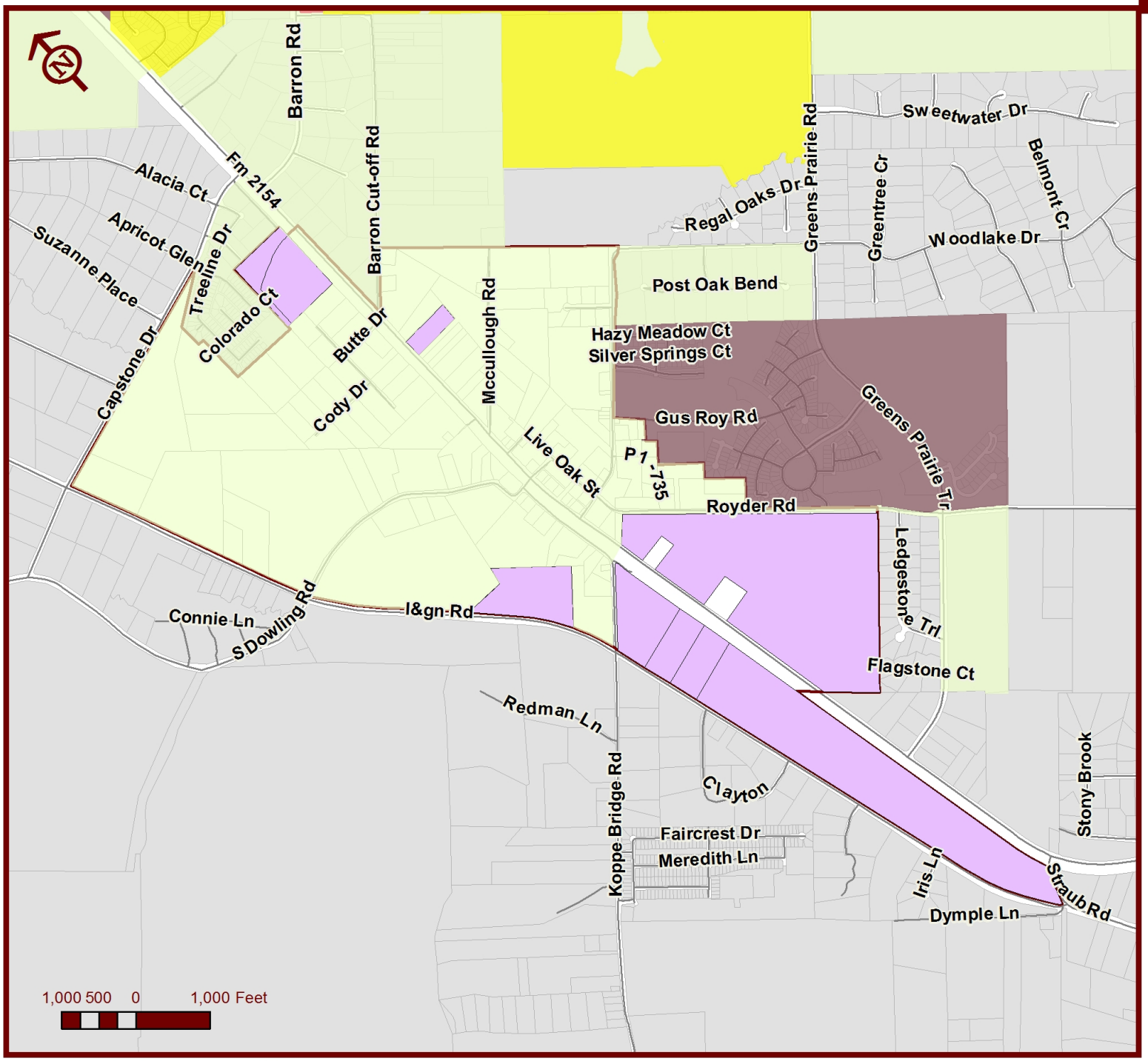
Wellborn
Community Plan

Map EC. 1

Existing Zoning

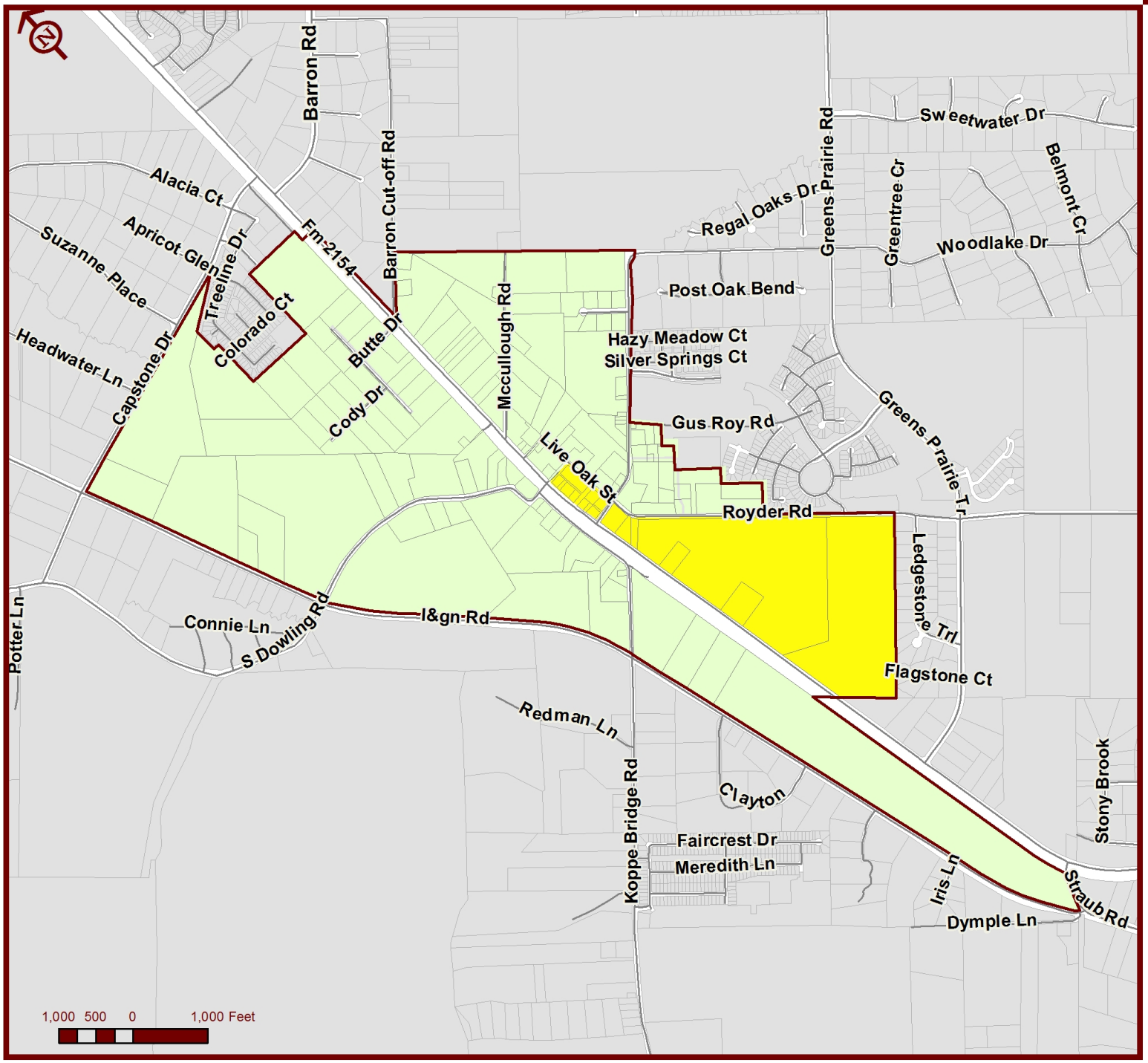


Zoning

- A - O Agricultural Open
- C - 3 Light Commercial
- PDD Planned Development District
- PDD - H Planned Development Housing
- R - 1 Single Family Residential
- R - 1B Single Family Residential
- Development Agreements (No Zoning)
- Planning Area

Wellborn Community Plan

Source: Planning & Development Services



Source: Planning & Development Services

Wellborn Community Plan

Map EC. 2

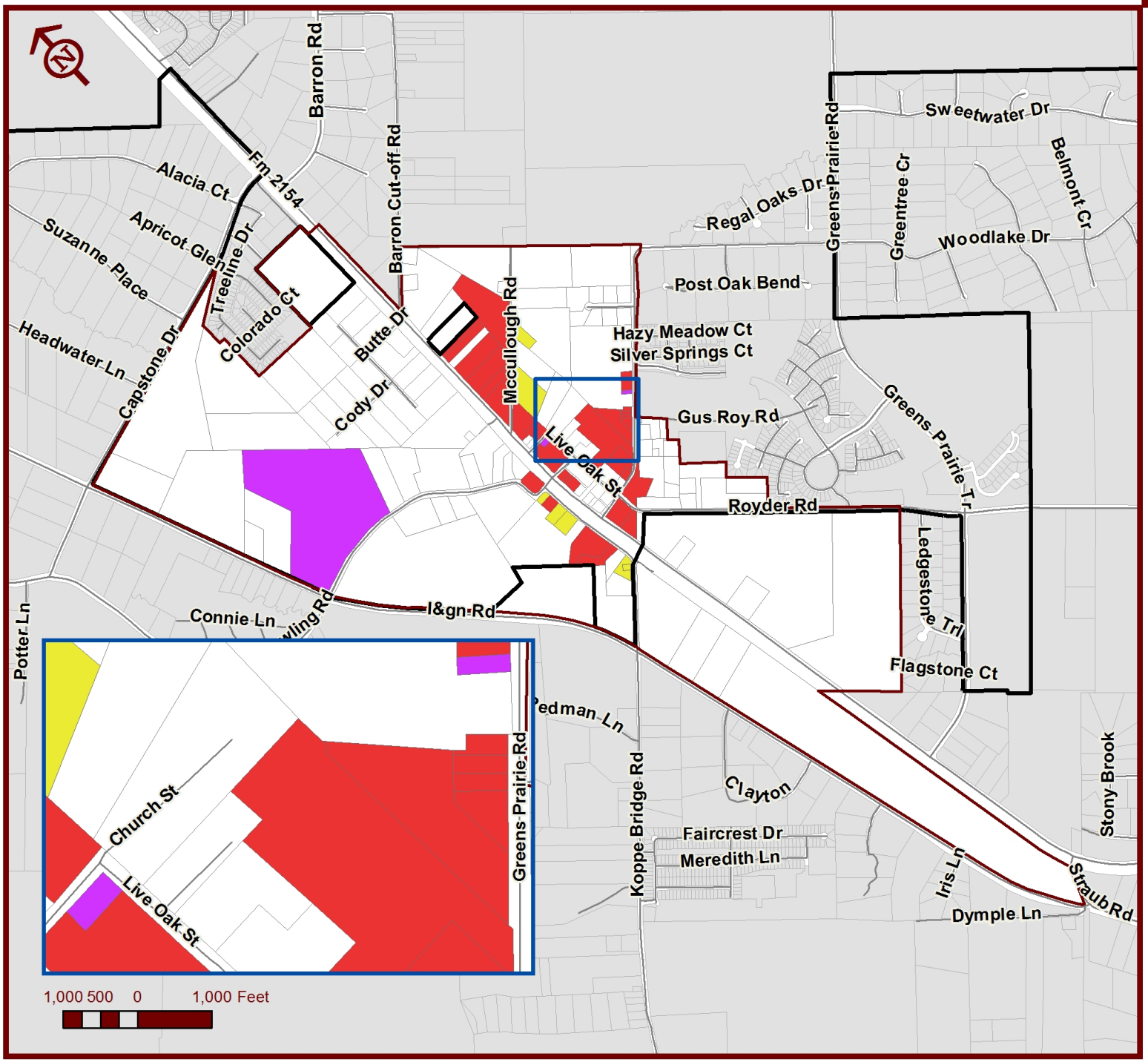
Future Land-Use & Character

Comprehensive Land Use

- Rural
- Restricted Suburban
- Planning Area

Map EC. 3

Zoning Conformance



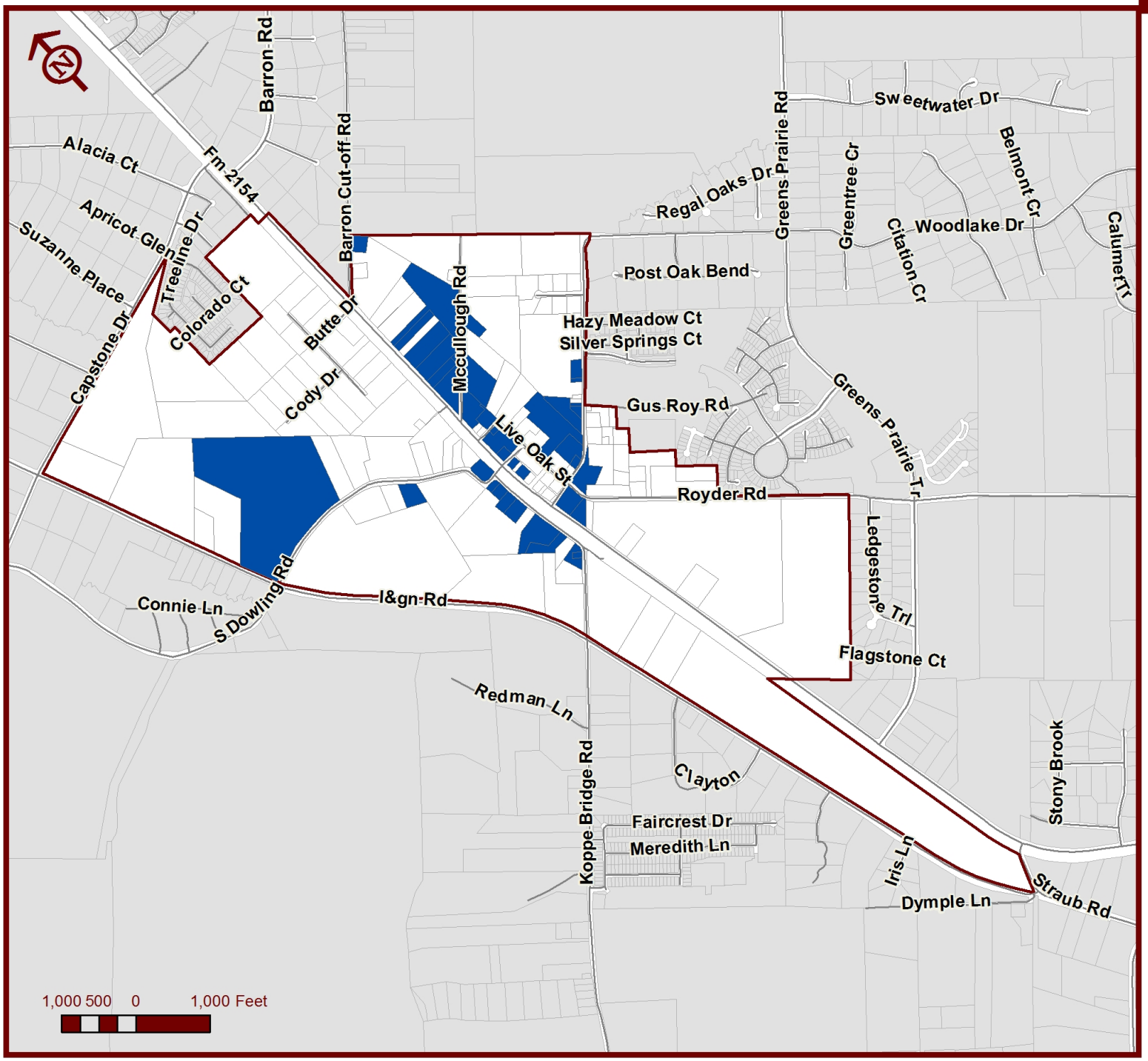
Non-Conforming Use

- Mobile Homes
- Commercial
- Industrial
- Planning Area

Source: Brazos County Appraisal District

Map EC. 4

Future Land-Use & Character Conformance



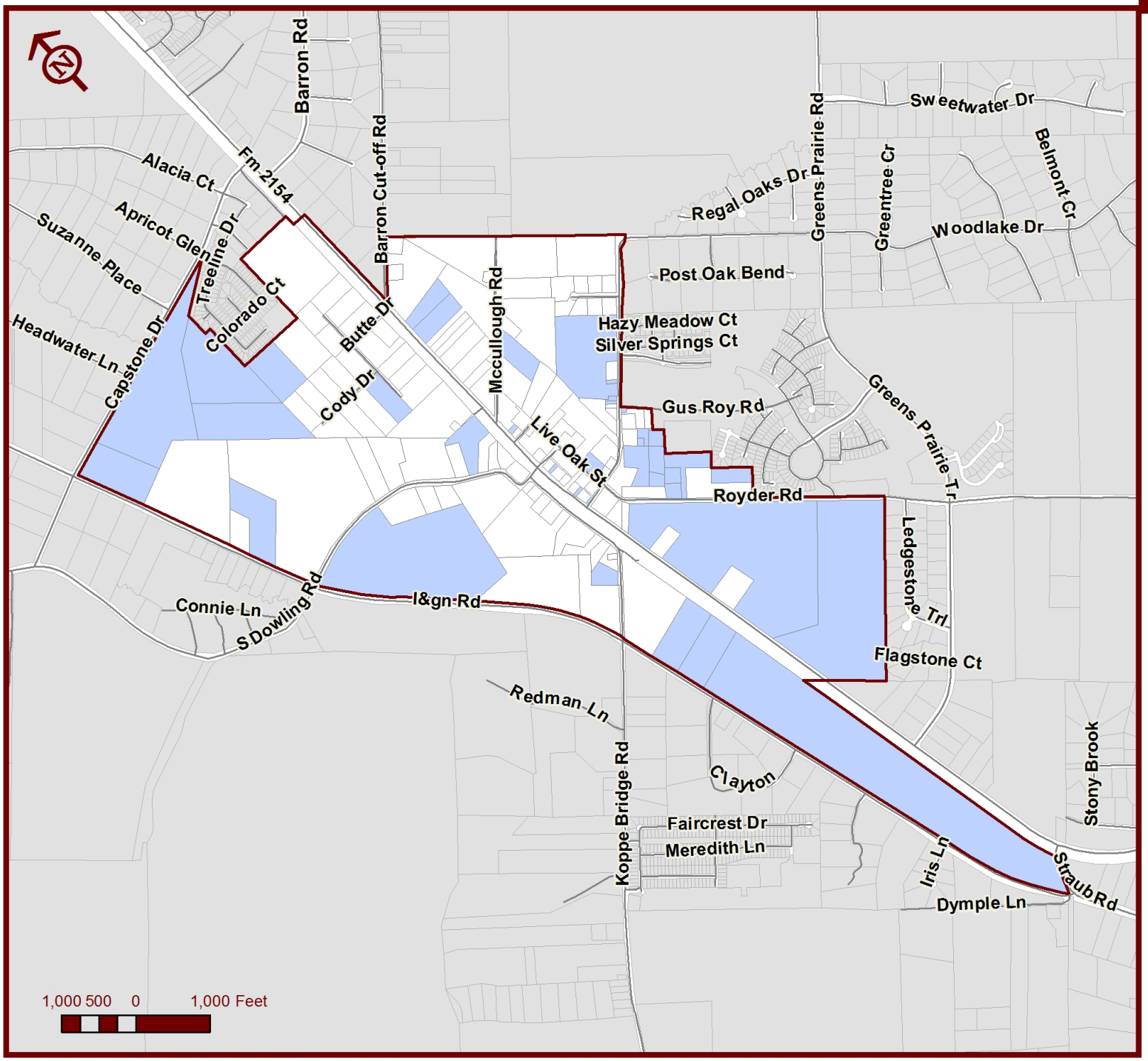
Non-Conforming Land Use

Planning Area

Source: Brazos County Appraisal District and Planning & Development Services

Map EC. 5

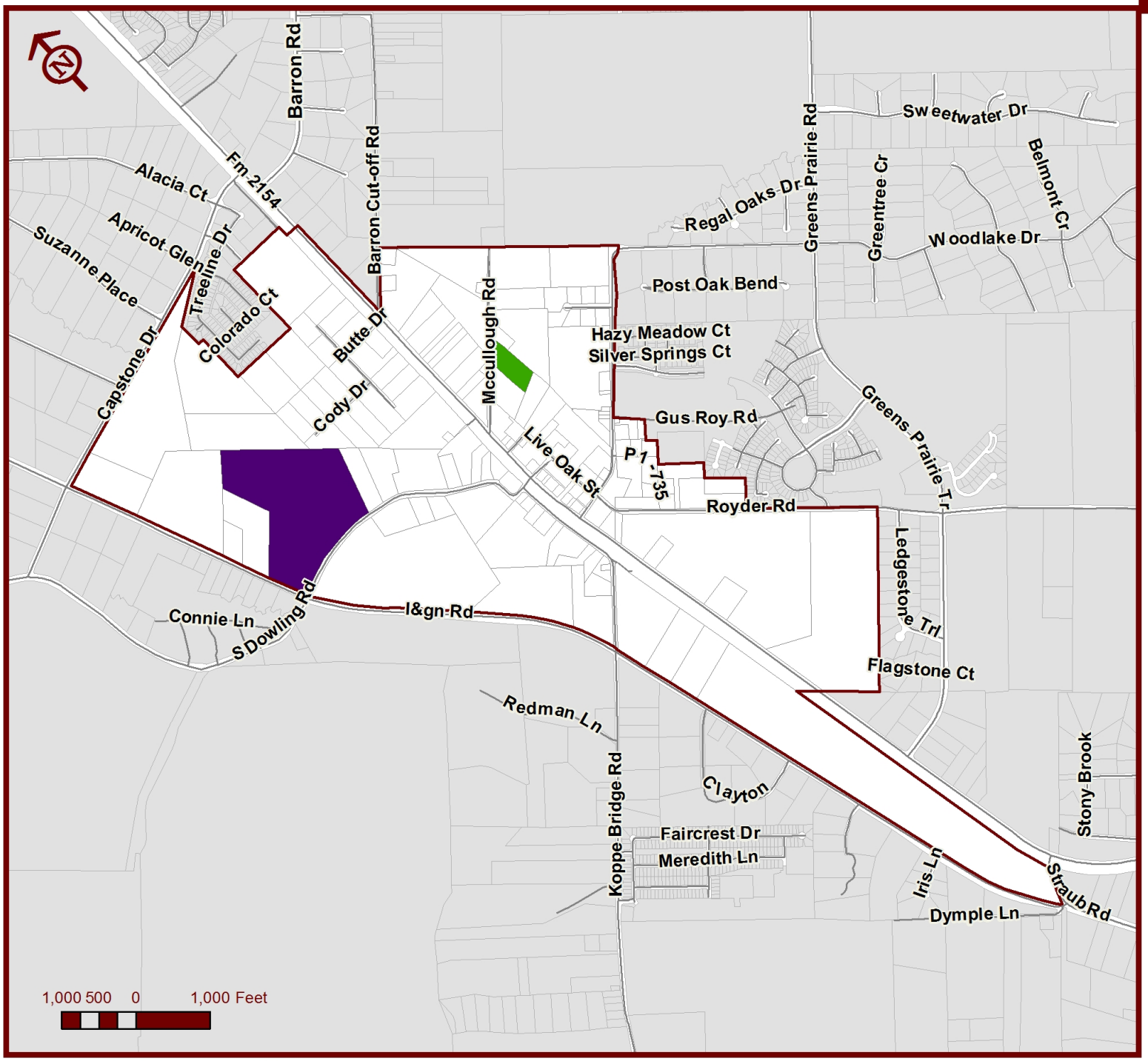
Vacant Property



Vacant Land

Planning Area

Source: Brazos County Appraisal District



Wellborn Community Plan

Map EC. 6

Development Activity

2010-2012

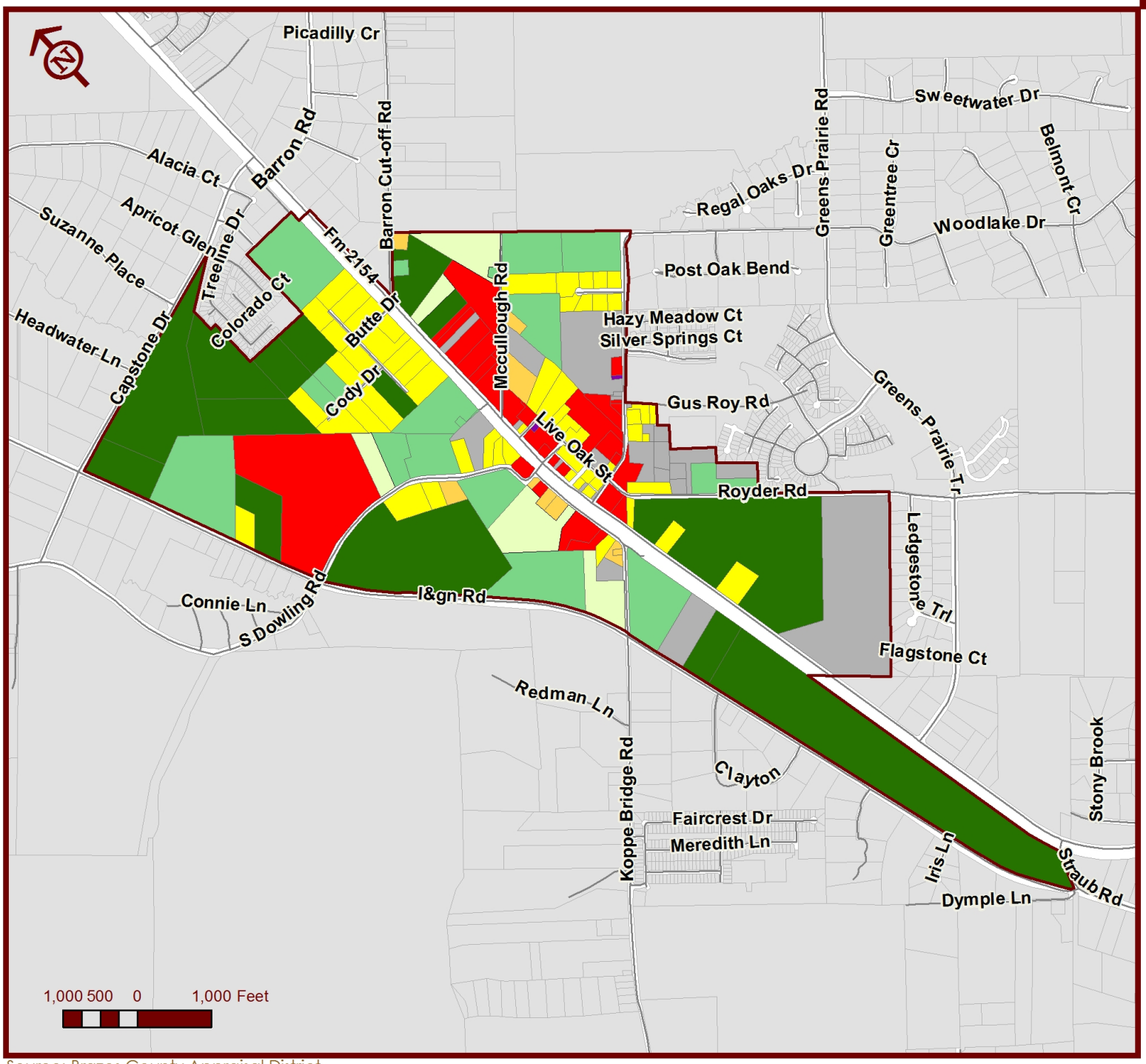
TDI Brooks International Center

Wellborn Business Park

Planning Area

Wellborn Community Plan

Source: Planning & Development Services



Source: Brazos County Appraisal District

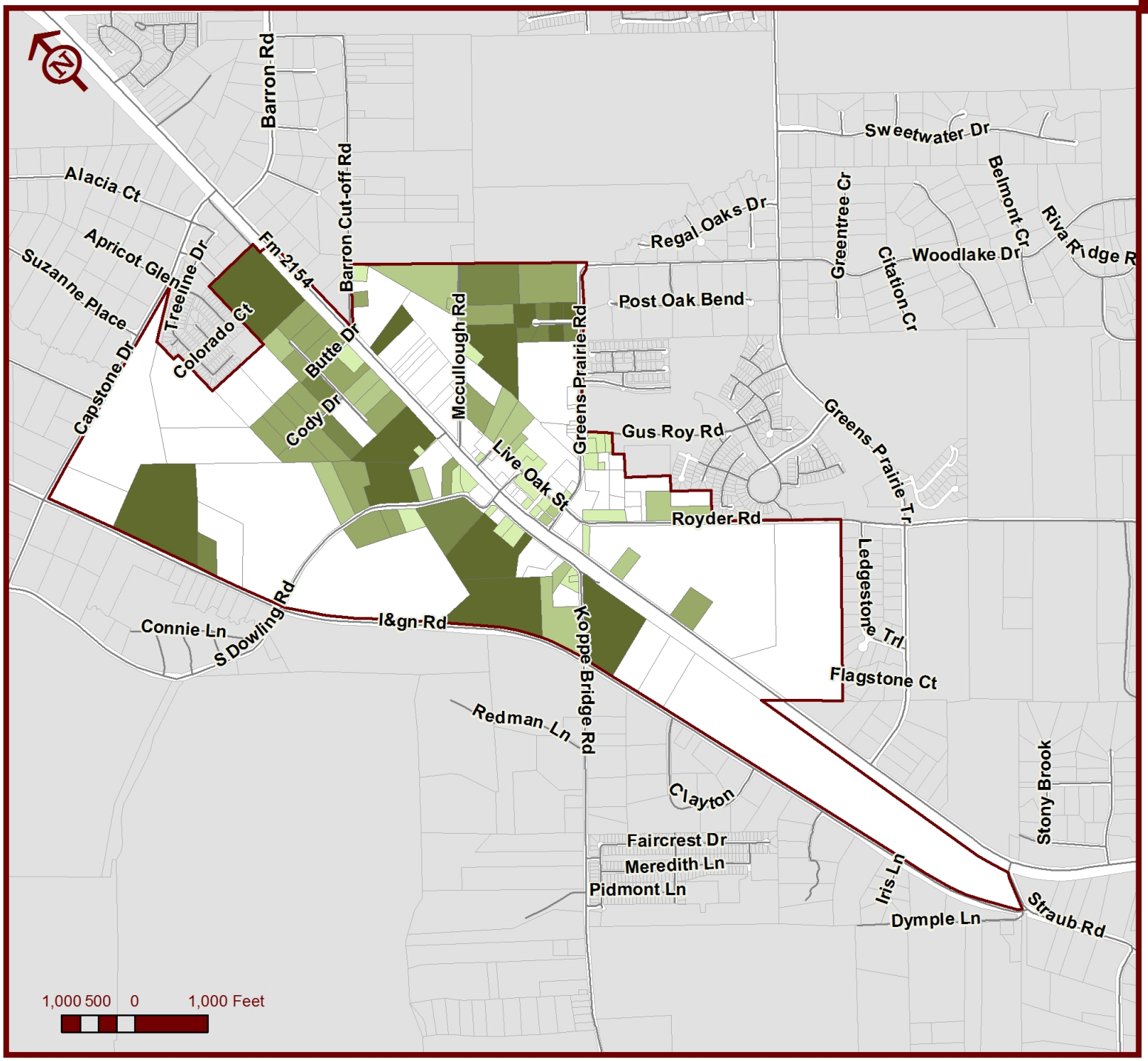
Wellborn Community Plan

Map EC. 7

Existing Land Use

Existing Land Use

- Single Family Residential (SFRES)
- Mobile Home
- SFRES - Ranchland
- Mobile Home - Farm & Ranchland
- Farm & Ranchland
- Commercial
- Industrial
- Vacant Land
- Planning Area



Source: Brazos County Appraisal District

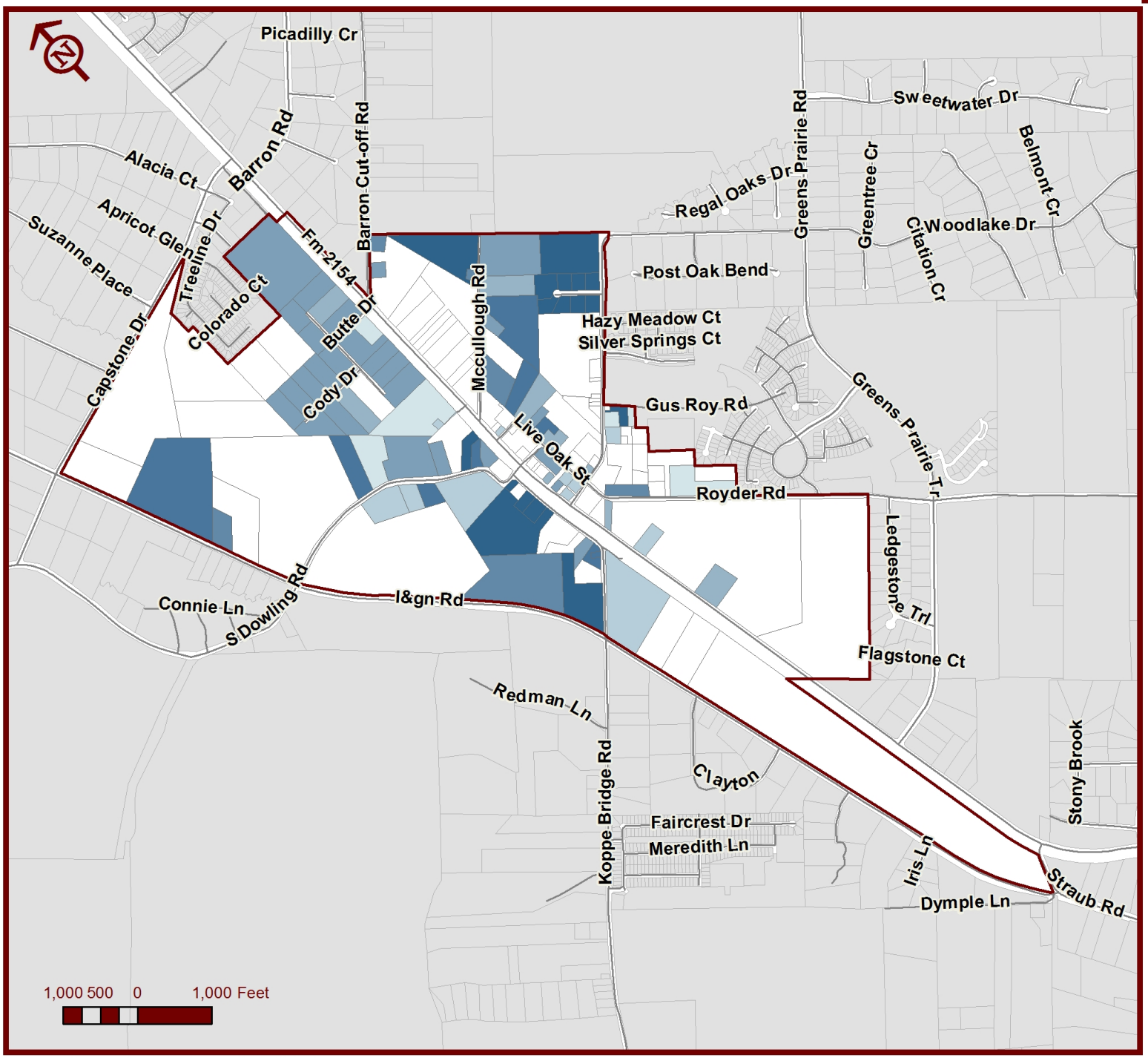
Wellborn Community Plan

Map EC. 8

Single Family Property Values

2010 Assessed Value

- Less than $100,000
- $100,000 - $150,000
- $150,000 - $200,000
- $200,000 - $250,000
- $250,000 or more
- Planning Area



Source: Brazos County Appraisal District

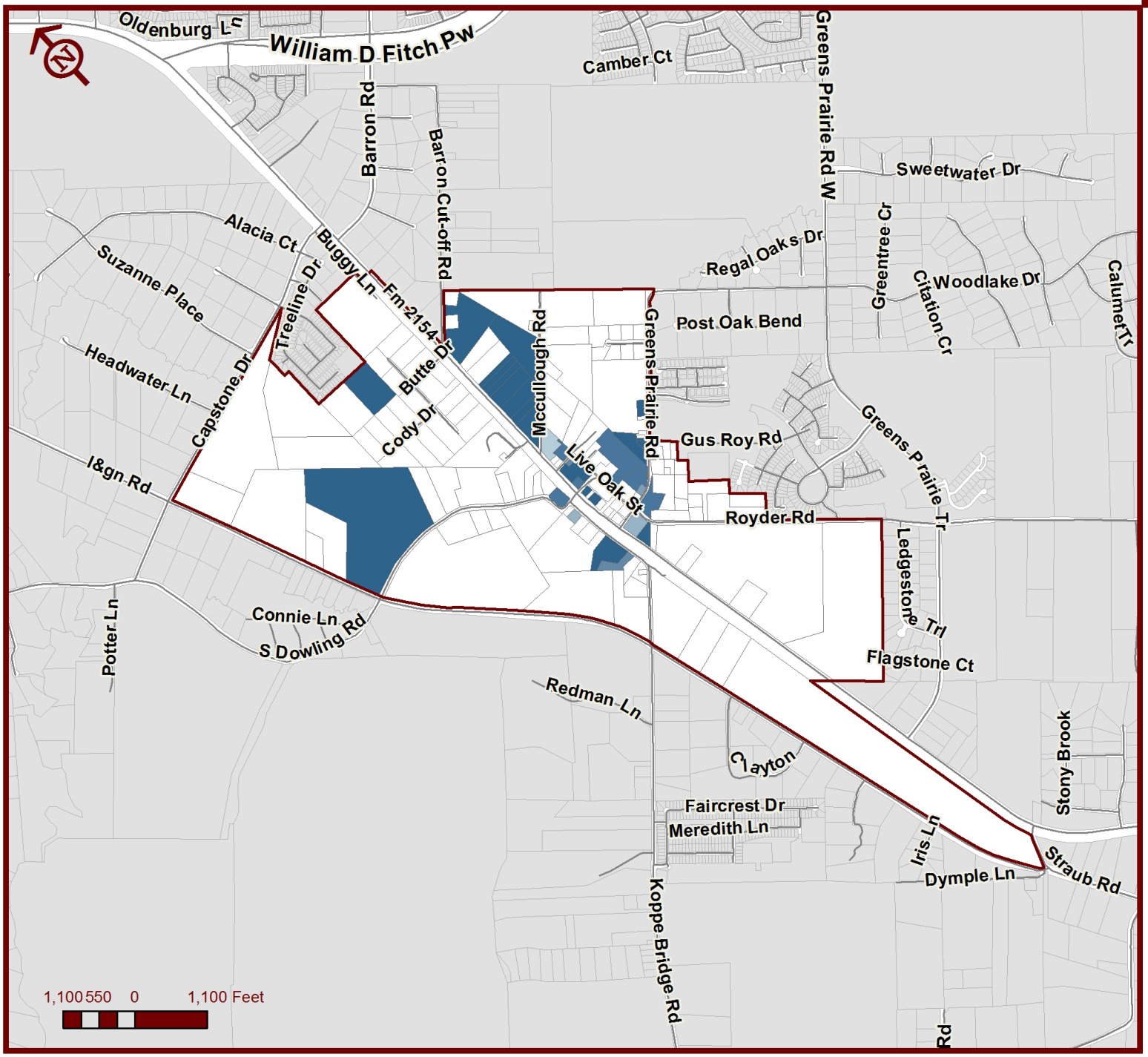
Wellborn Community Plan

Map EC. 9

Age of Residential Structure

Year of Construction

- 1940 - 1950
- 1951 - 1960
- 1961 - 1970
- 1971 - 1980
- 1981 - 1990
- 1991 - 2000
- 2001 - 2010
- Planning Area



Source: Brazos County Appraisal District

Wellborn Community Plan

Map EC. 10

Age of Non-Residential Structure

Year of Construction

- 1940 - 1950
- 1951 - 1960
- 1961 - 1970
- 1971 - 1980
- 1981 - 1990
- 1991 - 2000
- 2001 - 2010
- Planning Area