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LAKE WORTH VISION PLAN 2011



A Resolution

NO. 3895-05-2011

ADOPTING A LAKE WORTH VISION PLAN AND AMENDING THE COMPREHENSIVE PLAN TO INCORPORATE THE VISION PLAN

WHEREAS, Fort Worth is the fastest growing large city in the United States and the 16th largest city overall with 741,206 residents; and

WHEREAS, the City of Fort Worth constructed Lake Worth in 1914 as a municipal water supply reservoir and a recreational resource for the region; and

WHEREAS, the Lake Worth Vision Plan study area included approximately 14,900 acres within the Far Northwest and Far West planning sectors of Fort Worth, which have been two of the fastest growing sectors of the city over the last decade; and

WHEREAS, the Lake Worth Vision Plan is the result of a planning process spanning two and a half years that engaged expert consultants, lakeshore residents, nearby property owners, nonprofit stakeholders, the Naval Air Station Joint Reserve Base, and neighboring jurisdictions; and

WHEREAS, the Lake Worth Vision Plan describes and depicts appropriate long-range future land uses, development pattern and forms, and recreational uses and facilities on and around the lake; and

WHEREAS, the recommendations of the Lake Worth Vision Plan are based on the following four principles: 1) Protect and enhance Lake Worth's water quality, natural beauty, and recreational character, 2) Develop Model Sustainable Communities in the Lake Worth area that create desirable places to live and work while enhancing livability of existing communities, 3) Create Lake Worth Regional Park, a linear park that encompasses the lake and provides high-quality recreational amenities and cultural hubs, and 4) Connect communities, resources, and amenities with parkways, greenways, and trails; and

WHEREAS, on April 27, 2011, the City Plan Commission recommended that the City Council adopt the Lake Worth Vision Plan with certain minor revisions related to community involvement in implementing the plan.

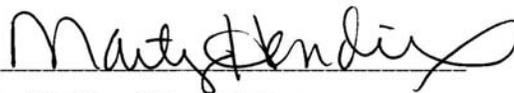


**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF FORT WORTH, TEXAS THAT:**

1. The Lake Worth Vision Plan is hereby adopted incorporating the attached revisions to the implementation measures; and
2. The Comprehensive Plan shall be amended to incorporate the Lake Worth Vision Plan by reference.

Adopted this 10th day of May 2011.

ATTEST:

By: 
Marty Hendrix, City Secretary



Fort Worth City Council and City Plan Commission

Michael J. Moncrief, Mayor

City Council

Carter Burdette
Joel Burns
Sal Espino
Kathleen Hicks
Jungus Jordan
Frank Moss
Danny Scarth
Zim Zimmerman

City Plan Commission

Namon Hollis, Chair
Don Boren
Kim Martin
Robert Mohler
Charles Rand
Jim Tidwell
James Wietholter
Veronica Zerpa
Robert Kelly, Alternate

Lake Worth Vision Workshop Consultant Panel

Mark Dawson, ASLA, Principal, Sasaki Associates
Caryn Ernst, Associate Director of Conservation Vision, Trust for Public Land
Cales Givens, ASLA, Principal, EDAW
Stephen Plunkard, FASLA, Senior Principal, Stantec Consulting
Scott H. Stoodley, Ph.D., Vice President, Water Resources Senior Consultant, Entrix, Inc.

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Transportation and Public Works Department

Michael Gange, Assistant Director
Greg Simmons, Assistant Director
Don McChesney, Project Manager
David Jodray, Project Manager

Lake Worth Stakeholders

The following stakeholders met individually with the five-member consultant panel to express their suggestions and ideas for the future of Lake Worth.

Neighborhood Associations

East Lake Worth Neighborhood Association
Lake Worth Alliance
Neighborhood Association on South Lake Worth
North Lake Worth Neighborhood Association
Scenic Shores Neighborhood Association

Recreational Users

Boy Scouts of America
Fort Worth Mountain Bikers' Association
Hip Pocket Theatre
Lake Worth Boat & Ski Club
Lake Worth Sailing Club
Lockheed Martin Recreation Association Bicycle Club

Local Governments

Town of Lakeside
City of Lake Worth
City of River Oaks
City of Sansom Park
City of White Settlement
Eagle Mountain-Saginaw Independent School District
Tarrant County

Other Agencies

Lockheed Martin Aeronautics Company
Fort Worth Naval Air Station Joint Reserve Base
North Central Texas Council of Governments
Streams and Valleys, Inc.

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Executive Summary

On November 17-19, 2008, a Lake Worth Vision Workshop was conducted by the City of Fort Worth as an opportunity for stakeholders to express their ideas and suggestions for the future of Lake Worth and its surrounding area. The City of Fort Worth Planning and Development Department organized the workshop and assembled a five-member consultant panel that conducted the workshop with support from City staff. The panel consisted of professionals with expertise in master planning, waterfront development, sustainable design, watershed management/restoration, and conservation planning. The consultant panel members are listed below.

- Mark Dawson, ASLA, Sasaki Associates
- Caryn Ernst, Trust for Public Land
- Cales Givens, ASLA, EDAW
- Stephen Plunkard, FASLA, Stantec Consulting
- Scott Stoodley, PhD., Entrix, Inc.



Sunset at Lake Worth

The primary objectives of the workshop were to seek input from stakeholders and to engage the expertise of the consultant panel to describe and depict the most appropriate future land use plan, development pattern and forms, and recreational uses and facilities on and around Lake Worth. The consultant panel worked with a **broad range of Lake Worth stakeholders** and City staff to determine a shared vision for the future of Lake Worth.

After meeting with multiple stakeholders during the first two days of the workshop, the consultant panel established the following four **Lake Worth Vision Principles** to guide future decision-making for Lake Worth:

1. Protect and enhance Lake Worth's water quality, natural beauty, and recreational character.
2. Develop Model Sustainable Communities in the Lake Worth area that create desirable places to live and work while enhancing livability of existing communities.
3. Create Lake Worth Regional Park, a linear park that encompasses the lake and provides high-quality recreational amenities and cultural hubs.
4. Connect communities, resources, and amenities with parkways, greenways, and trails.

The consultant panel emphasized the importance of determining and promoting a sustainable future for Lake Worth. The panel reminded workshop participants that a sustainable future must concurrently address social, environmental, and economic factors and presented two alternative scenarios to stakeholders and City staff: the Great Parks Scenario and the Sustainable Future Scenario. After additional public input, the panel refined its recommendation by combining key elements of the two scenarios into a vision plan that captured and expressed a **shared vision of Lake Worth's future**.



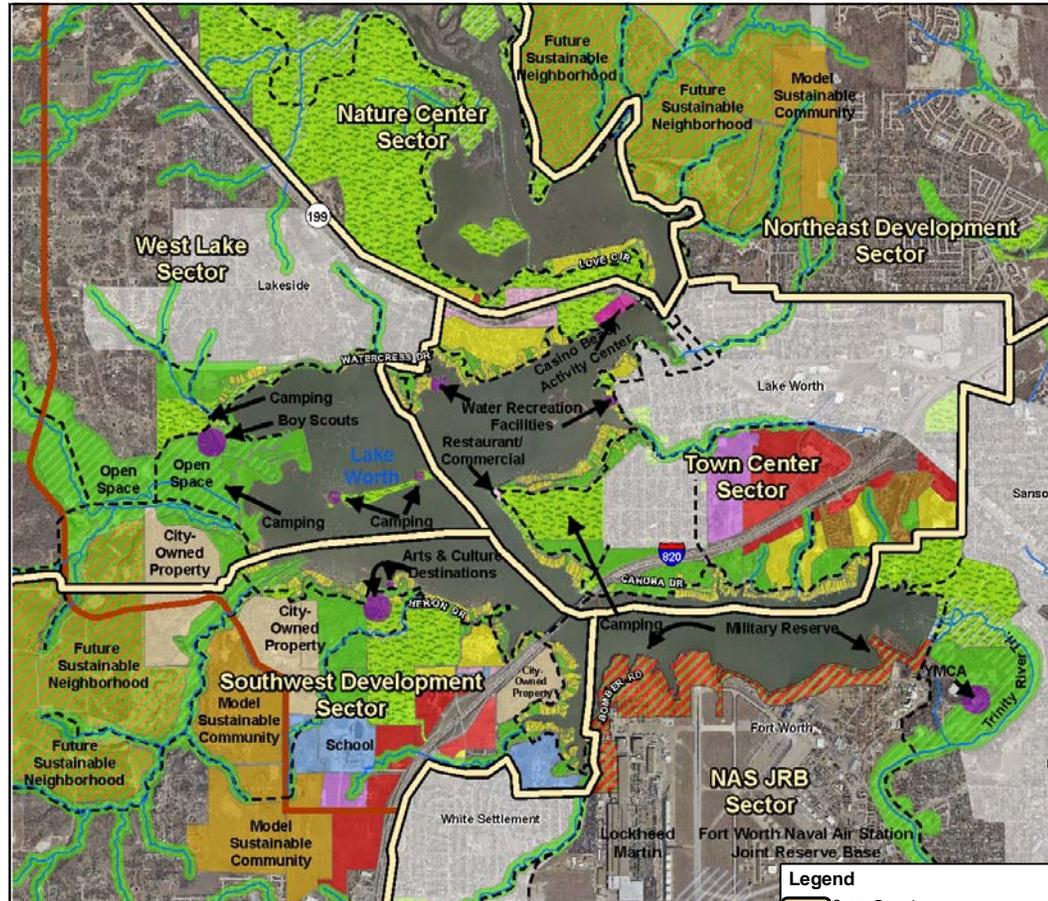
Existing boat ramp at Sunset Park on Lake Worth

Highlights of the vision plan for the Lake Worth area include protecting water quality, balancing open space and natural areas with new sustainable development, and providing more recreational opportunities on and around the lake.

To aid in describing the recommendations within the Lake Worth Vision Plan, the map has been carved into six sectors: Nature Center, Northeast Development, NAS JRB (Naval Air Station Fort Worth Joint Reserve Base), Southwest Development, West Lake, and Town Center. Although the most significant development proposals are shown in the Town Center Sector, Southwest Development Sector, and Northeast Development Sector, all sectors depict proposals that are important to achieving the Vision Plan for the future of Lake Worth. Sector descriptions are located in Part Three: Vision Plan. A few elements of the Vision Plan sector descriptions are listed below as examples. Additional recommendations and corresponding implementation measures are described in Part Four: Recommendations and Implementation.

The **Nature Center Sector** is expected to play a central role in the development of a linear regional park that links the Trinity Trails system to a greenbelt along the shores of Lake Worth, through the expanded Fort Worth Nature Center envisioned in the Nature Center Master Plan, and on to the shores of Eagle Mountain Lake. See Page 38 for a full description of the Nature Center Sector.

The Lake Worth Vision Plan foresees two forms of sustainable development occurring in the **Northeast Development Sector** between the Nature Center and Boat Club Road. Nearest Boat Club Road, the plan envisions development of a Model Sustainable Community. Model Sustainable Communities are intended to serve as showcases of Low-Impact Development techniques to control and filter storm water runoff before it reaches Fort Worth’s raw drinking water supply in adjacent Lake Worth. In addition, Model Sustainable Communities are expected to demonstrate sustainable community design principles, such as mixed-use neighborhood centers, well connected and pedestrian-friendly street grids, provision of a broad range of housing choices, and off-street pathway linkages between neighborhoods and nearby destinations such as schools, shopping, and Lake Worth’s lakeshore path.



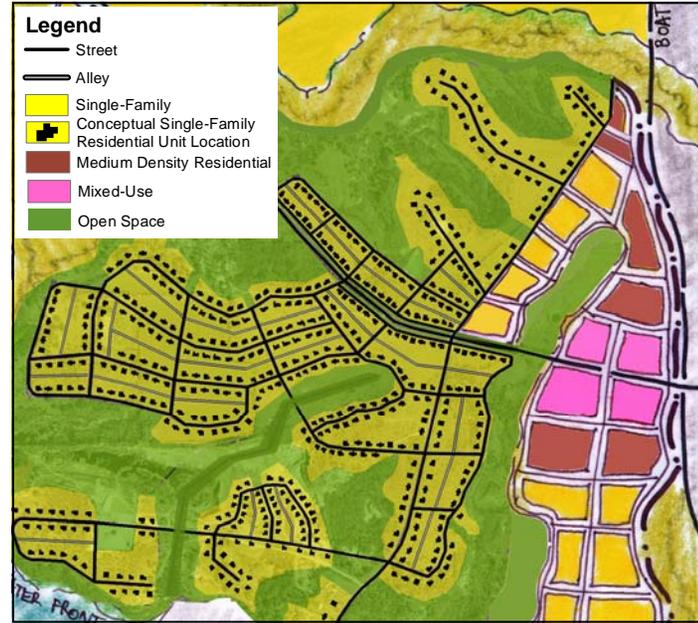
Lake Worth Vision Plan Sectors



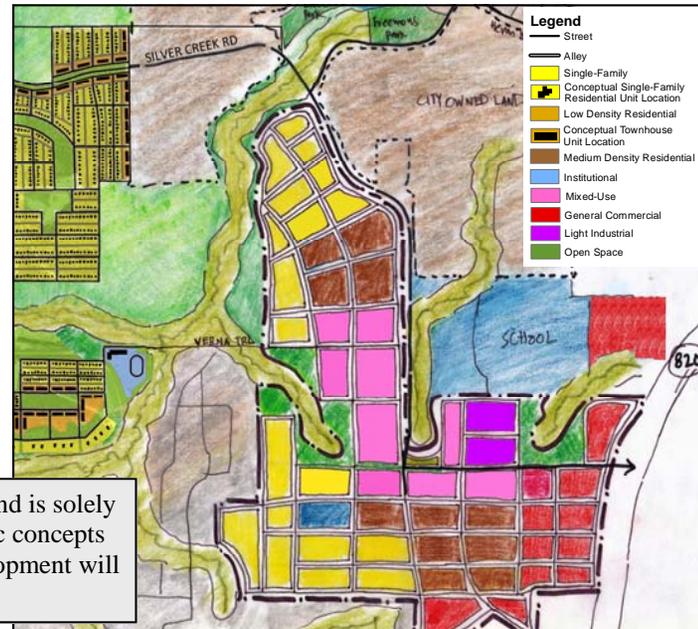
West of Hodgkins Road where the topography is more rolling, Future Sustainable Neighborhoods are envisioned that reflect current landowner development desires. These neighborhoods are expected to offer low-density residential areas designed around natural drainage ways and open spaces, with greenway trails providing access to the integrated open space areas and the lakeshore trail. Low Impact Development techniques in these future neighborhoods will extend natural drainage system elements into the residential areas, providing amenities to future residents while protecting water quality. The concept plan sketch below depicts one possible development scenario for this area. Additional information on the Northeast Development Sector begins on Page 40.

The most important future development in the **NAS JRB Sector** as it relates to the Lake Worth Vision Plan involves the completion of the Trinity Trails extension from its existing terminus adjacent to the base, through Marion Sansom Park, to connect to the proposed lakeshore bicycle/pedestrian path on the opposite side of the lake from the base.

Allowing for known development plans associated with several large parcels, the plan anticipates a mix of office, light industrial, and commercial uses near Loop 820 in the **Southwest Development Sector**. As in the Northeast Development Sector, Model Sustainable Communities are envisioned along Silver Creek Road between Loop 820 and the Live Oak Creek floodplain. These communities would incorporate one or more mixed-use village cores surrounded by appropriate medium to lower density residential neighborhoods connected to the lake via bike and walking trails. The large tracts to the west of the Live Oak Creek floodplain are identified in the plan as Future Sustainable Neighborhoods, which would be designed around integrated open spaces and include trails along the natural drainage ways leading to Lake Worth. More information and sketches of potential development concepts for the Southwest Development Sector can be found beginning on Page 43. Based on lakeshore neighborhood feedback, the large tracts of City-owned land on both sides of Loop 820 are not identified for future development in the Lake Worth Vision Plan.



Model Sustainable Community and Sustainable Neighborhood concepts in Northeast Development Sector

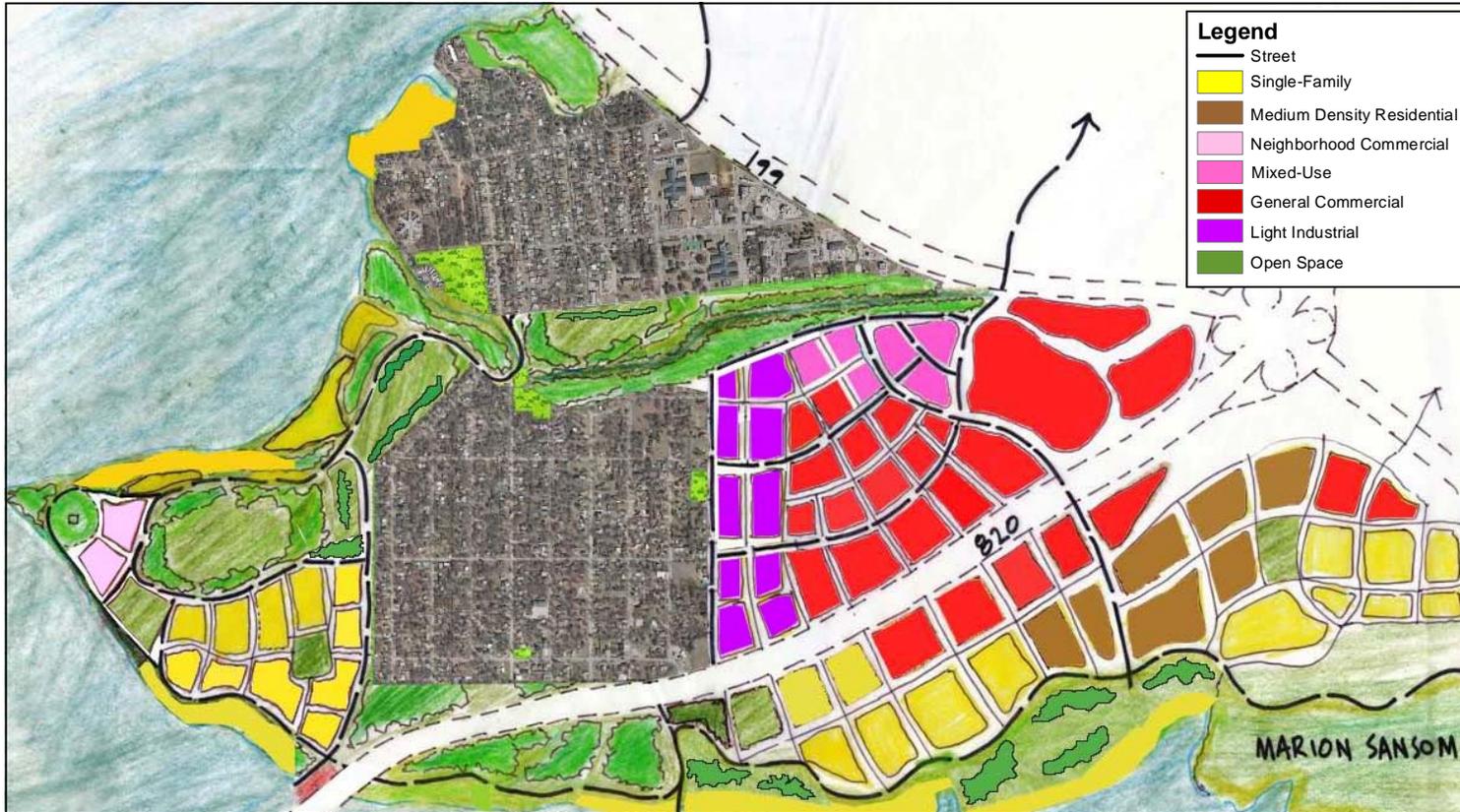


Model Sustainable Community and Sustainable Neighborhood concept in Southwest Development Sector

This sketch is a concept plan prepared by City staff and is solely to assist readers of the plan in understanding the basic concepts behind different development patterns. Actual development will not necessarily reflect the concept plan shown.

The **West Lake Sector** includes large swaths of land located within 100-year floodplains, including the Silver Creek floodplain, and these floodplain areas are expected to remain largely undeveloped, while potentially supporting organic farming opportunities or ranching activities. An opportunity exists in the West Lake Sector for a new Boy Scout camp to be located near the lakeshore, with direct access to the lake. In addition, the West Lake Sector may provide the best opportunity to construct a lakeshore bike path immediately adjacent to the shoreline.

The Casino Beach area in the **Town Center Sector** will be redeveloped as a mixed-use, recreation-oriented environment with a distinct sense of place. A compact, walkable mix of restaurants, specialty retail establishments, water-oriented recreation, and perhaps some higher-density housing or lodging facilities would be an appropriate future for the Casino Beach area. The base-friendly Lake Worth Town Center concept envisions intensive commercial uses from Quebec Street/Northwest Centre Drive to a well-designed light industrial park to the west, which transitions to the existing City of Lake Worth residential neighborhood west of Dakota Trail. Because roadway infrastructure typically outlives many big-box commercial uses, near-term commercial development projects should incorporate a basic street grid pattern so as to not preclude future cost-effective redevelopment, even if the street grid is intended to serve as private parking lot access roads. To the south along the lakeshore, existing single family uses are protected, and new residential uses are prohibited within the NAS JRB safety zones. The Town Center Sector is described more fully beginning on Page 48.



Town Center concept as modified by staff