

Summary of the COMPREHENSIVE LAND USE PLAN

for the
City of

LAKE WORTH

Adopted April, 1995

Prepared by: The Comprehensive Land Use Plan Committee
In Cooperation with: Planning Resources Group

INTRODUCTION

The purpose of the Comprehensive Land Use Plan is to give direction to future development in order to avoid creating incompatible physical impacts unknowingly. The plan enables the City leaders to address potential problems before they become permanent and undesirable landmarks.

The Comprehensive Land Use Plan includes the entire municipality land area and has a long range time horizon of 20 years. However, a written review should be completed at least every five years, yearly if possible. Goals of the community, such as health, safety and public welfare issues, circulation, provisions of services and facilities, and environmental protection are often components of a comprehensive plan.

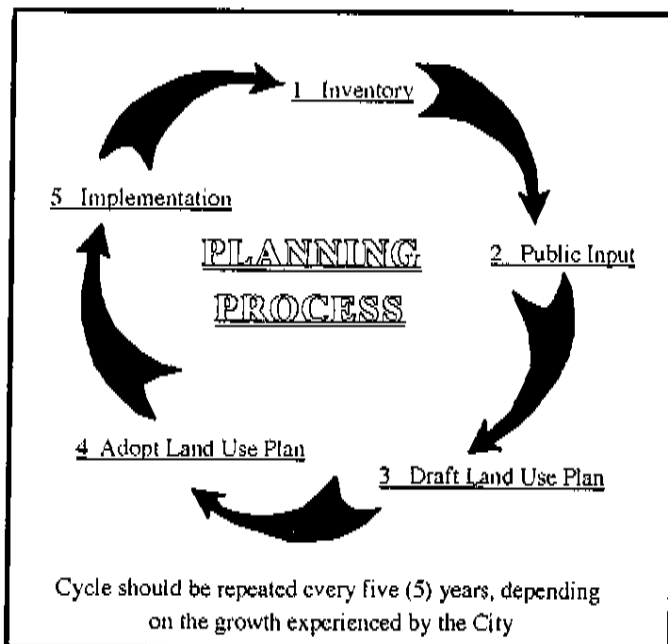
The brochure plan is a summary of the Comprehensive Land Use Plan and includes, on the reverse side, a copy of the Land Use Map. This provides a general visual picture of the future land use patterns for the City of Lake Worth.

LEGISLATIVE AUTHORITY

The legal authority for preparing a Comprehensive Plan is found in the state statutes that provide zoning authority. Section 211.004 of the Texas Local Government Code states that zoning regulations must be adopted in accordance with a comprehensive plan. As established by this legislation, the City is given guidance in making zoning decisions in accordance with the Comprehensive Land Use Plan.

THE PLANNING PROCESS

Before planning for the future, it is important to have a sense of the present state of events and the probable future direction of events. This is obtained by gathering an inventory of existing conditions. The second step in the planning process is the formulation of goals and objectives. The community, staff, elected and appointed officials develop the goals that represent a consensus of the desires of the community. The third phase in the planning process is the formulation of the plan.



Conclusions developed during the analysis of information gathered for the base studies can be helpful in the planning process. Implementation is the fourth phase of the process. If strategies for implementation are not included on the Comprehensive Land Use Plan, it is unlikely that the goals and objectives of the community will be realized. The planning process is a cycle. Reviewing the plan is important, taking into consideration the changes that occur over time. Depending on the growth rates occurring in the City, all elements should be addressed at least every five years. The twenty year planning period is considered a long range plan and should continue to change and evolve with each five year review.

EXISTING CONDITIONS

As part of the the planning process, it is important to analyze the existing conditions of a community. Existing land use represents how the land is currently used. A field survey was conducted in January of 1995 to identify existing land use conditions. Of the approximately 1,579 acres that make up the City, 927 acres are developed as one of the following land uses: residential, commercial, industrial, public, or parks and recreation. There are approximately 203 acres utilized as major roadways or railroad right-of-way within the City. The remaining 449 acres are undeveloped at this time. *Table 1, Summary of Existing Land Use*, indicates a breakdown of current land uses within the City.

Table 1
Summary of Existing Land Use - January 1995

Land Use	Acreage	% of Dev. Area	% of City
Low Density	534	47%	34%
Moderate Density	3	<1%	<1%
High Density	1	<1%	<1%
Mobile Home	5	<1%	<1%
SubTotal	543	48%	35%
Commercial	165	15%	11%
Industrial	65	6%	4%
Sub Total	230	21%	15%
Public	67	6%	4%
Quasi-public	39	3%	2%
Sub Total	106	9%	6%
Parks & Open Space	48	4%	3%
Major Thoroughfares	121	11%	8%
Loop 820 ROW	82	7%	5%
Sub Total	203	18%	13%
TOTAL DEVELOPED	1,130	100%	72%
Undeveloped	449	--	28%
TOTAL	1,579	--	100%

DEMOGRAPHICS

The Comprehensive Land Use Plan is designed as a guide for future growth of the City of Lake Worth. Population forecasts and the analysis of population characteristics are an integral part of the plan. The purpose of this analysis is to identify the present population, growth trends, distribution, density, and other characteristics that will have an effect upon the future urban area, along with the determination of the size and makeup of the future population.

The data gathering process for determining the demographic characteristics of the City of Lake Worth utilized the 1990 census and information regarding residential water meters obtained from the City of Lake Worth. Persons-per-household multipliers were calculated by Planning Resources Group. These multipliers were developed using information provided by the North Central Council of Governments (NCTCOG). The total number of active water meters in December of 1994 was 1,782. The following multipliers were used: Low density 2.9 persons per household, moderate density 2.9 persons per household, high density 1.9 persons per household and for mobile homes 2.9 persons per household. Utilizing active water meter counts and the multipliers developed by Planning Resources Group, the City of Lake Worth is estimated to have a current population of 5,072 persons. The U.S. Census for 1990 estimated the total population for the City of Lake Worth at 4,591 persons.

Table2
Analysis of Population Demographics
According to Land Use

Description	Persons	# of Units
Single Family	4,932	1,701
Moderate Density	52	18
Multi-Family	30	16
Mobile Homes	58	20
TOTAL	5,072	1,782

Age distribution is important in the planning of public facilities such as parks, schools, senior citizens centers etc. In addition to planning community facilities, age distribution is an important factor to consider when planning for future residential housing alternatives. The residents of Lake Worth are relatively young. Approximately 34% of the population is under 25 years of age and approximately 65% is below the age of 45 years. Due to the relatively young population residing in Lake Worth, it is important to provide housing that is appropriate for possible first time home buyers. In addition, alternative types of housing for older residents may want to be considered for the approximately 21% of the current population over the age of 60 years.

The U.S. Census for 1990 indicates that the majority of the population of Lake Worth is white, accounting for 95.2% of the City. The percentage of Black populations accounts for 0.3% while Asians account for 1% and the American Indian/Eskimo or Aleut account for 0.5%. The remaining 3% is made up of other races. Persons of Hispanic origin (of any race) account for 6.7% of the City of Lake Worth.

Table 3
Analysis of 1990 Population Demographics
According to Race Percentage

Race	Percentage
White	95.2%
Black	0.3%
American Indian/Eskimo/Aleut	0.5%
Asian/Pacific Islander	1.0%
Other	3.0%
TOTAL	100.0%
Hispanic (of any race)	6.7%

Future Demographics

It is important to include an analysis of the future population when planning for the future land use of a city in order to provide for the future needs of the community. The future population projections for Lake Worth are summarized in *Table 4, Population Projections for Lake Worth*. Two (2) projection lines are provided in *Table 4*. The higher projection represents an exponential projection that may be considered as a high projection number. The lower projection represents a modified exponential projection utilizing an ultimate carrying capacity. The modified exponential line may be considered as a low projection number. The ultimate build-out population for the City of Lake Worth is estimated at 7,735 persons. This number was calculated using units-per-acre densities currently exhibited by existing residential development and persons-per-unit multipliers formulated during development of the Comprehensive Land Use Plan

Table 4
Population Projections for Lake Worth

Year	Historical Population	Low Projection	High Projection
1960	3,833		
1970	4,958		
1980	4,394		
1990	4,591		
2000		4,742	4,916
2010		4,886	5,127
2020		5,023	5,347
2030		5,513	5,577

LAND USE PLAN

The Comprehensive Land Use Plan reflects the future patterns of land uses for the City of Lake Worth. This plan is developed in conjunction with goals, objectives, and policies as developed during the planning process. The land uses that are proposed by the Comprehensive Land Use Plan are shown on the Land Use Map, on the reverse side of this brochure, as well as on the *Table 5, Future Land Use*.

The Land Use Plan Map is a bubble style map. The double black lines enclosing each bubble of color represent the general limits of the land use recommended for that general location. There are six different land uses identified on the Comprehensive Land Use Map which are described below.

Residential Land Use

The Comprehensive Land Use Plan addresses four residential categories: Low density residential, moderate density residential, high density residential, and mobile home residential. The low density residential accounts for 46% of the total City area and is the largest percentage of any one use. Moderate density is limited to 3% and high density accounts for less than 1% of the total area. Finally, mobile home residential accounts for less than 1% of the total area. The Future Land Use Plan proposes an increase in percentage in only the single family and moderate density residential land uses. The percentage of land area proposed for future single family residential will be similar to the existing single family currently developed in Lake Worth. The proposed moderate density is a

Table 5
Future Land Use

Land Use	Acreage	Percent of City
Low Density	723	46%
Moderate Density	54	3%
High Density	2	<1%
Mobile Home	5	<1%
Sub Total	784	50%
Commercial	299	19%
Industrial	89	5%
Sub Total	388	24%
Public	93	6%
Quasi-public	41	3%
Sub Total	134	9%
Parks and Open Space	69	4%
Major Thoroughfares	122	8%
Loop 820 Right-of-way	82	5%
Sub Total	204	13%
TOTAL	1,579	100%

new concept for the City. While presently there is no category of moderate density provided in the City's Zoning Ordinance it is proposed that this category be added to the ordinance. Recently moderate density developments have been developed in other parts of the Metroplex which incorporate amenities such as access gates and landscaping into residential developments of a slightly higher density. It is recommended that the City encourage the development of this type of moderate density residential land uses in the central portion of the City as indicated on the Land Use Plan.

Commercial Land Use

The Land Use Plan recommends that future commercial land uses develop according to the planning principles of the Commercial Corridor and the Commercial Node. Commercial uses like retail, service or office commercial are generally located along thoroughfares in either a nodal pattern at intersections or a narrow linear corridor along the streets. The Future Land Use Plan provides for a continuation of this trend. Commercial land use accounts for 19% of all future development.

Industrial Land Use

Industrial land uses are more intense in nature and should therefore be located near major arterial or freeway systems. The Comprehensive Land Use Plan provides for two areas of industrial development in the future. The first is an existing facility located north of Azle Ave. and east of Hodgkins Rd. The second contains both existing and an area planned for the future. This area is located adjacent to Loop 820 adjacent to the Lake Worth High School. Industrial land uses account for 5% of the total area of the City.

Public and Quasi Public Land Use

Public land use have been divided into two categories: public and quasi-public. Quasi-public uses are comprised of churches and non-profit organizations. Quasi-public uses account for 13% of the total area. Public land uses include municipal, county, and state governmental facilities, cemeteries, and schools. Public uses account for 6% of the total area. Locations of schools, fire stations and parks have been identified on the map.

Parks, Recreation and Open Space

The City of Lake Worth currently has approximately 48 acres of parks and open space within the city limits. This is comprised of three community parks, which provide ballfields, tennis courts, playgrounds and picnic areas. The Future Land Use Plan indicates an increase in parks and open space, to approximately 69 acres within the City. The National Recreation and Park Association (NRAP) standards suggests a range of 6.25 to 10.5 acres of local parks per 1,000 population. Lake Worth is within the range provided by NRAP. The proposed increase is comprised of a green belt planned in the northern portion of the City within an existing residential neighborhood. This proposed green belt will utilize an existing drainage easement and bring a needed open space element to the neighborhood.

Planning Principles

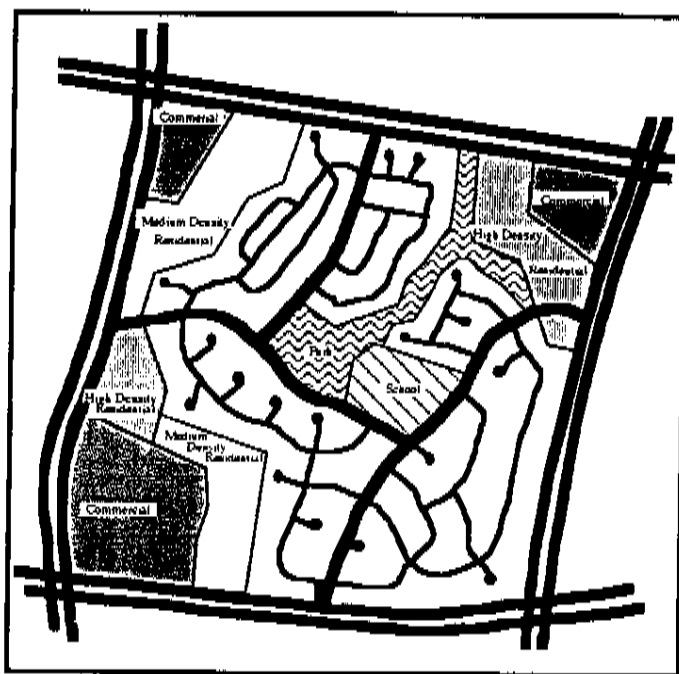
Urban Form

"Urban Form" is generally interpreted to mean the physical pattern and form that cities take as land is developed. When planned according to accepted planning principle, the form may develop into pattern that have been determined appropriate for orderly and progressive development. There are three urban form principles: (1) the neighborhood concept, (2) the corridor development, and (3) the nodal development.

Neighborhood Concept

The neighborhood concept is one of the oldest and most widely used and accepted practice in urban land use planning. This concept helps to create quality spaces for people to live. The primary emphasis is on creating neighborhoods that buffer the impacts of elements from outside the neighborhood system. Components of the Neighborhood unit usually include: a school and park centrally located for easy access by all residents of the unit, a majority of single family residential housing surrounding the park and school, and serviced by collector and local streets which carry traffic to the arterial streets that surround the neighborhood. In addition, commercial land uses are located at the corners of major intersections or in a narrow corridor pattern along these arterials, and high density or moderate density housing is placed in such a fashion as to buffer the low density from the surrounding higher intensity uses such as commercial development and major roadways.

The Neighborhood Concept



Commercial Nodes Development

Commercial nodes development consists of commercial land that develops around intersections of major thoroughfares and at intersections of collector streets with arterial streets. High intensity commercial uses are typically located at the intersection of arterial streets and less intense uses may be located between the high intensity commercial uses and the residential land uses.

Commercial Corridor Development

Commercial corridor development is located along arterials. This development form is characterized by high intensity commercial uses that are located near the intersections of major arterials and less intense commercial uses are located along the arterial between the intersections. Commercial parcels in corridor development should not have lot depths that exceed 300 to 400 feet. Deeper development will create possible conflicts in land uses and potential land-lock situation for properties.

Other characteristics which should be encouraged include uniform signage, shared drives, landscape buffers between roadways and parking lots, and landscaping in the street yards. There should be buffering using walls and trees or a combination thereof between incompatible land uses. The following characteristics of strip commercial development should be avoided:

1. Shallow lots, usually less than 100 and 200 feet deep;
2. Numerous small ownerships;
3. Numerous curb cuts for entrances;
4. Numerous small buildings with no architectural unity;
5. Little or no landscaping in and around the parking lots especially in the front;
6. The lack of landscaping or other buffers, especially in the rear, with the adjacent residential areas exposed to blighting influence;
7. Limited parking usually restricted to the front setback area or along the street with "head-in" parking.

TRANSPORTATION

The Thoroughfare Plan for the City of Lake Worth, as shown on the Land Use Plan Map, was designed to encourage safe, expeditious traffic circulation while integrating with the adopted land use plan.

Typically, the purpose of arterial roadways is to transport vehicles from one side of the municipality to the other. They usually have a minimum of stops, are designed for significant traffic volumes, and adapt easily to traffic control devices. Jacksboro Highway and Azle Avenue are examples of arterial roadways.

Collector roadways are not intended to transverse the community but are intended to service the neighborhoods. Collector roadways, typically extend only from one side of a neighborhood to the other. They serve to provide access from the interior of the neighborhood to the arterial and from the arterial to the interior of the neighborhood. Planning principles suggest that two and perhaps three streets be designated to collect traffic within a neighborhood to feed the arterials. Examples of collector roadways would include Grand Lakes Drive, Delaware Trail and Pawnee Trail.

Lake Worth has a substantial amount of major thoroughfare development within the City. Loop 820, Azle Avenue, and Jacksboro Highway along with the other smaller arterials identified on the Land Use Plan account for 204 acres of land. Due to this substantial amount of thoroughfare land use within the City it is important to plan accordingly. Land use development along major thoroughfares requires special consideration to deal with noise, pollution, and visual issues. It is recommended that thoroughfare issues be considered with each request for development within Lake Worth.

IMPLEMENTATION

An important step in the Comprehensive Land Planning process is the implementation of the plans that have been developed. Implementation should be considered an integral part of the planning process. Implementation is the execution of a planning scheme or a planning decision. There are many methods and tools that may be used to implement a plan. Some of these include the following:

1. Adopted Policies;
2. Checklists, Forms, and Applications;
3. Ordinances;
4. Planning Program.

Application of the Plan

The Comprehensive Land Use Plan provides guidance for future development in primarily three ways. First, all planning and zoning decisions should be made with regard to the growth goals and objectives developed. Secondly, the Comprehensive Plan has provided a description of applicable planning principles for Lake Worth. And last, planning and zoning decisions should be in agreement with the adopted Land Use Plan map. This Land Use Map provides a general picture of how land uses may be arranged to reflect the growth goals and objectives of the City.

The Land Use map is not law and should not have the same authority as the zoning map. Changes other than those literally shown on the Land Use Plan map can be made with assurance that they are not in conflict with the Comprehensive Plan, if they do not conflict with the growth goals and objectives or the planning principles provided in the text portion of the plan.

Adopted Policies

Adopted policies are often credited with a great amount of authority. In general, official policies provide the city staff, Planning and Zoning Commission, and the City Council with specific guidelines regarding development issues. The following policies should be adopted to provide guidelines for the staff and appointed officials.

Policies:

Conformance with the Plan:

The City may establish a policy requiring conformance with the Comprehensive Land Use Plan. All zoning and platting requests shall be measured for compatibility with the Plan. Non-conformance with the Plan may be sufficient grounds for denial or a negative recommendation of the request

Maintenance of the Plan:

The City should adopt a policy to have a written staff review of the Plan annually. Items to be addressed should include conformance with current development trends, number of zoning requests granted that did not conform with the Plan, and recommendations of the Plan that are being implemented or have been implemented.

Cooperation with other agencies and cities:

The City should maintain an open channel between adjacent communities and area agencies advising them of the City's plans and shall be cognizant of theirs.

Update Materials:

The City should continue to refine and update applications, checklists, and procedures to insure development controls are adequate.

Enforcement of Ordinances and Regulations:

The city should enforce current ordinances and regulations and adopt new ordinances and regulations that better assist in controlling signage, refuse, nuisance, animal control, clean up and removal of junk, and elimination of dilapidated and unsafe buildings and other code enforcement issues.

City Initiated Zoning:

The City may initiate re-zoning on areas that do not conform to the general guidelines for development or proposed land uses.

Consideration of Thoroughfares:

The Thoroughfare Plan should be considered when making land use decisions that may affect the traffic.

Public Involvement:

The Comprehensive Land Use Plan is a tool to be used by the City. However, the application of that tool may be better facilitated if the development community realizes that it is a document that must be respected. The City should adopt a policy that, upon inquiries by the development community relative to development regulations, the Comprehensive Land Use Plan is included in any listing of necessary documents for compliance with development regulations of the City.

Develop and Adopt a "Planning Program":

There are elements of the land use plan that should be implemented in order to realize the plan. Establishment of a sound planning program is the most effective method to implement a

comprehensive plan. Furthermore, an effective planning program helps to assure development of the community in a coordinated manner.

Checklists, Forms, and Applications

It is recommended that the basic tools that assist the administration in determining compliance with adopted City plans and policies be revised to include verbiage requiring compliance with the Comprehensive Plan.

Ordinances

Ordinances are recognized as municipal law and are binding as such.

Zoning Ordinances:

The basic purpose of the Zoning Ordinance is to carry out the land use policies and recommendations as contained in the Comprehensive Land Use Plan. The Zoning Ordinance classifies and regulates the use of land, buildings, and structures within the corporate limits of the City. Ordinances are divided into two elements: the zoning text and the zoning map. The Plan provides decision makers with guidance as to the appropriate zoning districts for property located within the City. Zoning requests should be in compliance with the Plan. The Comprehensive Land Plan will also provide the City with authority regarding re-zoning issues.

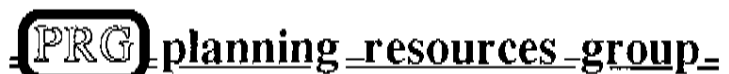
Subdivision Regulations:

Subdivision regulations are intended to guide the development of future platting of land within the corporate limits of the City. Subdivisions may be required to comply with the general layout of streets, placement of corridors and arterials, and the general urban form principle as provided in the Comprehensive Land Use Plan. Noncompliance with the Comprehensive Land use Plan may constitute a position contrary to the public health, welfare, and general safety of the residents of the community.

Planning Program

One of the most familiar programs that cities use to implement plans is the Capital Improvements Program. The Capital Improvements Program consists of a listing of planned physical improvements that are to be undertaken during a specific period of time, usually five (5) years. Similar to the Capital Improvements Program, there are elements of the land use plan that should be implemented in order to realize the plan. These elements may be divided into definable tasks. They will often require an expenditure of funds and staff time.

It is recommended that a Planning Program be developed at the completion of this Comprehensive Land Use Planning effort.



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