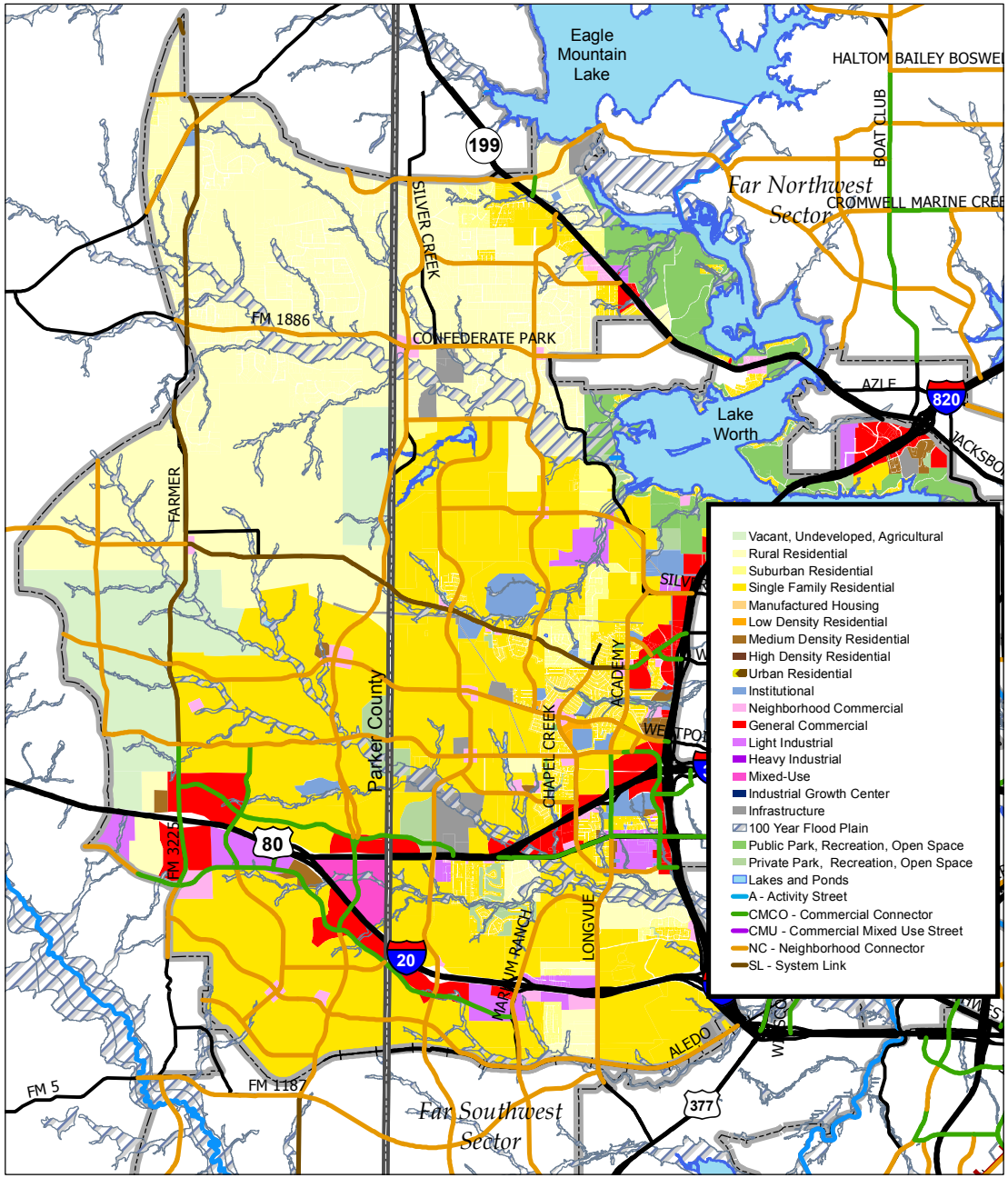
Far West Sector
Future Land Use

Sector Land Use Policies

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. Consult the adopted Lake Worth Vision Plan for guidance on all land use, environmental, transportation, development, and infrastructure investment decisions for all areas within the Lake Worth Vision Plan Implementation Area.
3. Within the Lake Worth watershed, promote the clustering of new residential development to preserve as common open space or dedicated parkland the following types of land features: floodplains, riparian buffers, steep slopes, wooded areas, special habitat areas, and unique views.
4. Support innovative development projects that implement the Lake Worth Vision Plan and showcase Green Infrastructure practices, conserve riparian buffers, and extend greenway networks with hike & bike trails.
5. Encourage land uses and development practices that will reduce the amount of sediment and pollution entering Lake Worth.
6. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
7. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
8. Consider partnering with a land trust to protect appropriate High Priority Water Quality Zones in the Lake Worth watershed.
9. Promote commercial, mixed-use, and urban residential development within the Walsh Ranch Mixed-Use Growth Center.
10. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
11. Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations.
12. Promote industrial development within the NAS-JRB/Lockheed-Martin Industrial Growth Center that is compatible in use and height with the area flight operations.
13. Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains, riparian buffers, and other open space corridors.
14. Phase out mining operations and landfills that may silt or pollute Lake Worth and generate undesired truck traffic.
15. Encourage the reclamation of mined lands and landfills for appropriate uses.
16. Consider locating a community park and branch library within the sector.
17. Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
18. Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
19. Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."
Texas Local Government Code, Section 219.005.