Arlington Heights Sector Future Land Use

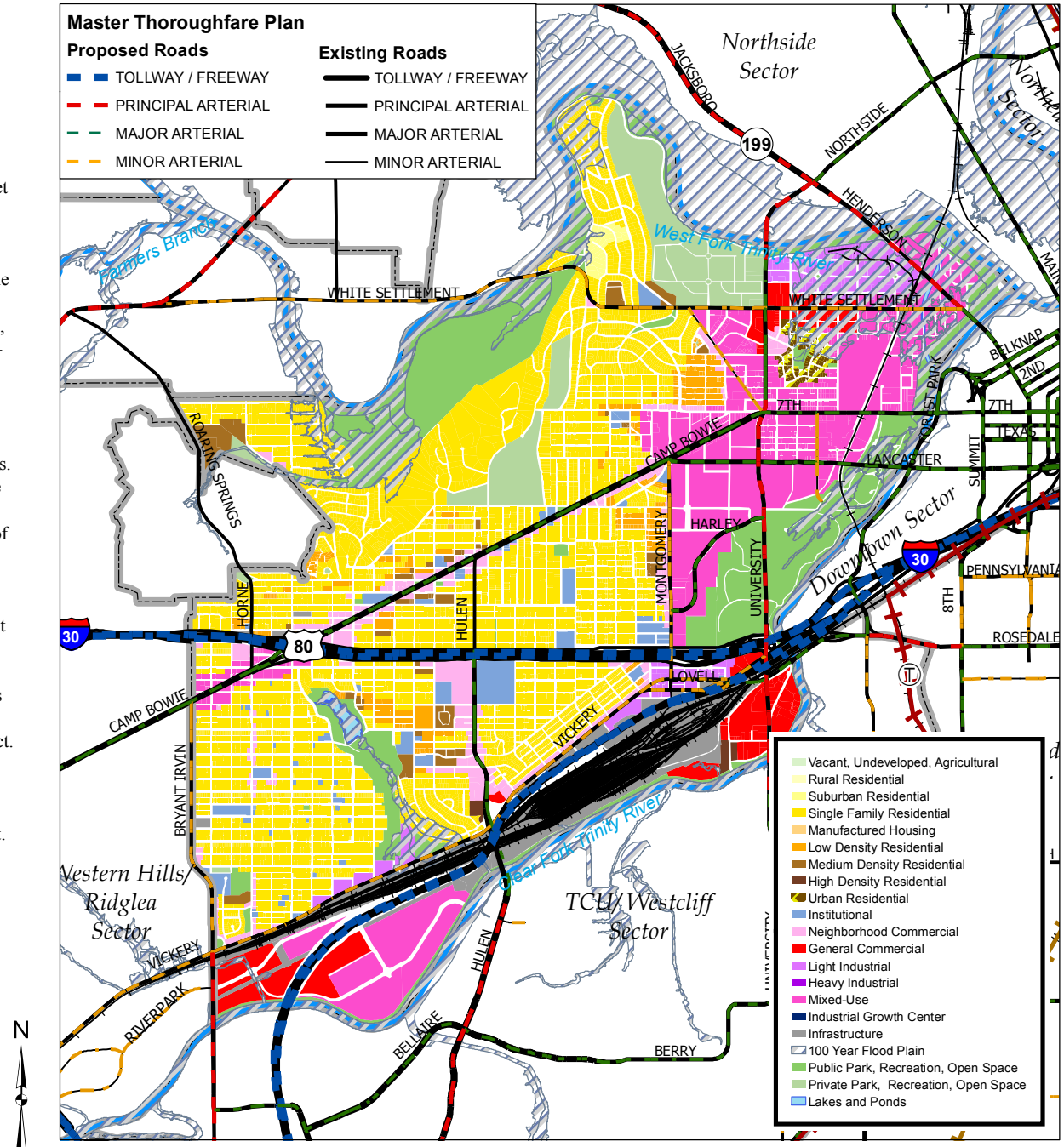
Sector Land Use Policies

1. Promote transit-oriented development (TOD) along West 7th Street where it could be served by a future western bypass alignment of the TEX Rail commuter rail corridor and/or future modern streetcar service on West 7th Street.
2. Promote commercial and urban residential development within the Cultural District and Clear Fork Mixed-Use Growth Centers.
3. Promote a desirable combination of compatible residential, office, retail, commercial, and selected light industrial uses in the mixed-use and urban residential zoning districts of the West Seventh Urban Village.
4. 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.
5. Maintain the neighborhood commercial scale and character of the historic section of Camp Bowie Boulevard bounded by Montgomery Street and Interstate 30. Promote the preservation of historic buildings, head-in parking, storefronts, awnings, brick pavers, and compatible development between residential and commercial uses.
6. Stimulate the redevelopment of the Camp Bowie Boulevard, West 7th Street, White Settlement Road, and Vickery Boulevard/Lovell Avenue commercial, mixed-use, and urban residential districts.
7. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
8. Seek to attract at least one convention hotel to the Cultural District.
9. Encourage compatible land use and infill development in the Como neighborhood consistent with its neighborhood empowerment zone plan.
10. Promote the revitalization of the Horne Street commercial district.
11. Encourage compatible development between residential and commercial properties along the west side of the Montgomery Street corridor.
12. Honor agreements between the University of North Texas Health Science Center and the adjacent residential communities to meet expansion needs, while protecting the residential communities.

Ⓣ Existing and Potential Transit Stations

TEX Rail Line

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



2016 Comprehensive Plan