

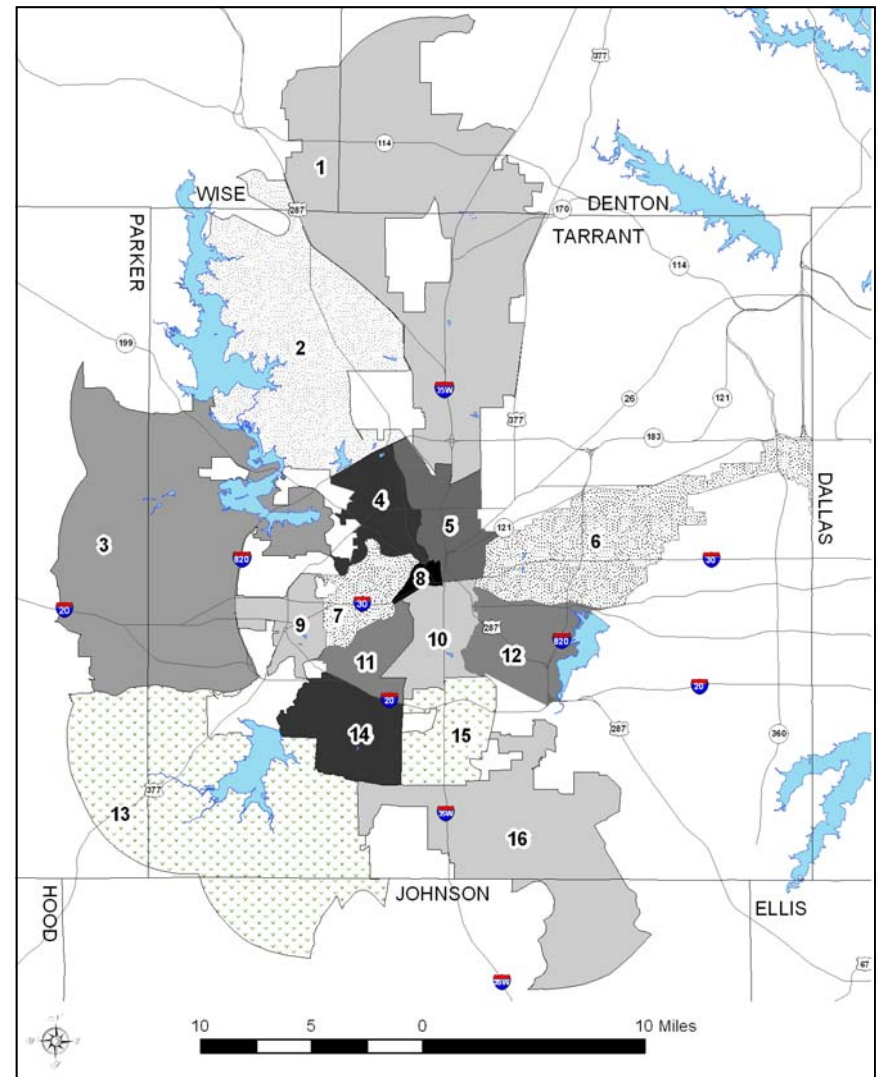
APPENDIX C: FUTURE LAND USE BY SECTOR

PLANNING SECTORS

Fort Worth is divided into 16 planning sectors, as shown on the map to the right. The planning sectors are listed below with their corresponding City Council districts.

<u>Sector</u>	<u>Council Districts</u>
1) Far North	2, 4, 7
2) Far Northwest	2, 7
3) Far West	3, 7
4) Northside	2, 7, 9
5) Northeast	2, 4, 8, 9
6) Eastside	4, 5, 8
7) Arlington Heights	2, 3, 7, 9
8) Downtown	2, 9
9) Western Hills/Ridglea	3, 7
10) Southside	8, 9
11) TCU/Westcliff	3, 9
12) Southeast	5, 8
13) Far Southwest	3, 6
14) Wedgwood	3, 6
15) Sycamore	6, 8, 9
16) Far South	6, 8

Future land uses and land use policies for each sector are included on the following pages in alphabetical order by sector.



ARLINGTON HEIGHTS SECTOR

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.

ARLINGTON HEIGHTS SECTOR MAP

DOWNTOWN SECTOR

Policies

1. Promote commercial and multifamily development within the Downtown mixed-use growth center.
2. Promote the development of a fixed rail transit system, linking Downtown to other growth centers.
3. Encourage mid-rise or high-rise development for the central core, bounded by Henderson Street, Lancaster Avenue, BNSF railroad and Belknap Street.
4. Encourage specialty retail between Throckmorton Street and Commerce Street, from 2nd Street to 8th Street.
5. Encourage mid-rise, up to 8 stories, mixed-use development along West 7th Street and West Lancaster Avenue.
6. Encourage low-rise office, mixed-use and residential development throughout the remainder of Downtown.
7. Increase the number of public spaces.
8. Incorporate the recommendations of the Lancaster Redevelopment Plan and the Intermodal Transportation Center (ITC) Study.
9. Promote transit-oriented development around the Intermodal Transportation Center and the T&P Terminal commuter rail stations.
10. Encourage installation of sidewalks and street trees between new residential districts and the central core.
11. Attract and expand educational institutions.
12. Promote preservation of the historic residential character of the Sunset Terrace neighborhood.

DOWNTOWN SECTOR MAP

EASTSIDE SECTOR

Policies

1. Promote commercial and multifamily development within the CentrePort and Eastchase mixed-use growth centers.
2. Promote industrial development within the Riverbend and CentrePort industrial growth centers.
3. Provide public access to and the continuation of the public trail along the Trinity River.
4. Promote a desirable combination of compatible residential, office, retail and commercial uses in a mixed-use zoning district in the Oakland Corners Village and the Historic Handley Village.
5. Promote the restoration of historic homes and buildings.
6. Reduce the amount of undeveloped multifamily zoning.
7. Encourage the use of flood plains for agricultural or recreational uses.
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. Encourage the installation of sidewalks in residential and commercial development.

EASTSIDE SECTOR MAP

FAR NORTH SECTOR

Policies

1. Encourage locating schools adjacent to public parks to promote shared use of facilities and reduce maintenance costs.
2. Encourage orderly growth in the extraterritorial jurisdiction. Any existing agricultural uses are subject to change when city utilities are available based on the City's expectations for rapid urban development.
3. Promote commercial and multifamily development within the Alliance Gateway West, Texas Motor Speedway, Alliance Town Center, Fossil Creek, and Nance Ranch mixed-use growth centers. Discourage single-family residential development within these growth centers.
4. Promote industrial development within the Meacham, Alliance and Alliance Gateway East industrial growth centers.
5. Promote commercial and industrial development near Alliance Airport, rail yards and Texas Motor Speedway that would not be adversely affected by noise.
6. Encourage a variety of housing types and tenure beyond the airport restricted zone for the growing work force, while promoting multifamily housing within mixed use growth centers.
7. Encourage the construction of sidewalks in residential and commercial development.
8. Work with the appropriate school districts to identify suitable sites for future school development.
9. Encourage the closure of at-grade railroad crossings or create grade separations for purposes of safety and control of noise.
10. Promote the free flow of traffic on North Tarrant Parkway by restricting access points.
11. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways and unique vistas.

FAR NORTH SECTOR

FAR NORTHWEST SECTOR

Policies

1. Promote commercial and multifamily development within the Marine Creek mixed-use growth center.
2. Encourage large lot residential or agricultural uses in the far northern portion of the Far Northwest sector.
3. Encourage orderly growth in the extraterritorial jurisdiction. Any existing agricultural uses are subject to change when city utilities are available based on the City's expectations for rapid urban development.
4. Encourage land uses and development practices that will limit the amount of siltation or pollution of Eagle Mountain Lake and Lake Worth.
5. Promote land development that is sensitive to historic resources the natural environment, particularly topography, lakes, flood plains, significant trees and vegetation, and scenic vistas.
6. Encourage low density single-family residential development adjacent to the Fort Worth Nature Center.

FAR NORTHWEST SECTOR MAP

FAR SOUTH SECTOR

Policies

1. Promote commercial and multifamily development within the Spinks/Huguley mixed-use growth center.
2. Encourage orderly growth in the extraterritorial jurisdiction. Any existing agricultural uses are subject to change when city utilities are available based on the City's expectations for rapid urban development.
3. Promote the continuation of the suburban residential character of the Garden Acres community.
4. Encourage large lot residential or agricultural uses in the far southern (Johnson County) portion of the Far South sector.
5. Encourage single-family development between growth centers.
6. Discourage expansion of mining operations within the sector.
7. Encourage protection of the Village Creek watershed from further siltation and erosion.
8. Discourage the concentration of sexually oriented businesses along the South Freeway (I-35W).

FAR SOUTH SECTOR MAP

FAR SOUTHWEST SECTOR

Policies

1. Promote commercial and multifamily development within the SH 121/FM 1187 mixed-use growth center.
2. Encourage orderly growth in the extraterritorial jurisdiction. Any existing agricultural uses are subject to change when city utilities are available based on the City's expectations for rapid urban development.
3. Promote only those uses near Benbrook Reservoir that will be sensitive to the environment.
4. Explore the feasibility of commuter rail to the Far Southwest sector.
5. Encourage major employers, retail and high density residential to locate at or near proposed transit stops and entryways to the Southwest Parkway.
6. Encourage low-density development between entryways to the Southwest Parkway.

FAR SOUTHWEST SECTOR MAP

FAR WEST SECTOR

Policies

1. Discourage residential development within the NAS-JRB runway clear zone and within areas with noise levels greater than 65 decibels.
2. Promote commercial and multifamily development within the Walsh Ranch mixed-use growth center.
3. Promote industrial development within the NAS-JRB/Lockheed-Martin industrial growth center.
4. Encourage orderly growth in the extraterritorial jurisdiction. Any existing agricultural uses are subject to change when city utilities are available based on the City's expectations for rapid urban development.
5. Encourage land uses and development practices that will minimize the pollution or siltation of Lake Worth.
6. Encourage cluster housing (grouping of structures on large sites with the balance as open space) to minimize impervious surface areas.
7. Encourage recreational uses such as golf courses, trails, natural vegetation and wildlife preserves in the far western portion of the sector.
8. Phase out mining operations and landfills that may silt or pollute Lake Worth and generate undesired truck traffic.
9. Encourage the reclamation of mined lands and landfills for appropriate uses.
10. Encourage industrial uses with access to freeway and railroad locations.
11. Attract new high revenue commercial and industrial uses for Camp Bowie West, west of West Loop 820.
12. Protect Linda Vista Estates and other older neighborhoods from encroachment by incompatible uses.
13. Consider use of a land trust for surplus City-owned land near Lake Worth.
14. Consider locating a community park, fire station, and branch library within the sector.

FAR WEST SECTOR MAP

NORTHEAST SECTOR

Policies

1. Promote commercial and multifamily development within the Downtown mixed-use growth center.
2. Promote industrial development in the Meacham industrial growth center.
3. Promote extension of the public trail system along the Trinity River.
4. Encourage the revitalization of the commercial districts with neighborhood oriented retail, service and office space.
5. Encourage compatible development along the Trinity River, particularly within the Rock Island Bottoms and Butler Place sites.
6. Protect neighborhoods from commercial and industrial encroachment from Belknap Street, 28th Street, Sylvania Avenue and Riverside Drive.
7. Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28th Street commercial districts.

NORTHEAST SECTOR MAP

NORTHSIDE SECTOR

Policies

1. Implement the recommendations of the Part 150 Noise Study for Meacham Airport.
2. Discourage residential development within the Meacham Airport clear zone and within areas with noise levels greater than 65 decibels.
3. Promote commercial and multifamily development within the Downtown, Historic Stockyards, and Marine Creek mixed-use growth centers.
4. Promote industrial development within the Meacham industrial growth center.
5. Support the development of a fixed rail transit system, which links the Stockyards with Downtown.
6. Promote a desirable combination of compatible residential, office, retail and commercial uses in a mixed-use zoning district in the Mercado Village.
7. Promote a desirable combination of compatible residential, office, retail, commercial and selected light industrial uses in a mixed-use zoning district for Trinity Uptown.
8. Encourage land uses which are compatible with tourism and nearby residences along North Main Street.
9. Promote the maintenance of residential uses in neighborhoods adjacent to North Main Street, 25th Street, Azle Avenue, and Jacksboro Highway.
10. Stimulate the redevelopment of the North Main Street, Northside Drive, 28th Street, NW 25th Street, and Jacksboro Highway commercial districts.

NORTHSIDE SECTOR MAP

SOUTHEAST SECTOR

Policies

1. Promote commercial and multifamily development within the Polytechnic/Texas Wesleyan, Loop 820 East/Lake Arlington, and Miller/Berry mixed-use growth centers.
2. Promote industrial development within the Loop 820 East/Lake Arlington industrial growth center.
3. Promote a desirable combination of compatible residential, office, retail and commercial uses in a mixed-use zoning district in the Polytechnic/Wesleyan Village.
4. Encourage quality residential development along the west side of Lake Arlington, which takes advantage of the scenic and recreational qualities.
5. Protect the environmental quality of Lake Arlington and the surrounding area.
6. Encourage attractive freeway commercial uses along East Loop 820.
7. Protect residential areas from commercial encroachment adjacent to Mansfield Highway, Wilbarger Street, East Berry Street, and East Rosedale Street.
8. Promote a balance of residential, commercial and industrial uses in the Southeast sector.
9. Promote the expansion of the Polytechnic/Texas Wesleyan educational complex.
10. Encourage marketable infill houses, particularly in the Polytechnic and Stop Six neighborhoods.
11. Stimulate the redevelopment of the East Rosedale, East Berry Street, Miller Avenue, and Mansfield Highway commercial districts.

SOUTHEAST SECTOR MAP

SOUTHSIDE SECTOR

Policies

1. Promote commercial and multifamily development within the Near Southside, Near Southeast, Town Center and Downtown mixed-use growth centers.
2. Promote a desirable combination of compatible residential, office, retail and commercial uses in a mixed-use zoning district in Magnolia Village, Evans and Rosedale Village, Hemphill/Berry Village, and South Main Village.
3. Seek to expand West Berry Street urban design initiatives to other commercial districts within the sector.
4. Encourage infill of compatible housing.
5. Attract high quality freeway commercial development along the interstate highways.
6. Promote a Business/Technology Park in the proposed South Main Street district.
7. Promote the renovation of existing multifamily units.
8. Encourage the enhancement of the educational training complex at Morningside and Briscoe schools.
9. Reinforce medical institutions by providing opportunities for expansion.
10. Encourage office and high density residential uses which will support area commercial uses.
11. Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.

SOUTHSIDE SECTOR MAP

SYCAMORE SECTOR

Policies

1. Promote industrial development within the Carter Industrial Park industrial growth center.
2. Protect residential areas from encroachment by commercial and industrial uses.
3. Incorporate the land use recommendations of the Highland Hills Revitalization Plan.
4. Attract freeway commercial uses that portray a positive image and lasting investment.
5. Complete the construction of major arterials such as: Sycamore School Road, Hemphill Street, Altamesa Boulevard, and Campus Drive/Oak Grove Road.
6. Stimulate the redevelopment of the Seminary Drive commercial district.
7. Discourage the concentration of sexually oriented businesses along the South Freeway (I-35W).

SYCAMORE SECTOR MAP

TCU/WESTCLIFF SECTOR

Policies

1. Promote commercial and multifamily development within the Hulen/ Cityview and TCU mixed-use growth centers.
2. 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.
3. Promote a desirable combination of compatible residential, office, retail and commercial uses in a mixed-use zoning district in the Berry/ University Village.
4. Encourage redevelopment along West Berry Street while preserving the adjacent single-family neighborhoods.
5. Orient businesses to Berry Street to encourage pedestrian shopping and reduce traffic on residential side streets.
6. Encourage the revitalization of the Bluebonnet Circle and Westcliff shopping districts with retail uses and improvements that are compatible with adjacent neighborhoods.
7. Encourage compatible development along the Southwest Parkway corridor, between the Trinity River and Arborlawn Drive.
8. Promote single-family and low-density residential development on the east side of the tollway, adjacent to the Overton Woods neighborhood.
9. 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.
10. Stimulate the redevelopment of the Berry Street, University Drive, and 8th Avenue/Cleburne Road/McCart Avenue commercial districts.
11. Encourage recreational development along the Trinity River corridor.

TCU/WESTCLIFF SECTOR

WEDGWOOD SECTOR

Policies

1. Promote commercial and multifamily development within the Hulen/Cityview mixed-use growth center.
2. Encourage major employers, retail and high density residential to locate at proposed transit stops and entryways to the Southwest Parkway toll road.
3. Encourage single-family residential uses between entry points to the Southwest Parkway.
4. Pursue commuter rail along the South Orient line to the Hulen/Cityview mixed-use growth center.
5. Encourage quality park and recreational developments such as those found around French Lake.
6. Promote a desirable combination of compatible residential, office, retail and commercial uses in a mixed-use zoning district in the Wedgwood Square urban village.

WEDGWOOD SECTOR MAP

WESTERN HILLS/RIDGLEA SECTOR

Policies

1. Promote buffers and other compatible uses between multifamily and single-family residential.
2. Promote a desirable combination of compatible residential, office, retail and commercial uses in a mixed-use zoning district in the Ridglea Village.
3. Promote commercial and multifamily development within the Ridgmar mixed-use growth center.
4. Discourage new residential development within NAS-JRB clear zones and within areas with noise levels greater than 65 decibels.
5. Protect residential neighborhoods from encroachment by commercial uses.
6. Stimulate the redevelopment of the Camp Bowie Boulevard, Camp Bowie West, Altamere Drive/US 377, and Lackland Road/Green Oaks Road commercial districts.
7. Reduce the density of multifamily units outside of the mixed-use growth centers.
8. Promote compatibility of infill housing with existing residential uses.
9. Encourage recreational development along the Clear Fork of the Trinity River corridor.

WESTERN HILLS/RIDGLEA SECTOR MAP

