

TCU/Westcliff Sector Future Land Use

Policies

- Promote commercial and multifamily development within the Hulen/Cityview and TCU mixed-use growth centers.
- Preserve the residential character of University Drive, north and south of the TCU campus. Encourage mixed-use development in the growth center portion of University Drive.
- Promote a desirable combination of compatible residential, office, retail and commercial uses in a mixed-use zoning district in the Berry/University Village.
- Encourage redevelopment along West Berry Street while preserving the adjacent single-family neighborhoods.
- Orient businesses to Berry Street to encourage pedestrian shopping and reduce traffic on residential side streets.
- Encourage the revitalization of the Bluebonnet Circle and Westcliff shopping districts with retail uses and improvements that are compatible with adjacent neighborhoods.
- Encourage compatible development along the Southwest Parkway corridor, between the Trinity River and Arborlawn Drive.
- Promote single-family and low-density residential development on the east side of the tollway, adjacent to the Overton Woods neighborhood.
- Promote low-density and medium-density residential, institutional, and neighborhood commercial development on the west side of the tollway. The neighborhood commercial development should be limited to neighborhood commercial and compatible general commercial land uses, and it should conform to general commercial development standards.
- Stimulate the redevelopment of the Berry Street, University Drive, and 8th Avenue/Cleburne Road/McCart Avenue commercial districts.
- Encourage recreational development along the Trinity River corridor.

Ⓣ Transit Stations

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

