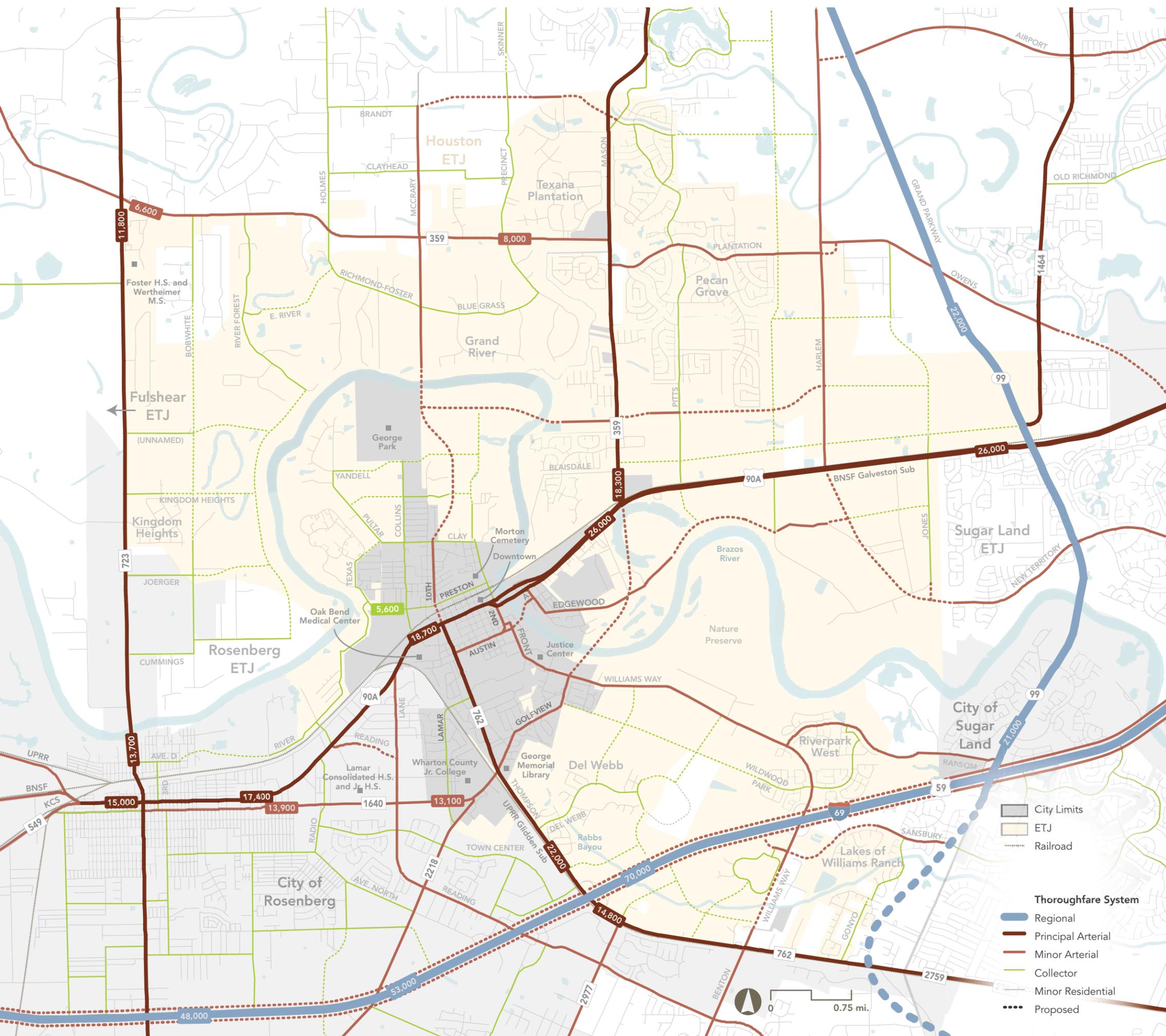


### Map Thoroughfare Plan

The Thoroughfare Plan is a long-range planning tool that identifies the location and type of roadway facilities necessary to meet projected growth over a 20- to 30-year planning horizon.

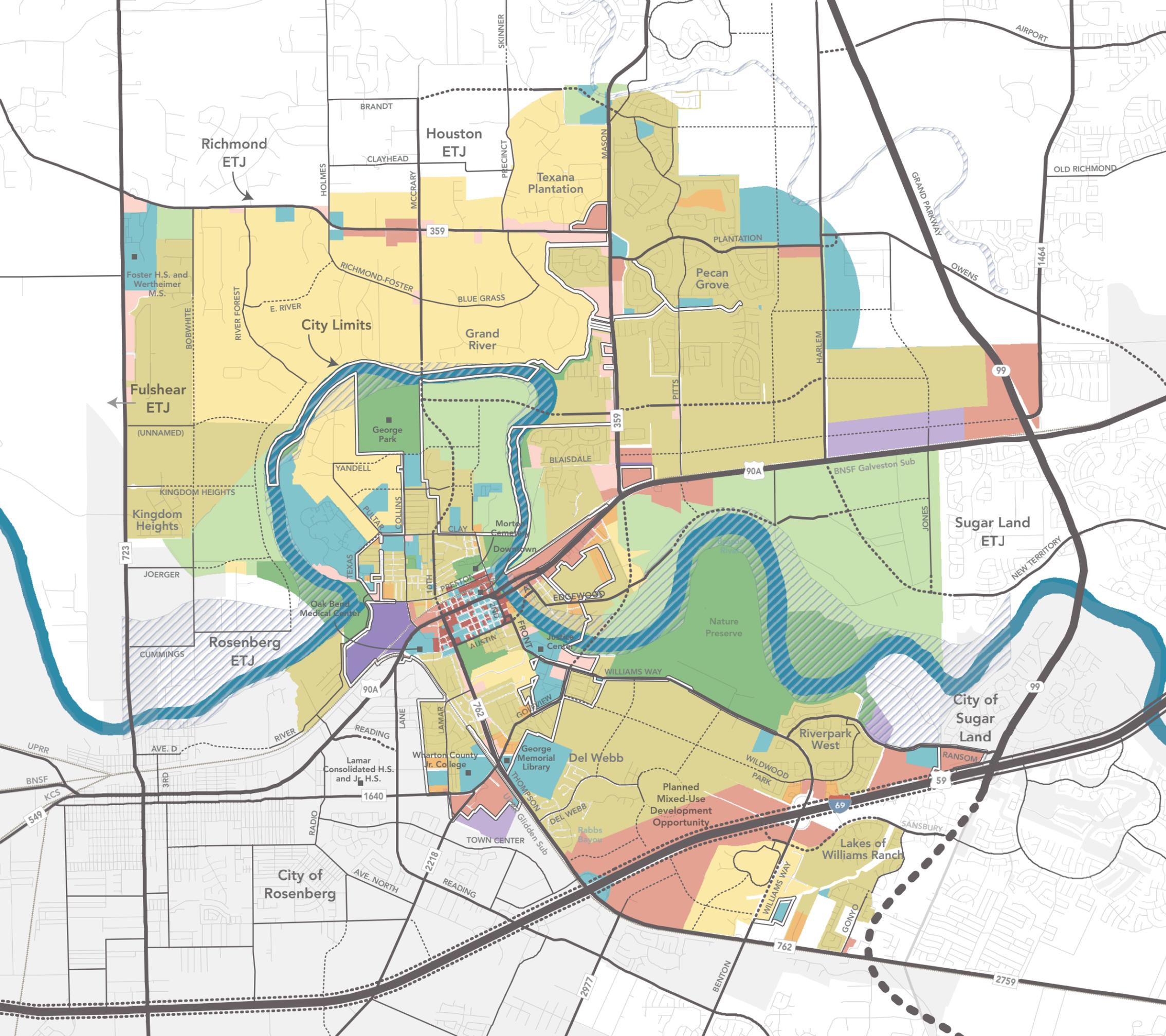


The Thoroughfare Plan displays the proposed general alignments for the extensions of existing collector and arterial roadways and planned new roadways. **It is important to note that the actual alignments of these roadways will likely vary from this plan and will be determined through the subdivision development process and the preliminary engineering phase of design.** Slight modifications to facility locations, such as a shift of an alignment several hundred feet one way or another or changes in roadway curvature are warranted and accepted as long as the intent of the Thoroughfare Plan to provide system connectivity and appropriate types of facilities is not compromised.

The plan does not typically show future minor residential streets because they function principally to provide access to individual sites and parcels, so their ultimate alignments will, therefore, vary depending upon individual land development plans. Minor residential street alignment should be determined by the City in conjunction with land owners as part of the subdivision development process. Likewise, collectors are required with new development but are not shown in all places on the Thoroughfare Plan – particularly in the far outlying areas of the ETJ – since their alignments will depend on the surrounding street system and the layout and density of development. They are, nevertheless, vital to an efficient and viable transportation network and must, therefore, not be overlooked during the subdivision development and review process.

**Map**  
**Future Land Use Plan**

This map shall serve as the City's planning blueprint to guide future development and influence land development regulations. If continually reviewed and updated, the *Future Land Use Plan* will adapt to market trends while preserving high-quality development character and promoting unified growth patterns.



- City Limits
- Proposed Roads
- Railroad
- Floodway
- Brazos River

**Future Land Use**

- Rural
- Suburban Residential
- General Residential
- Multifamily and Manufactured Homes
- Suburban Corridor
- General Commercial
- Historic District
- Business Park
- Industrial
- Parks and Open Space
- Public and Institutional

A Comprehensive Master Plan shall not constitute zoning regulations or establish zoning district boundaries.