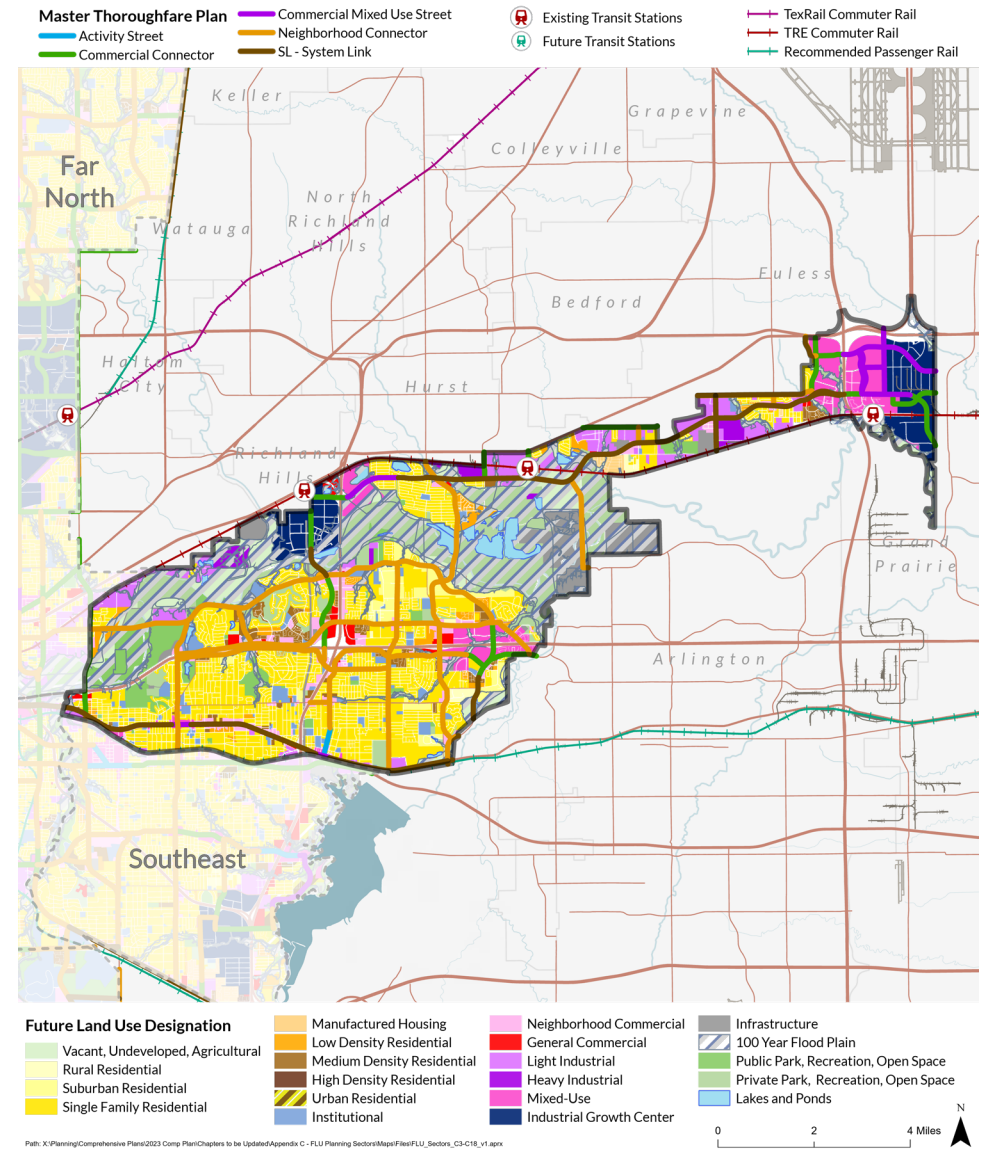


EASTSIDE SECTOR FUTURE LAND USE

Sector Land Use Policies

1. Promote commercial, mixed-use, and urban residential development within the CentrePort and Eastchase Mixed-Use Growth Centers, ensuring that uses and building heights are compatible with the Airport Overlay District.
2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.
3. Encourage redevelopment of the Oakland Corners Urban Village consistent with its urban village and neighborhood empowerment zone plans.
4. Facilitate redevelopment of the East Lancaster Avenue corridor in accordance with Transit-Oriented Development principles and plans.
5. Reduce the amount of undeveloped suburban multifamily zoning outside of mixed-use growth centers, urban villages, and transit-oriented development (TOD) areas. Use urban residential and mixed-use zoning to accommodate walkable multifamily development in these areas.
6. Expand and enhance the public hike & bike trail system between Downtown Fort Worth and Downtown Dallas. Connect neighborhoods to the expanded Trinity Trails system.
7. Encourage the use of floodplains for agricultural or recreational uses, including hike & bike trails.
8. Encourage the protection of mature woodlands, riparian corridors, and other sensitive natural areas, while incorporating protected woodland areas as amenities in new developments.
9. Promote the restoration of historic homes and buildings.
10. Encourage the reuse of vacant buildings.
11. Encourage demolition of buildings that cannot be economically rehabilitated.
12. Stimulate the redevelopment of the East Lancaster Avenue and Brentwood Stair commercial districts.
13. Promote industrial development within the Riverbend and CentrePort Industrial Growth Centers.



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