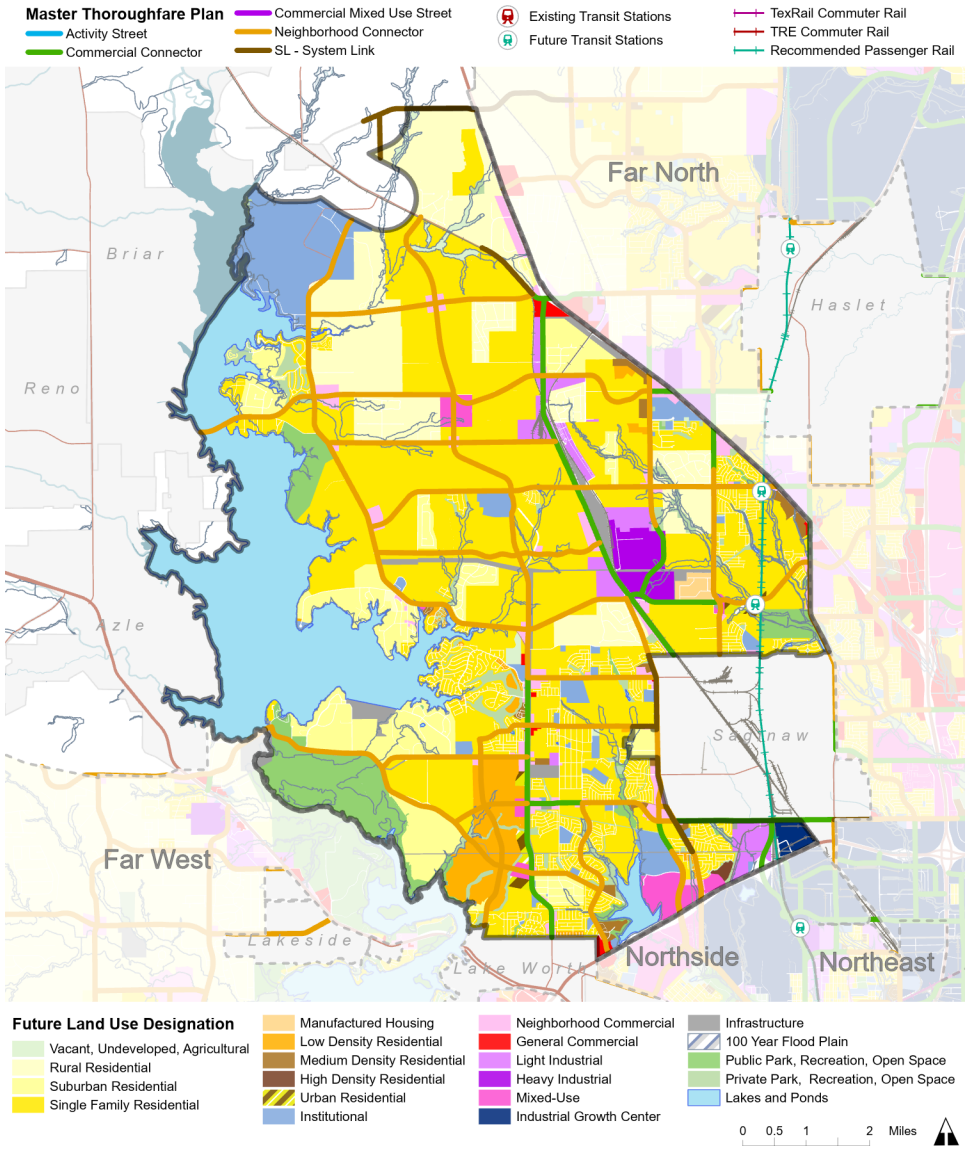
FAR NORTHWEST SECTOR FUTURE LAND USE

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. Promote commercial, mixed-use, and urban residential development within the Marine Creek Mixed-Use Growth Center.
5. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
6. Promote innovative development projects that showcase Green Infrastructure practices, conserve riparian buffers to protect the water quality of Lake Worth and Eagle Mountain Lake, and extend greenway networks with hike & bike trails.
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. Encourage land uses and development practices that will reduce the amount of sediment and pollution entering Eagle Mountain Lake and Lake Worth.
9. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
10. Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.
11. 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.
12. Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
13. Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
14. Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.
15. Encourage large lot residential or agricultural uses in the far northern portion of the Far Northwest sector, especially in areas with large numbers of gas wells.



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