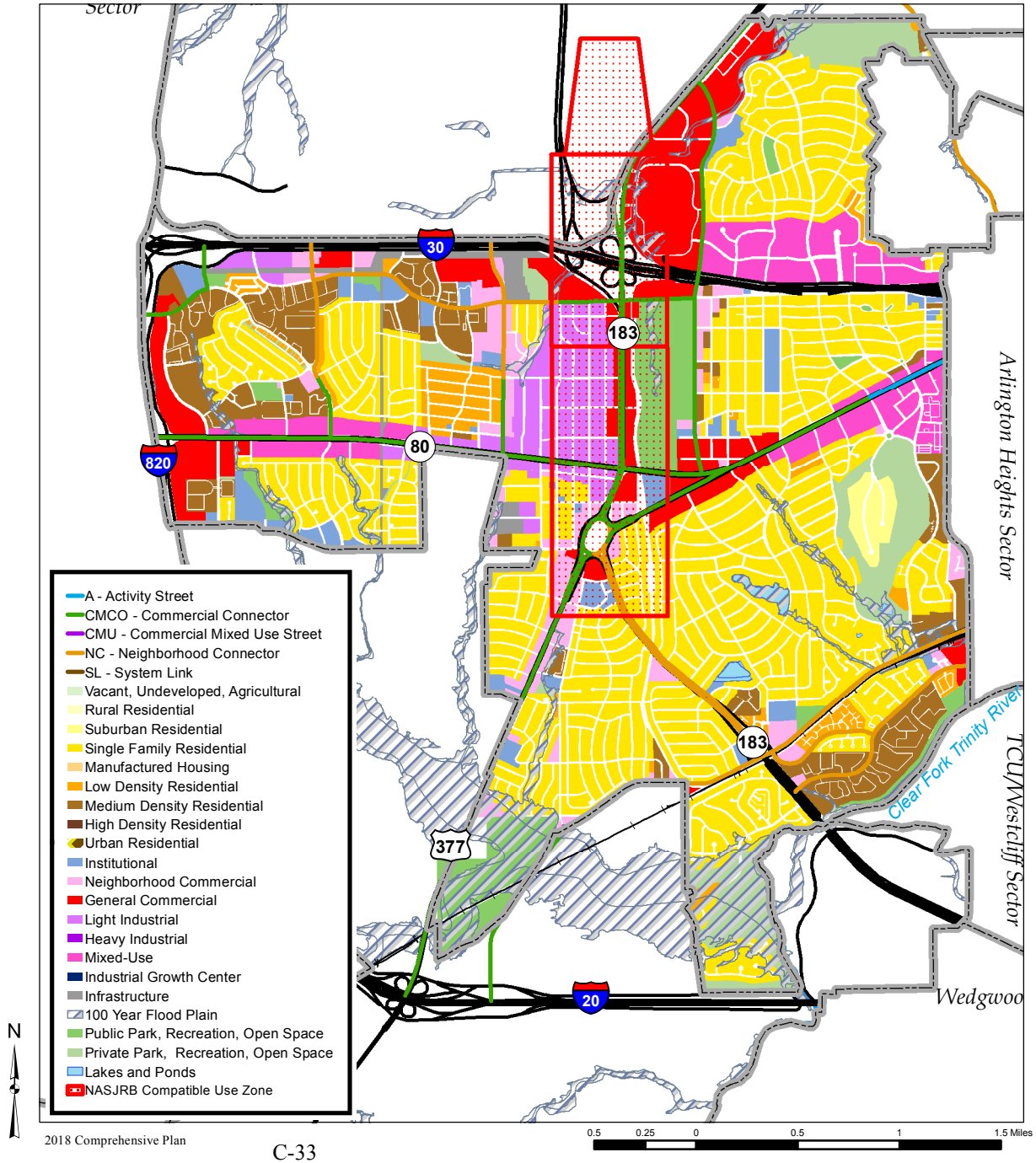
Western Hills/Ridglea Sector Future Land Use

Sector Land Use Policies

1. Encourage redevelopment of the Ridglea Urban Village consistent with its urban village plan.
2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in a mixed-use or form-based zoning district in the Ridglea Urban Village.
3. Promote commercial, mixed-use, and urban residential development within the Ridgmar Mixed-Use Growth Center.
4. Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations.
5. Protect residential neighborhoods from encroachment by commercial uses.
6. Stimulate 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. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
9. Promote compatibility of infill housing with existing residential uses.
10. Encourage recreational development along the Clear Fork of the Trinity River corridor.
11. Promote buffers and other compatible uses between multifamily and single-family residential.

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