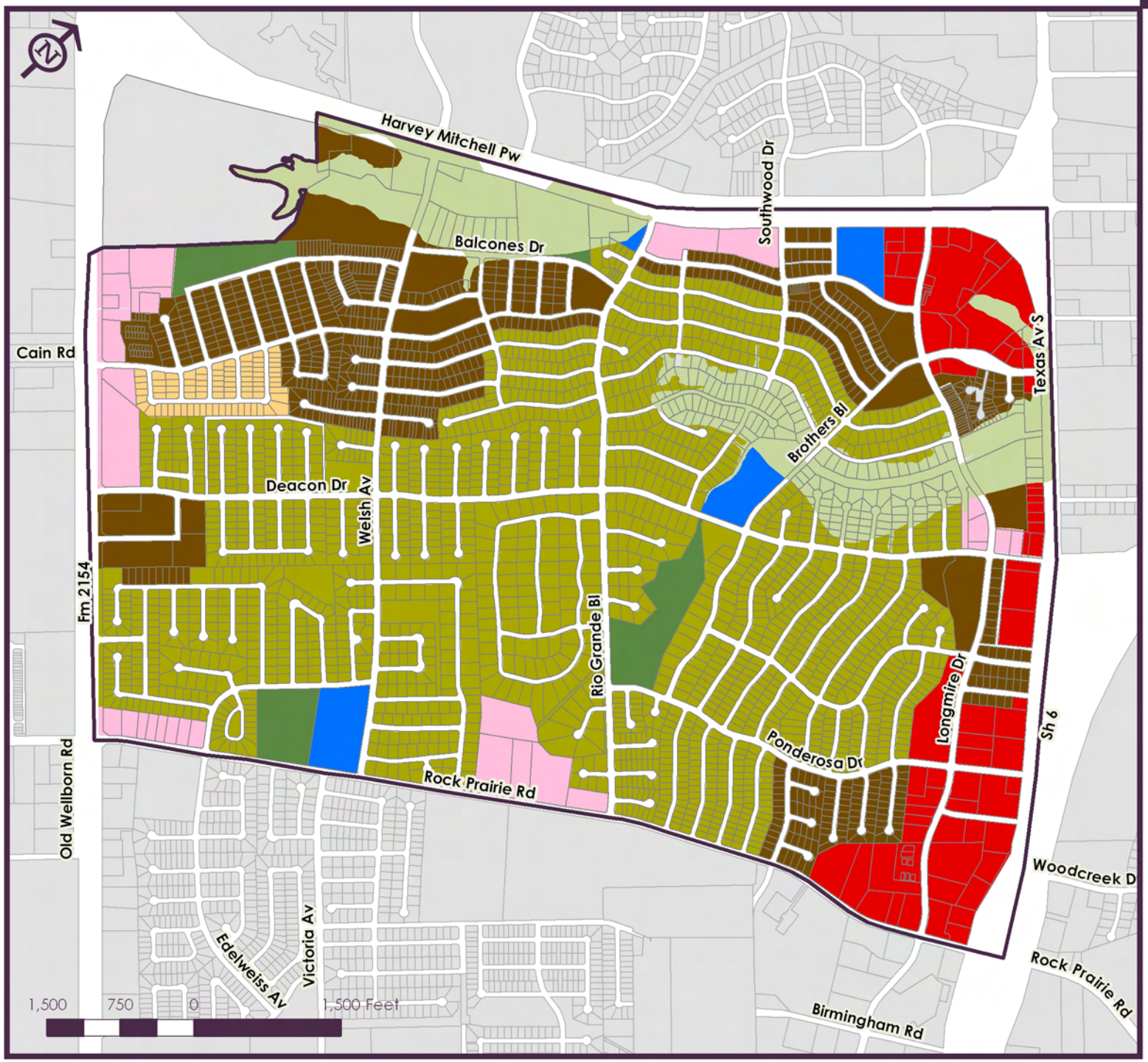


Map 1.1

Community Character and Future Land Use

- Planning Area
- Central College Station (2009)
- Property Boundaries

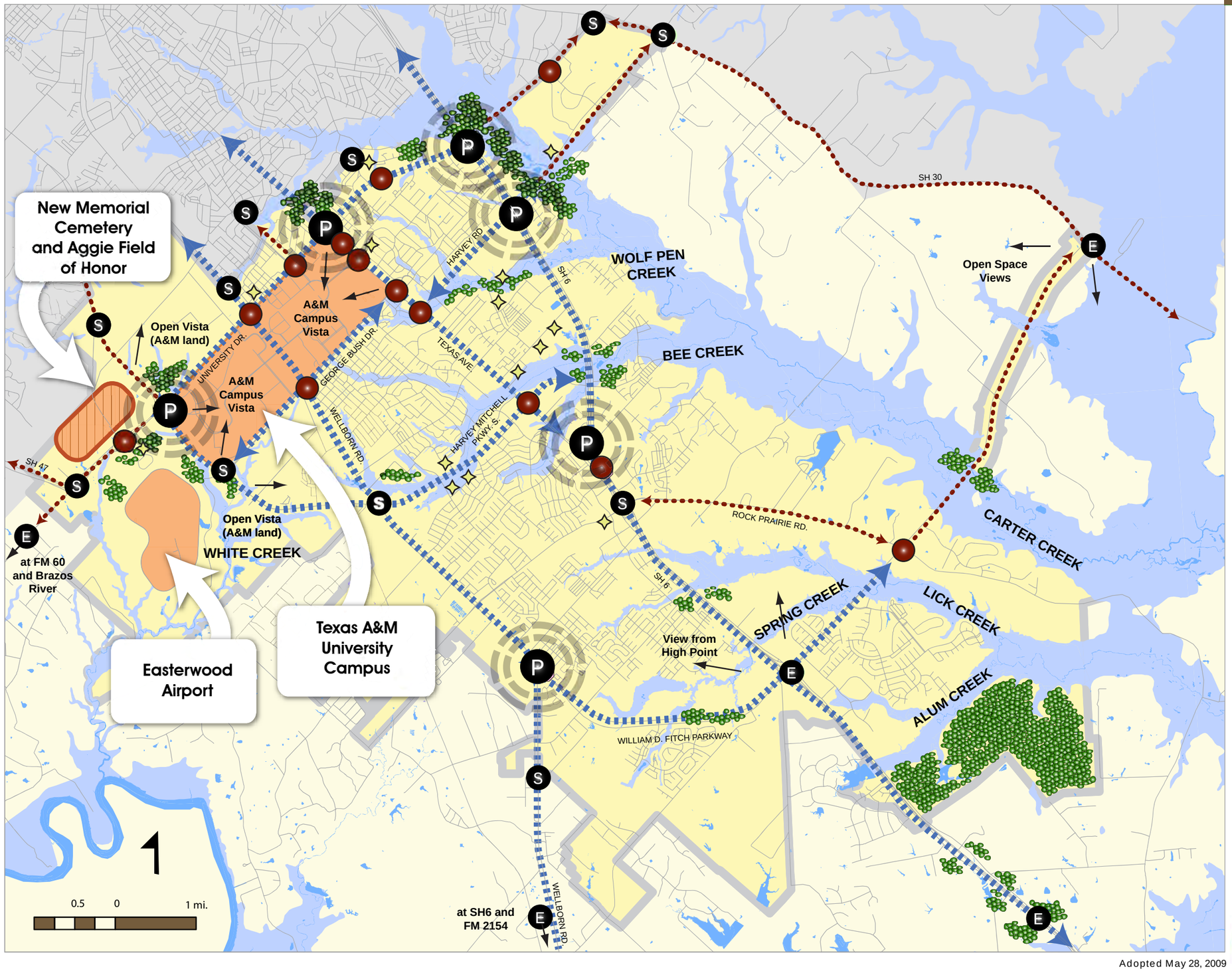
Community Character

- Neighborhood Conservation
- General Suburban
- Urban
- General Commercial
- Suburban Commercial
- Institutional/Public
- Natural Areas - Protected
- Natural Areas - Reserved

Adopted June 10, 2010

Map 2.3

Community Assets and Image Corridors

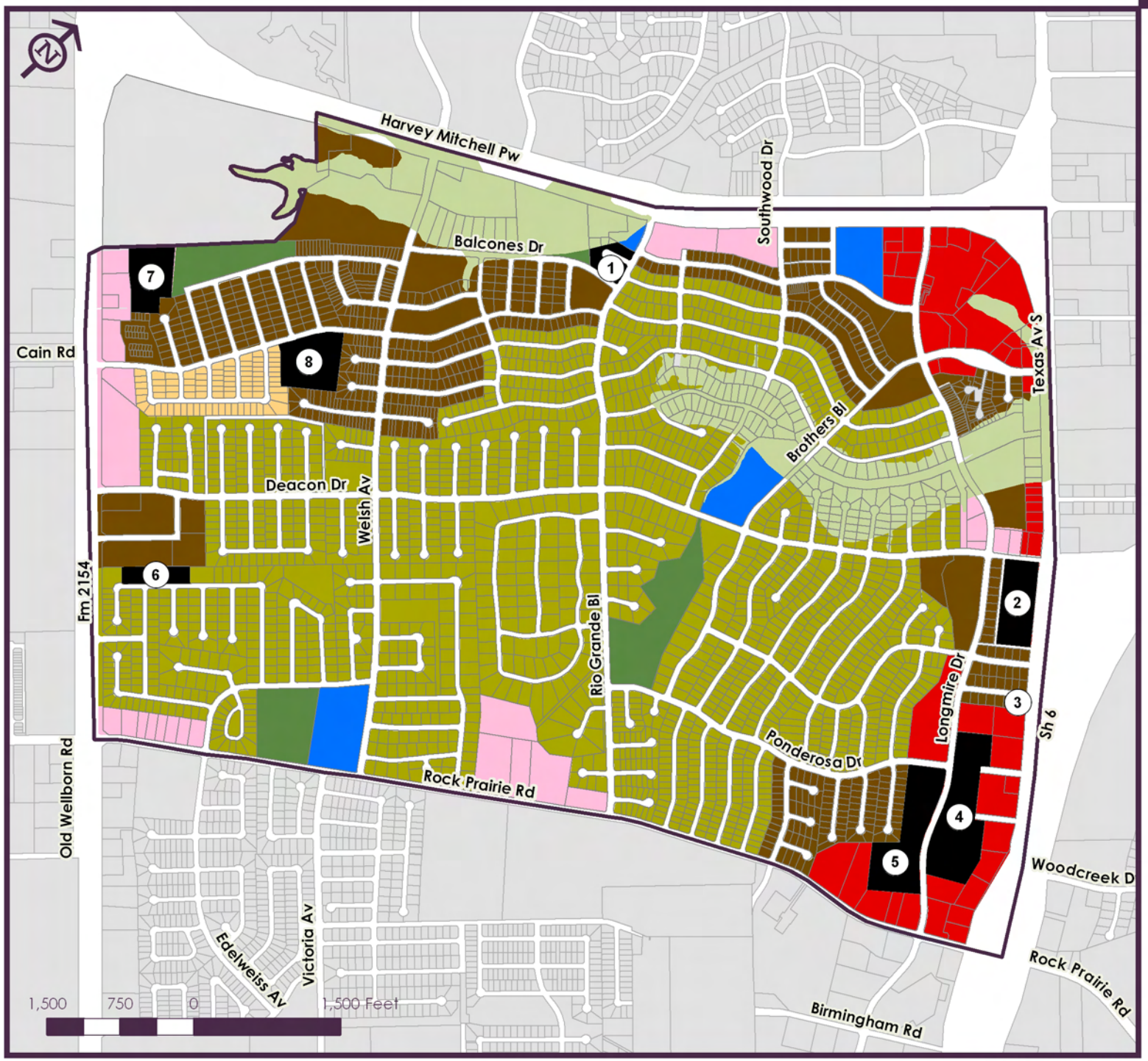


- City Limits
- Extraterritorial Jurisdiction (ETJ)
- Primary Image Corridor
- Secondary Image Corridor
- Key Image / Design Intersection
- Primary Arrival Gateway
- Secondary Welcoming Gateway
- Early Image-Setting Gateway
- Gateway / Corridor Forested Areas
- Floodplain
- Public Art Location
- Existing Unique Community Asset Area
- Emerging/ Potential Unique Community Asset Area

Kendig Keast Collaborative

City of College Station

Adopted May 28, 2009



Map 1.2

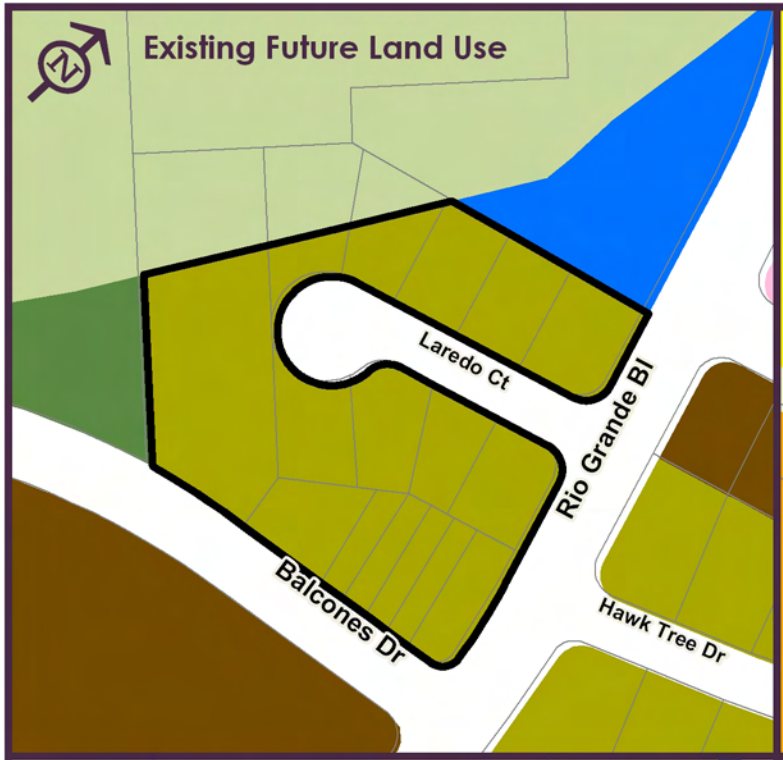
Community Character
Areas of Change

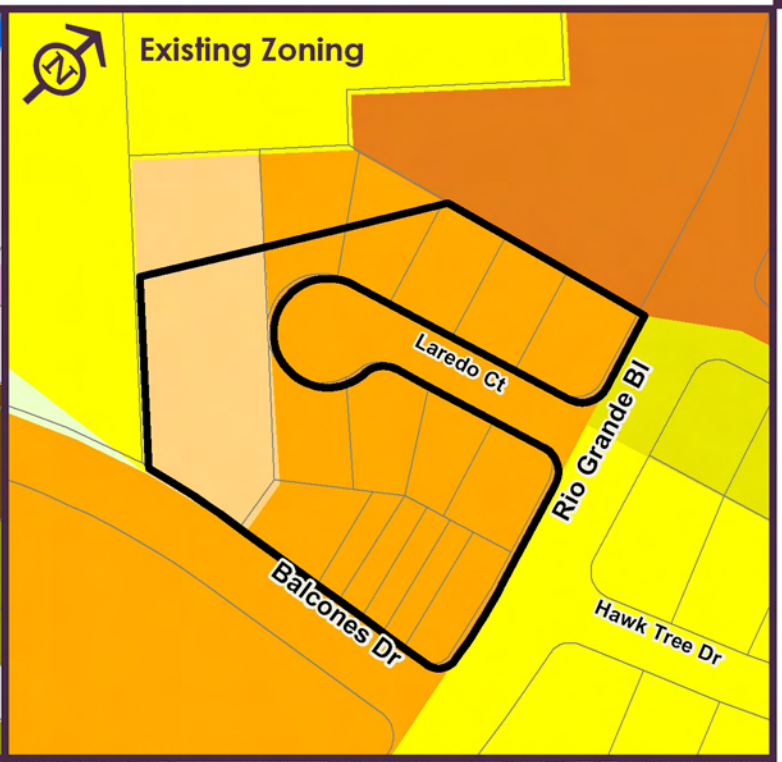
- Planning Area
- Central College Station (2009)
- Property Boundaries
- Character Change Areas

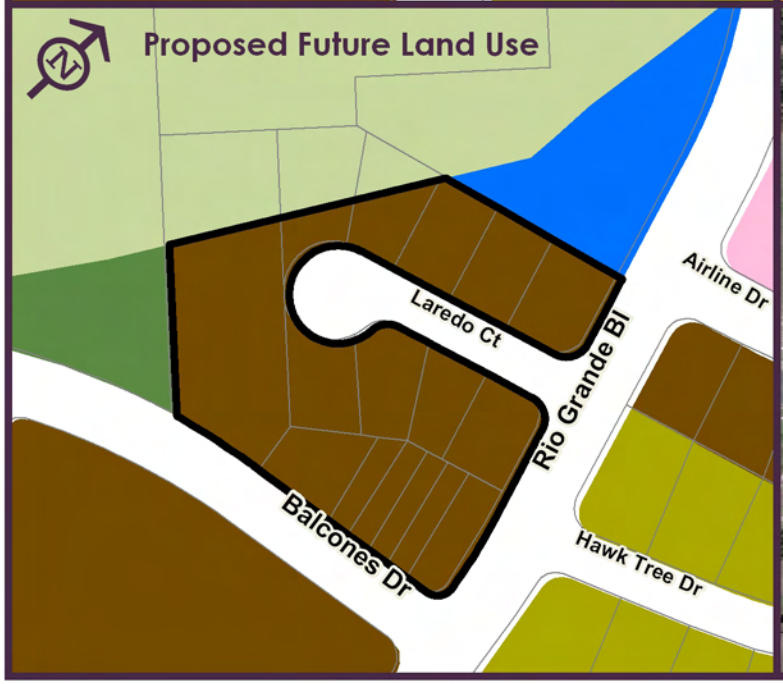
Community Character

- Neighborhood Conservation
- General Suburban
- Urban
- General Commercial
- Suburban Commercial
- Institutional/Public
- Natural Areas - Protected
- Natural Areas - Reserved

Adopted June 10, 2010







Map 1.3

Community Character Area 1

Central College Station (2009)

Community Character Area

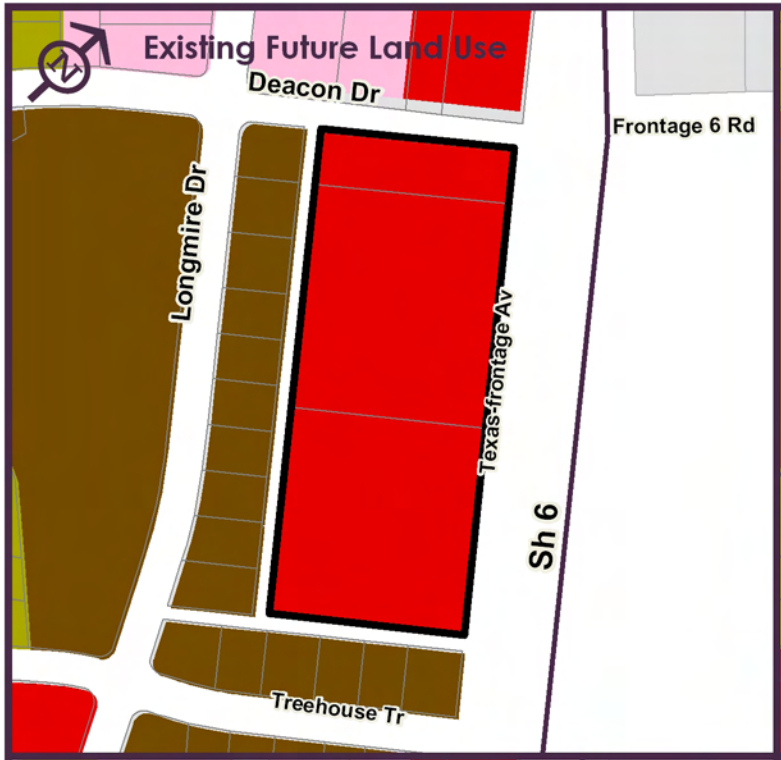
Community Character

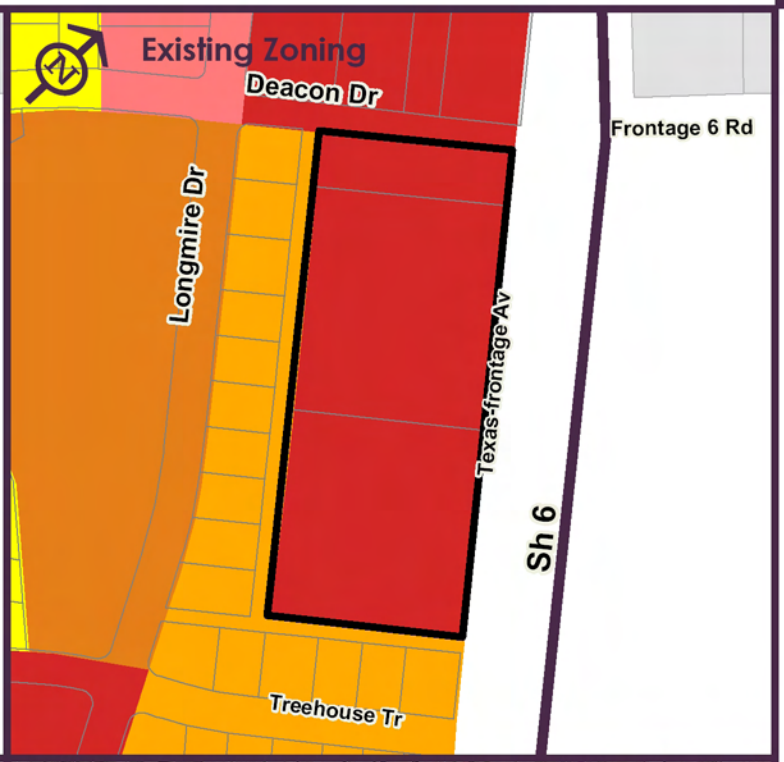
- Neighborhood Conservation
- Urban
- Suburban Commercial
- Institutional/Public
- Natural Areas - Protected
- Natural Areas - Reserved

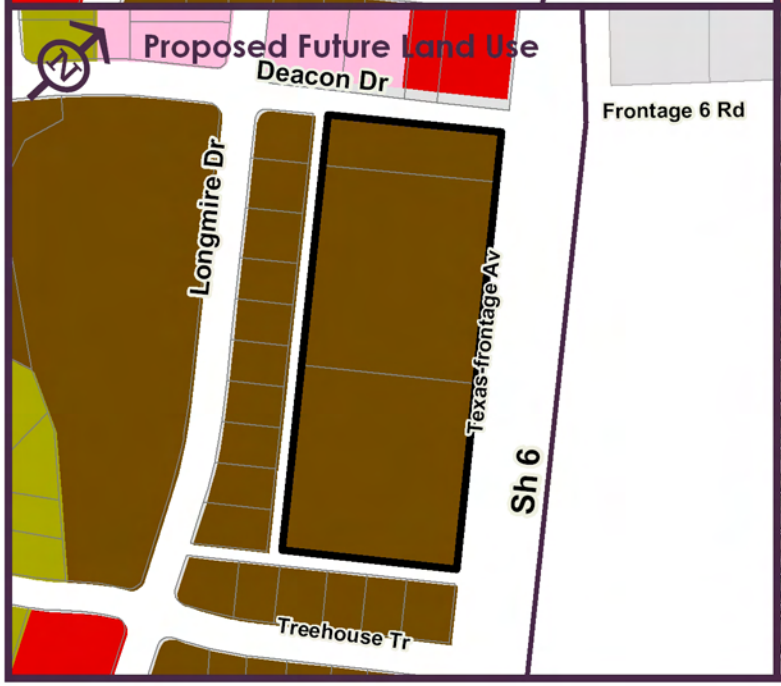
Existing Zoning

- A - O, Agricultural Open
- R - 1, Single-Family Residential
- R - 2, Duplex
- R - 3, Townhome
- R - 4, Multi-Family
- R - 6, High Density Multi-Family

Adopted June 10, 2010







Map 1.4

Community Character
Area 2

- Planning Area
- Central College Station (2009)
- Property Boundaries
- Community Character Area

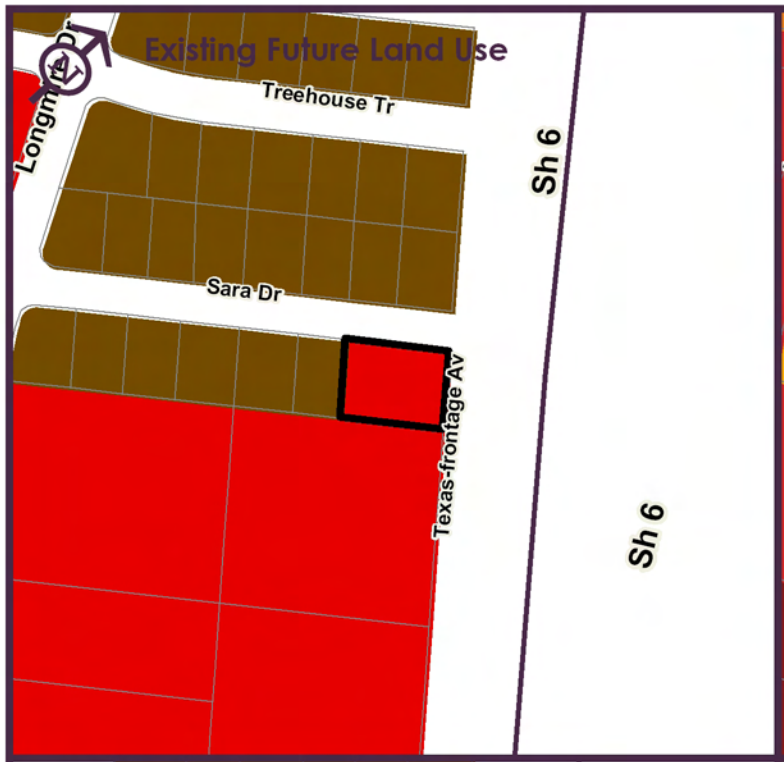
Community Character

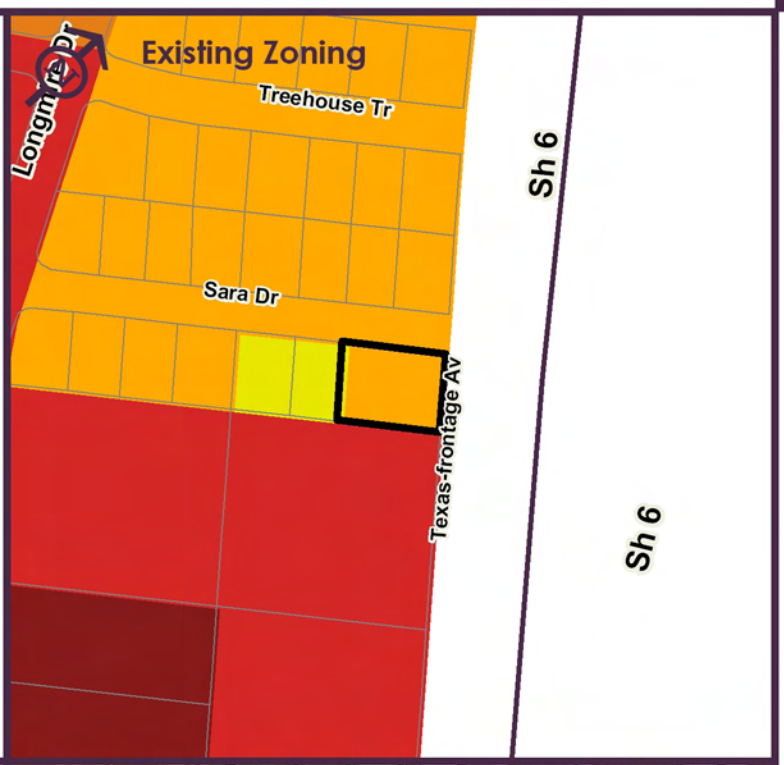
- Neighborhood Conservation
- Urban
- General Commercial
- Suburban Commercial

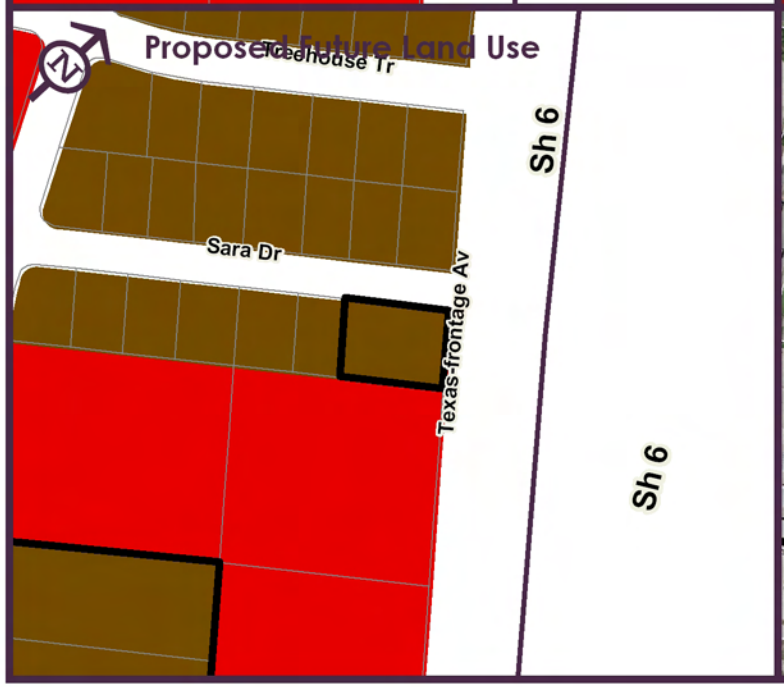
Existing Zoning

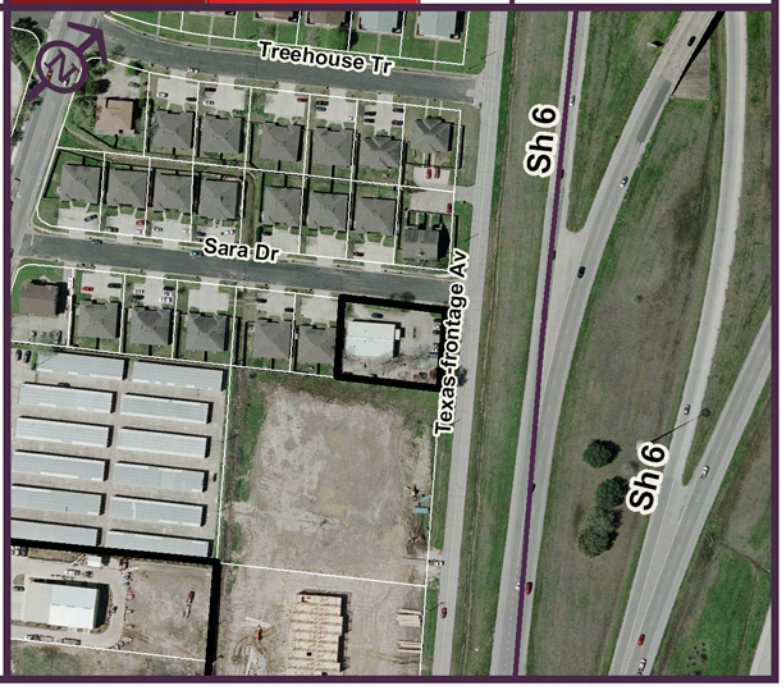
- C - 1, General Commercial
- C - 3, Light Commercial
- R - 1, Single-Family Residential
- R - 4, Multi-Family
- R - 6, High Density Multi-Family

Adopted June 10, 2010









Map 1.5

Community Character Area 3

Planning Area
Central College Station (2009)
Community Character Area

Community Character
- Urban
- General Commercial

Existing Zoning
- C - 1, General Commercial
- C - 2, Commercial Industrial
- R - 2, Duplex
- R - 4, Multi-Family
- R - 6, High Density Multi-Family

Adopted June 10, 2010