraged along River Oaks Boulevard/SH 183. The primary implementation tool available to municipalities is zoning. The City should compare the existing Zoning Map with the Future Land Use Map and **initiate zoning changes** to bring the Official Zoning Map into agreement.

This Future Land Use Plan is only one of the steps in a long range **Planning Program**. Other steps contributing to improvements in River Oaks include the adoption of a new Zoning Ordinance last year and the adoption of a new Sign Ordinance. These and other ordinances related to physical control and development regulations are other implementation tools. Special studies may be needed for specific needs in the future, such as: an economic development study, an urban design study for the River Oaks Boulevard/183 commercial corridor or refinements to the landscaping and screening sections of the Zoning Ordinance.

The continued commitment of the City to a **Capital Improvements Program** (CIP) is essential to the future quality of life in River Oaks. The aging infrastructure must be maintained and continue to be replaced. This must continue to be done in a systematic method that prioritizes the needs of the City. The CIP should also consider inclusion of new city facilities. Some of these items are enumerated in this plan, but they must be compared and prioritized with the water, sewer, street paving, and drainage considerations.

Intergovernmental coordination needs to continue between all of the surrounding cities (Fort Worth, Westworth Village, Sansom Park, Lake Worth, and White Settlement). Close coordination needs to continue with the Castleberry Independent School District, particularly in providing safe routes to schools, recreational facilities, and opportunities for other community oriented programs. This coordination also needs to extend to other levels of government (such as Tarrant County, NCTCOG, TxDOT, FEMA, etc.). Many other governmental entities have similar concerns and missions and joint funding of projects can leverage local dollars.

The Future Land Use Plan should be reviewed and refined on a regular basis. Informal review will naturally occur if the Plan is used as basic orientation material for Council members, and City staff, boards, commissions, and consultants. It is recommended that the Planning and Zoning Commission undertake a formal review of the Future Land Use Plan and the Thoroughfare Plan at least every three to five years and make a formal report with recommendations to the City Council.

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RIVER OAKS CITIZEN PLANNING COMMITTEE

Herman Earwood	Mayor
Brad Cruickshank	Mayor Pro-Tem
Bob Minter	City Council
Clint Williams	City Council
Steve Holland	City Council
Scott Griffin	City Council
Sherry Parnell	Pat Gray & Associates
Jack Adkison	Former Mayor
Robert Brown	Former City Councilman
Dan Gaddis	Former City Councilman
Royce Shields	Former City Councilman
Howard Bittle	Former City Councilman
George Fortin	Former City Councilman
Shirley Wheat	Former City Councilperson
Lane Cowden	Summit Real Estate
Gary Jones	Castleberry ISD
Anna Sherrill	Citizen
JoAnn Butler	Citizen
JoAnn Gordon	Citizen
Lori Watson	Citizen
Joe Ashton	Citizen
George Pridgon	Citizen
Mark Houston	Citizen
David Hubbard	Fire Department
Dan Chisholm	Police Chief

CITIZEN PLANNING COMMITTEE MEETINGS

June 24, 2003	City Council presentation
July 22, 2003	MPRG Comprehensive Plan presentation at 1 st Community Lunch
September 24, 2003	Workshop #1 , Planning 101 (Planning Concepts & Principles), Results from previous Community Surveys
October 8, 2003	Workshop #2 , Existing Land Use & Planning Influences, Goals & Objectives
October 29, 2003	Workshop #3 , Thoroughfare Plan & SH 183/River Oaks Blvd. Commercial Corridor
November 12, 2003	Workshop #4 , Future Land Use Plan map
December 3, 2003	Workshop #5 , Finalize Future Land Use Plan
January 20, 2004	Planning & Zoning Commission Public Hearing & map recommendation to Council
January 27, 2004	City Council Public Hearing & map adoption
February 16, 2004	Planning & Zoning Commission Public Hearing & text recommendation to Council
February 24, 2004	City Council Public Hearing & text adoption