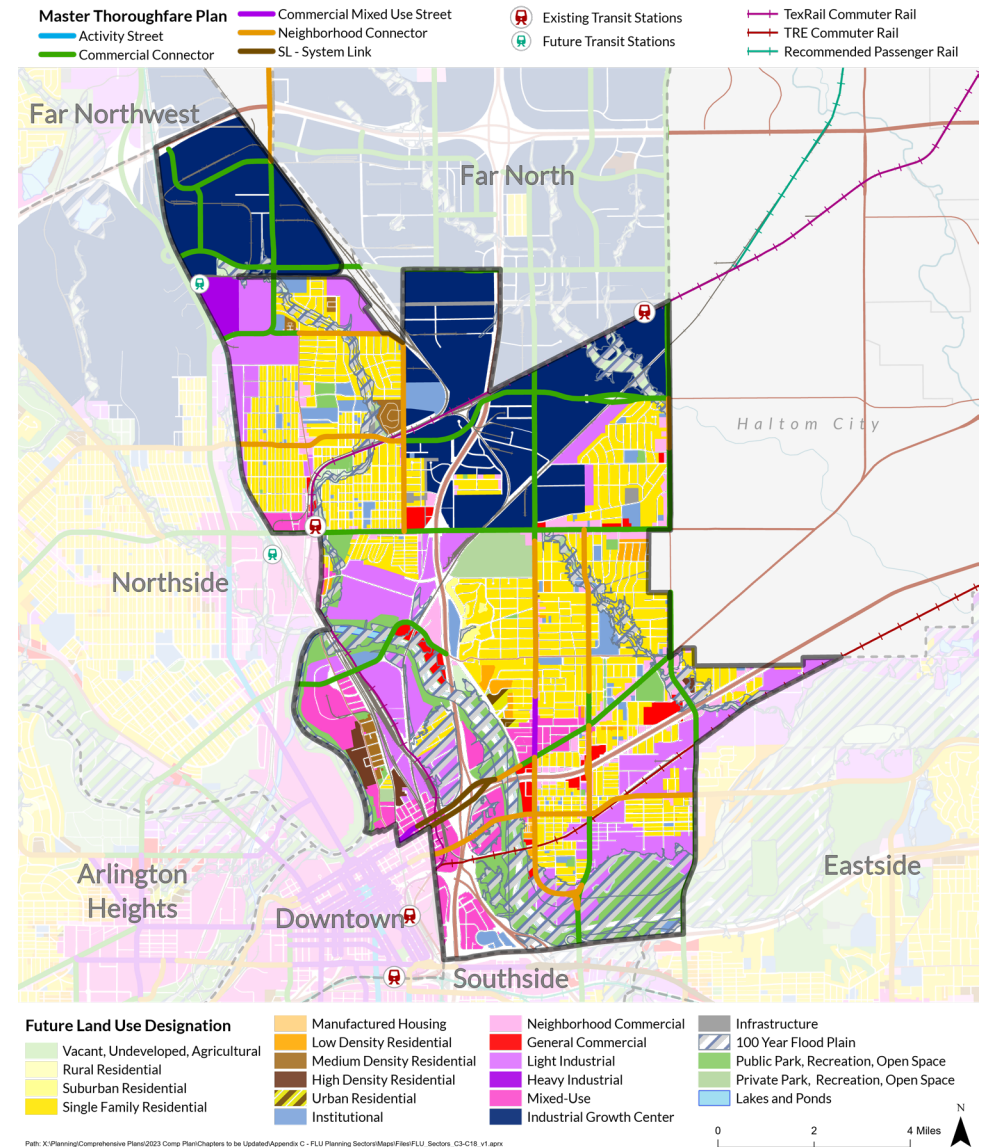


NORTHEAST SECTOR FUTURE LAND USE

Sector Land Use Policies

1. Promote transit-oriented development (TOD) around the Beach Street Station on the TEX Rail line.
2. Promote transit-oriented development (TOD) around the Northside/Stockyards Station on the TEX Rail line.
3. Integrate the Lebow Channel flood mitigation project into the surrounding urban fabric so it can connect the TOD to surrounding neighborhoods, Panther Island, and the Stockyards, while serving as an enhanced and unifying open space and stormwater park that helps stimulate redevelopment.
4. Encourage redevelopment of the Six Points Urban Village consistent with its urban village plan and CNU design charrette report.
5. Promote commercial and multifamily development within the Downtown Mixed-Use Growth Center.
6. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
7. Promote industrial development in the Meacham Industrial Growth Center.
8. Promote extension of the public trail system along the Trinity River, and convenient trail connections to neighborhoods.
9. Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, office space, and urban residential development.
10. Encourage compatible redevelopment along the Trinity River, particularly within the Rock Island Bottoms and Butler Place sites.
11. Protect neighborhoods from commercial and industrial encroachment from Belknap Street, 28th Street, Sylvania Avenue and Riverside Drive.
12. Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28th Street commercial districts.



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