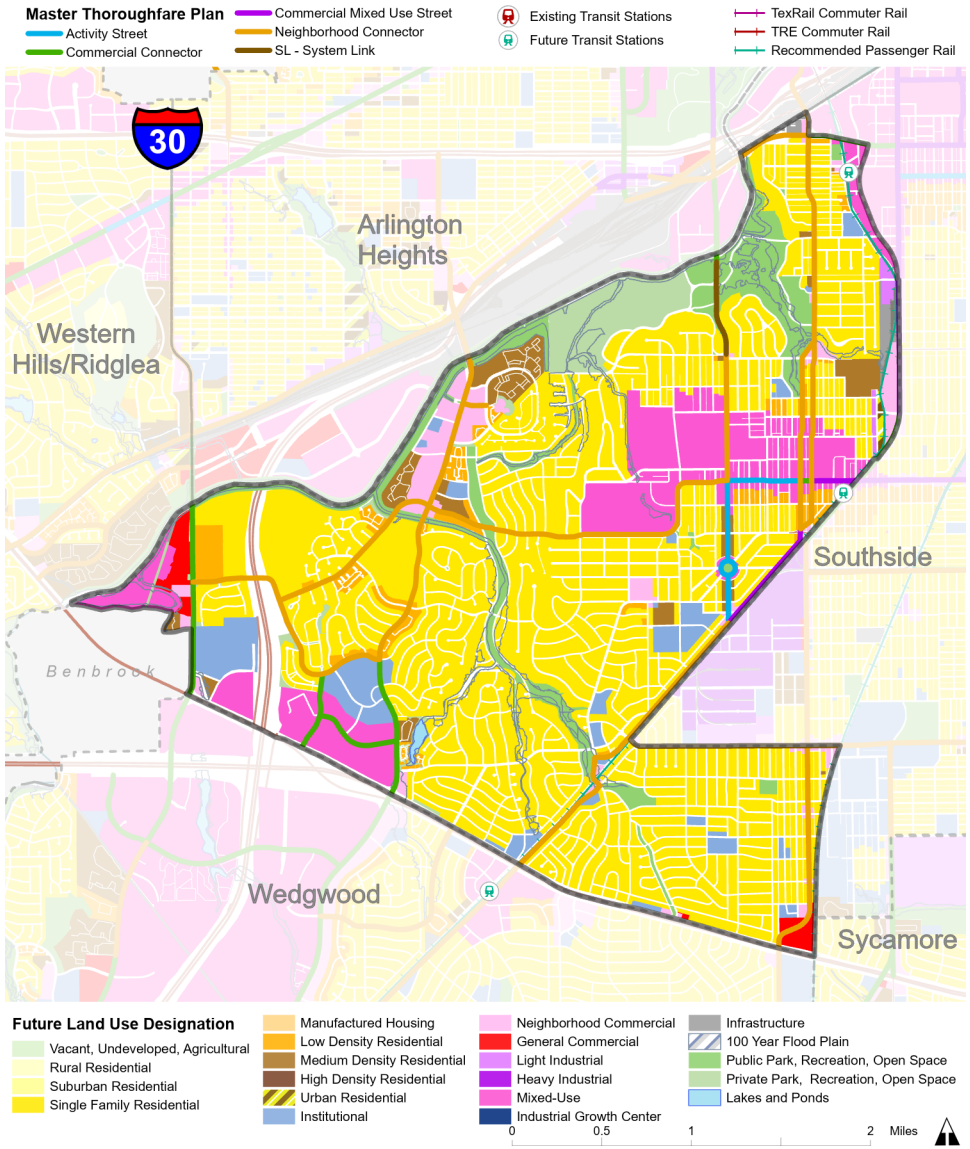
TCU/WESTCLIFF SECTOR FUTURE LAND USE

Sector Land Use Policies

1. Promote transit-oriented development (TOD) around the planned TCU/ Berry TEX Rail station.
2. Encourage redevelopment of the Berry/University and Bluebonnet Circle Urban Villages consistent with their urban village plans.
3. Promote a desirable combination of compatible residential, office, retail, and commercial uses in a form-based zoning district in the Berry/ University Urban Village.
4. Promote commercial, mixed-use, and urban residential development within the Hulen/Cityview and TCU Mixed-Use Growth Centers.
5. 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.
6. Encourage redevelopment along West Berry Street while preserving the adjacent single-family neighborhoods.
7. Orient businesses to Berry Street to encourage pedestrian shopping and reduce traffic on residential side streets.
8. Encourage the revitalization of the Westcliff shopping district with retail uses and improvements that are compatible with adjacent neighborhoods.
9. Encourage compatible development along the Chisholm Trail Parkway corridor between the Trinity River and Arborlawn Drive.
10. Promote single-family and low-density residential development on the east side of the tollway, adjacent to the Overton Woods neighborhood.
11. Promote low-density residential, urban residential, institutional, and neighborhood commercial development on the west side of the tollway.
12. Stimulate redevelopment of the Berry Street, University Drive, and 8th Avenue/Cleburne Road/McCart Avenue commercial districts.
13. Encourage recreational development along the Trinity River corridor.



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