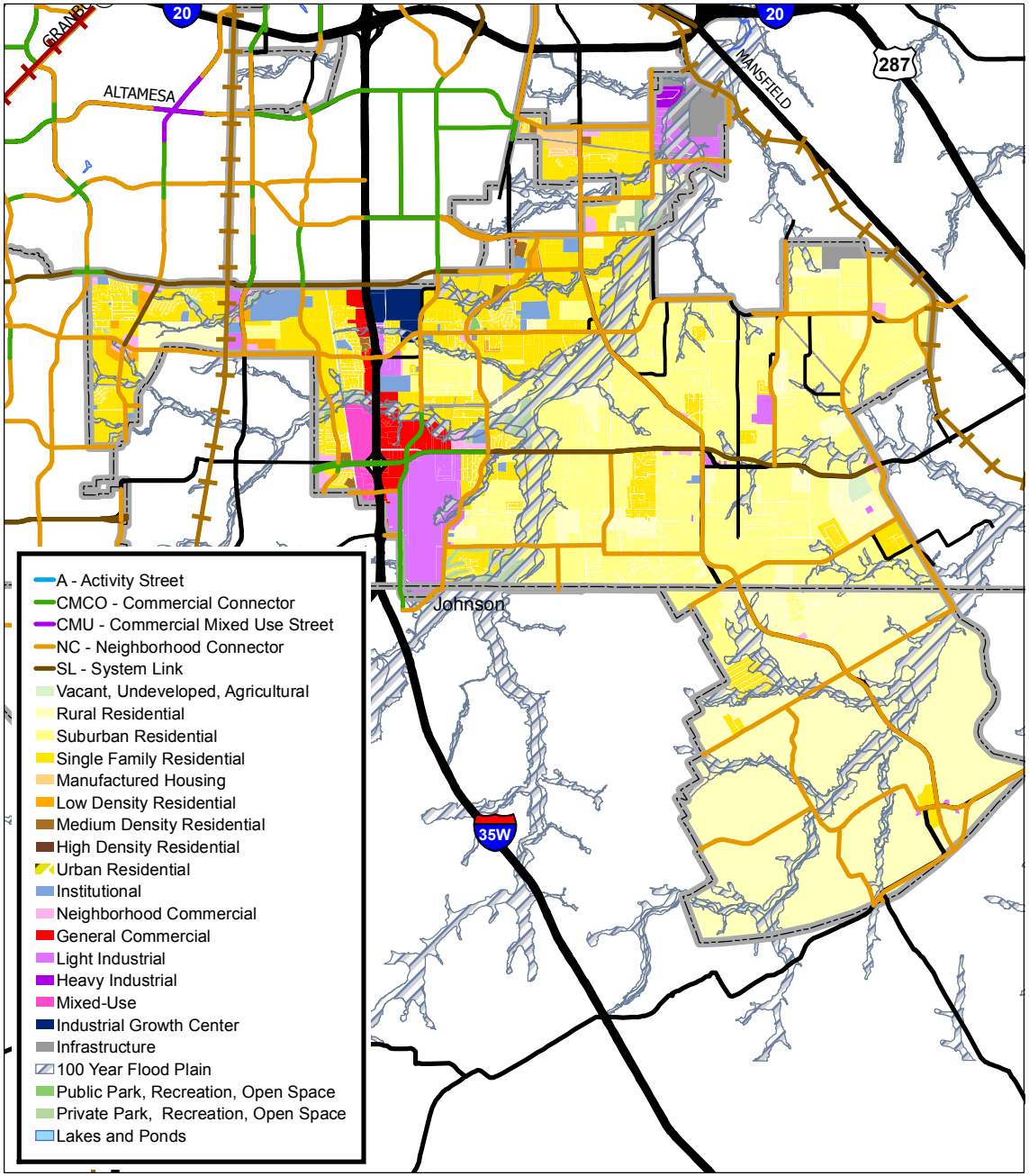
Far South Sector
Future Land Use

Sector Land Use Policies

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. Within the Lake Arlington watershed, promote the clustering of new residential development to preserve as common open space or dedicated parkland the following types of land features: floodplains, riparian buffers, steep slopes, wooded areas, special habitat areas, and unique views.
3. Support innovative development projects that showcase Green Infrastructure practices, conserve riparian buffers within the Lake Arlington watershed, and extend greenway networks with hike & bike trails.
4. Promote commercial, mixed-use, and urban residential development within the Spinks/Huguley Mixed-Use Growth Center.
5. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
6. Encourage land uses and development practices that will reduce the amount of sediment and pollution entering Lake Arlington.
7. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
8. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
9. Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.
10. Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains, riparian buffers, and other open space corridors.
11. Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
12. Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
13. Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.
14. Discourage the concentration of sexually oriented businesses along the South Freeway (I-35W).
15. Encourage large lot residential or agricultural uses in the far southern (Johnson County) portion of the Far South sector, especially in areas with large numbers of gas wells.

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.