

# Arlington Heights Sector Future Land Use

## Policies

1. Promote commercial and multifamily development within the Cultural District and Clear Fork mixed-use growth centers.
2. 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.
3. Promote a desirable combination of compatible residential, office, retail, commercial and selected light industrial uses in a mixed-use zoning district for the West 7th/University Village and Trinity Park Village.
4. Encourage mixed-use development along the south side of the Southwest Parkway corridor, west of Hulen Street to the Trinity River.
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. Encourage the improvement of existing businesses and the construction of compatible new businesses.
6. Stimulate the redevelopment of the Camp Bowie Boulevard, West 7th Street, White Settlement Road, and Vickery Boulevard/Lovell Avenue commercial districts.
7. Seek to attract at least one convention hotel to the Cultural District.
8. Encourage compatible land use and infill development in the Como neighborhood.
9. Promote the revitalization of the Horne Street commercial district.
10. Encourage compatible development between residential and commercial properties along the west side of the Montgomery Street corridor.

 Transit Stations

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

