

Northside Sector Future Land Use

Sector Land Use Policies

1. Support the development of a fixed-rail transit system that links the Historic Stockyards and Panther Island with Downtown.
2. Promote transit-oriented development (TOD) around the Northside/Stockyards Station on the TEX Rail line.
3. Integrate the Lebow Channel flood mitigation project into the surrounding urban fabric so it can connect the TOD to surrounding neighborhoods, Panther Island, and the Stockyards, while serving as an enhanced and unifying open space and stormwater park that helps stimulate redevelopment.
4. Promote transit-oriented development (TOD) along North Main Street where it could be served by the potential western bypass alignment of the TEX Rail line and/or future modern streetcar service on North Main Street.
5. Encourage redevelopment of the Historic Marine Urban Village consistent with its urban village plan.
6. Promote a desirable combination of compatible urban residential, office, retail, and commercial uses in the Historic Marine Urban Village.
7. Promote a desirable combination of compatible urban residential, office, retail, commercial, and selected light industrial uses in Panther Island.
8. Promote commercial, mixed-use, and urban residential development within the Downtown, Historic Stockyards, and Marine Creek Mixed-Use Growth Centers.
9. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
10. Encourage and support implementation of the 2011 Northside Economic Development Strategy Report.
11. Encourage land uses which are compatible with tourism and nearby residences along North Main Street.
12. Promote industrial development within the Meacham Industrial Growth Center. Encourage the redevelopment of North Main Street around Meacham airport for airport-related uses.
13. Support and facilitate relocation of the recycling yards and other heavy industrial uses along North Main Street to more appropriate locations in the city, such as immediately west of Meacham Airport.

Ⓧ Existing and Potential Transit Stations

—+— 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.

