

**Sector Land Use Policies**

1. Promote commercial, mixed-use, and urban residential development within the CentrePort and Eastchase Mixed-Use Growth Centers. The flight path of DFW Airport needs to be considered when siting residential uses within CentrePort. Development must be compatible in use and height with the area flight operations.
2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village and the Historic Handley Urban Village.
3. Encourage redevelopment of the Oakland Corners Urban Village consistent with its urban village and neighborhood empowerment zone plans.
4. Reduce the amount of undeveloped multifamily zoning outside of mixed-use growth centers, urban villages, and transit-oriented development (TOD) areas. Use urban residential and mixed-use zoning to accommodate walkable multifamily development in these areas.
5. Expand and enhance the public hike & bike trail system between Downtown Fort Worth and Downtown Dallas. Connect neighborhoods to the expanded Trinity Trails system.
6. Encourage the use of floodplains for agricultural or recreational uses, including hike & bike trails.
7. Promote the restoration of historic homes and buildings.
8. Encourage the reuse of vacant buildings.
9. Encourage demolition of buildings that cannot be economically rehabilitated.
10. Stimulate the redevelopment of the East Lancaster Avenue and Brentwood Stair commercial districts.
11. Promote industrial development within the Riverbend and CentrePort Industrial Growth Centers.

# Eastside Sector Future Land Use

- Ⓧ Existing and Potential Transit Stations
- Existing Commuter Rail Line
- TEX Rail Line
- Other Recommended Passenger Rail Line

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

