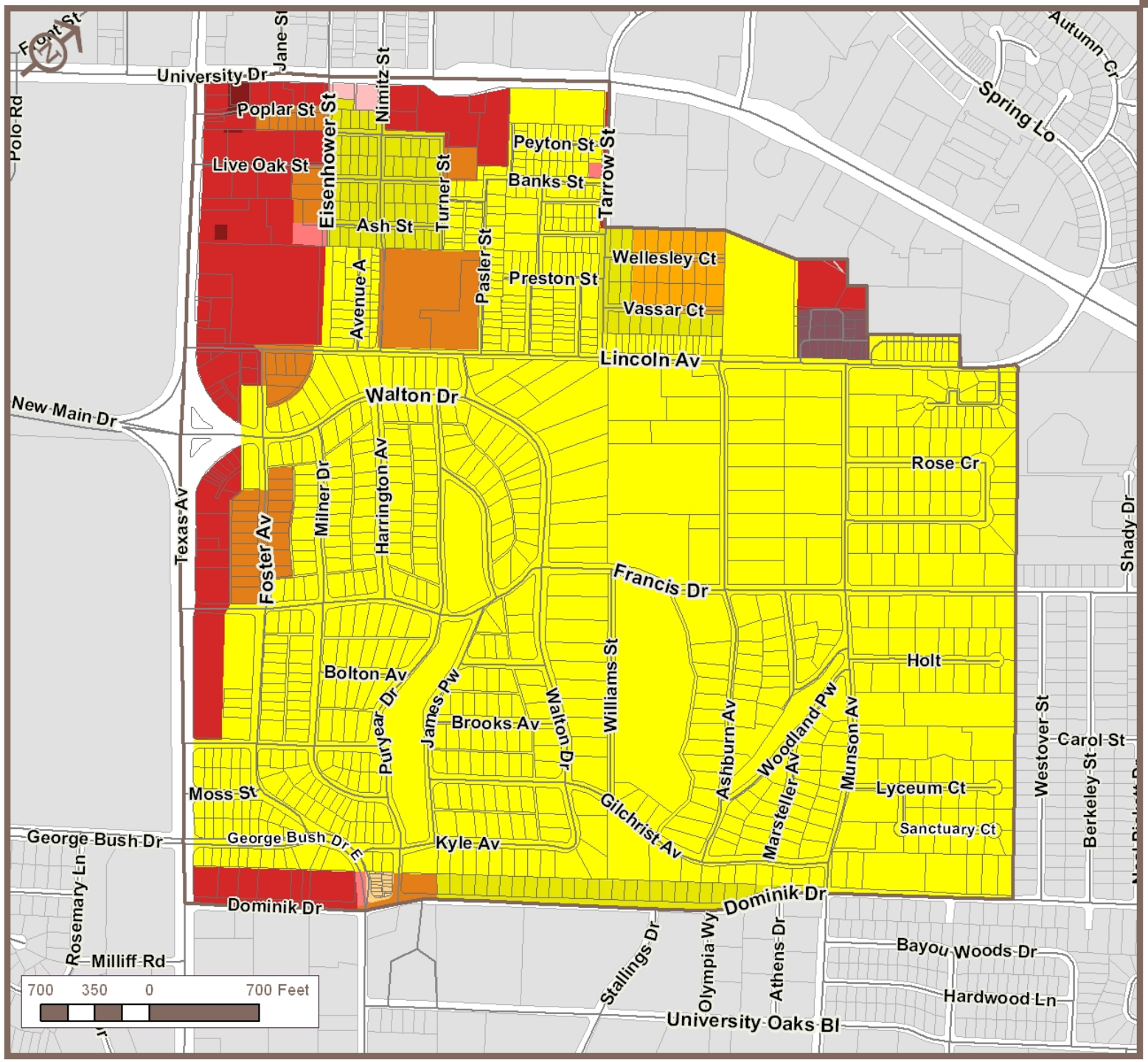
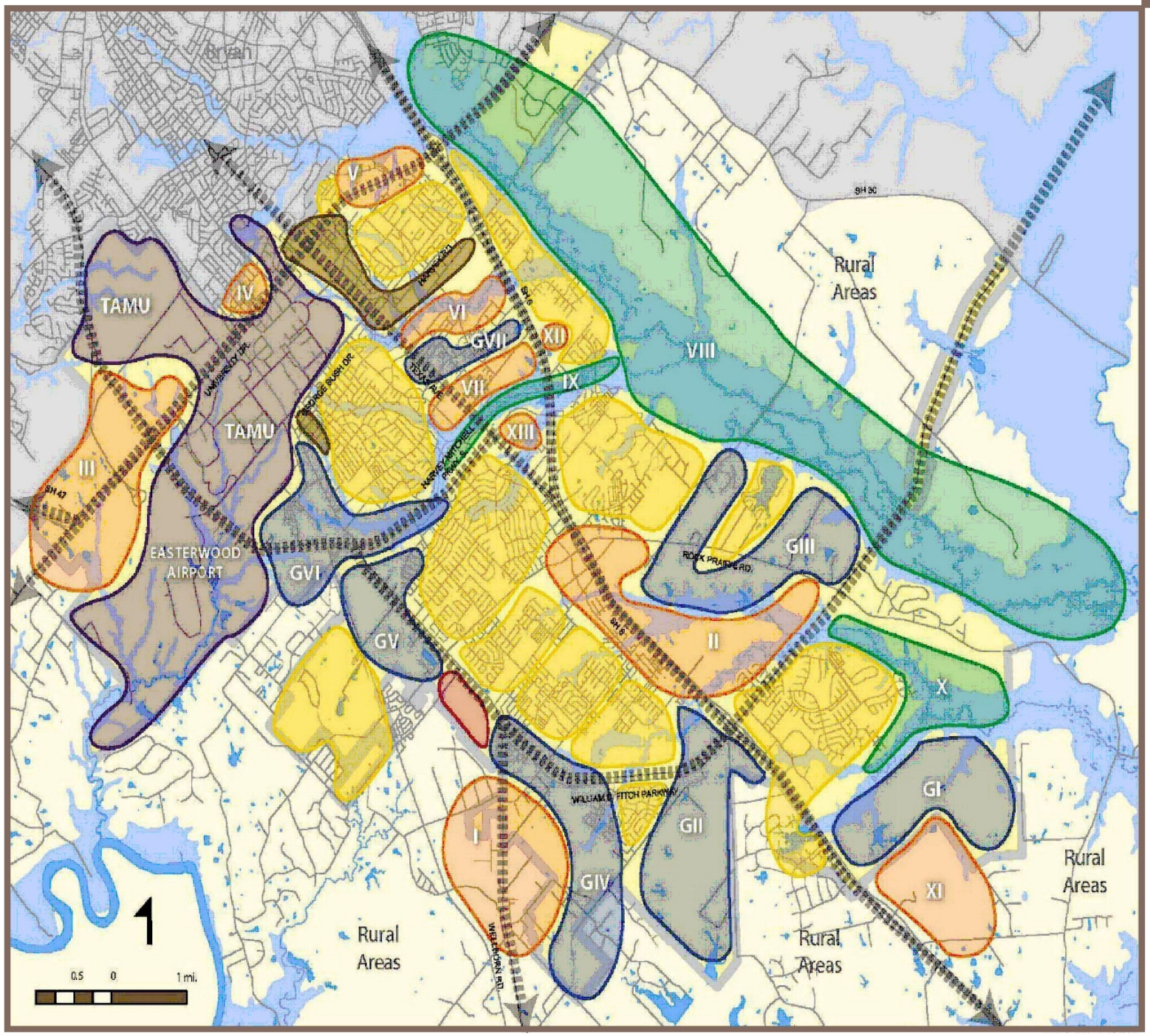


Eastgate Neighborhood Plan

Map EC. 1

Existing Zoning

- Planning Area
- Administrative Professional
- General Commercial
- Commercial Industrial
- Light Commercial
- College-University
- Corridor Overlay
- Redevelopment Overlay
- Planned Development
- Single Family Residential
- Duplex Residential
- Townhome Residential
- Multi-family Residential
- High Density Multi-family Residential



Eastgate Neighborhood Plan

Map EC. 2

Concept Map

Neighborhood Plans
NEIGHBORHOODS & AREAS OF INFLUENCE

District Plans
WALKABLE, MIXED USE CENTERS WITH UNIQUE FOCUS

Corridors
IDENTITY CORRIDORS OR NATURAL CORRIDORS

Redevelopment Areas
REQUIRE CITY INTERVENTION

Rural Areas
SURROUNDING CITY, ESTATE WITHIN CITY

- Redevelopment Area
- Neighborhood Planning Area
- Growth Area
  GI - GVII
- Planning District/Corridor
  - I WELLBORN COMMUNITY AREA
  - II SPRING CREEK DISTRICT
  - III PRESIDENTIAL CORRIDOR GATEWAY DISTRICT
  - IV NORTHGATE DISTRICT
  - V HOSPITALITY CORRIDOR
  - VI WOLF PEN CREEK DISTRICT
  - VII MUNICIPAL CENTER
  - XI SPEEDWAY DISTRICT
  - XII COLLEGE STATION SCIENCE PARK
  - XIII HARVEY MITCHELL DISTRICT
- Natural Planning Corridor
  - VIII CARTER CREEK CORRIDOR
  - IX BEE CREEK CORRIDOR
  - X LICK CREEK CORRIDOR
- Business Park
- Texas A&M University
- Floodplain

Eastgate Neighborhood Plan

Map EC. 3

Future Land-Use & Character

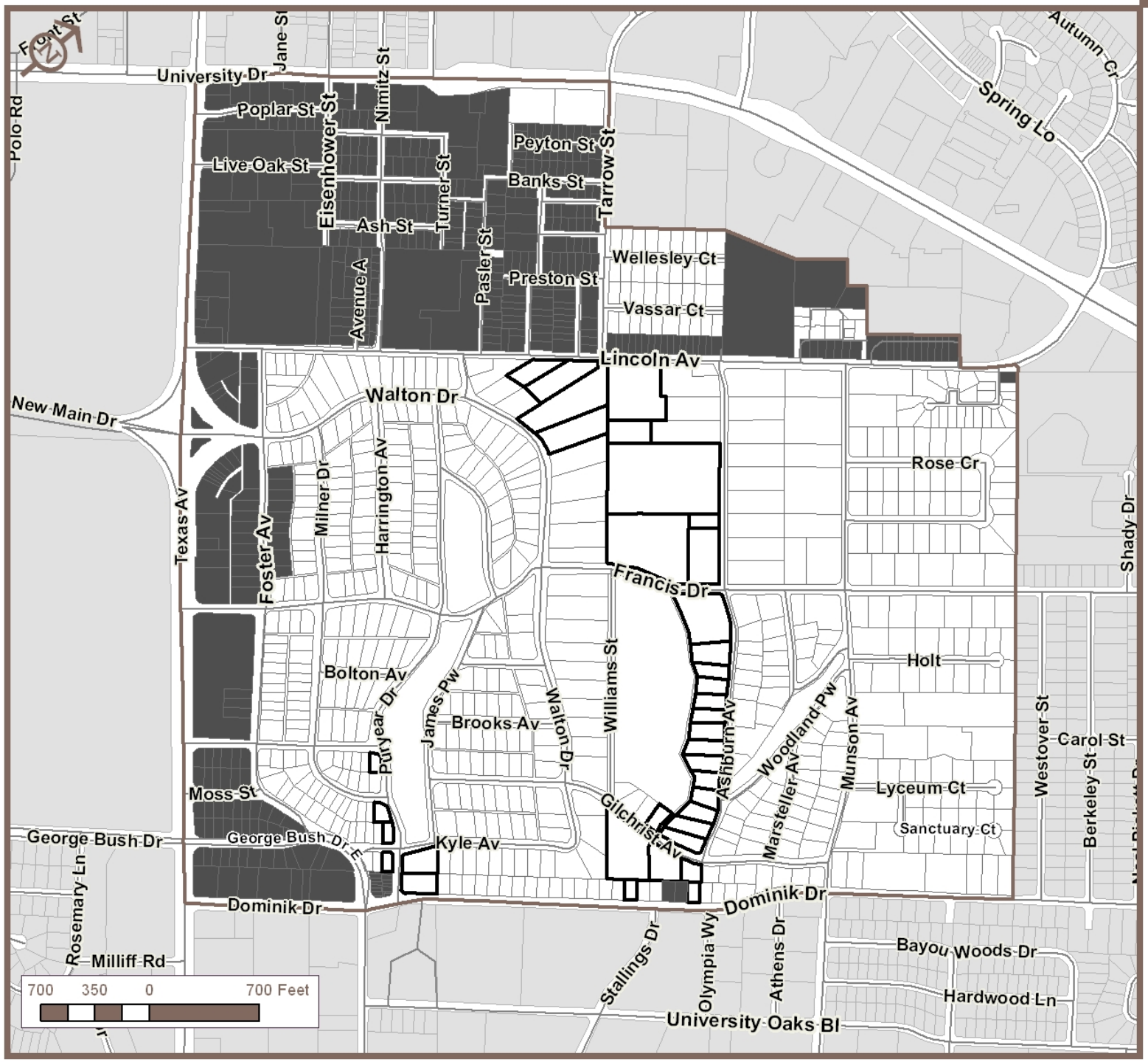
- Planning Area

Future Land Use & Character

- Neighborhood Conservation
- General Suburban
- Urban
- Urban Mixed Use
- General Commercial
- Suburban Commercial
- Institutional/Public
- Texas A&M University
- Natural Areas - Protected
- Natural Areas - Reserved

Map EC. 4

Land Use Conformance

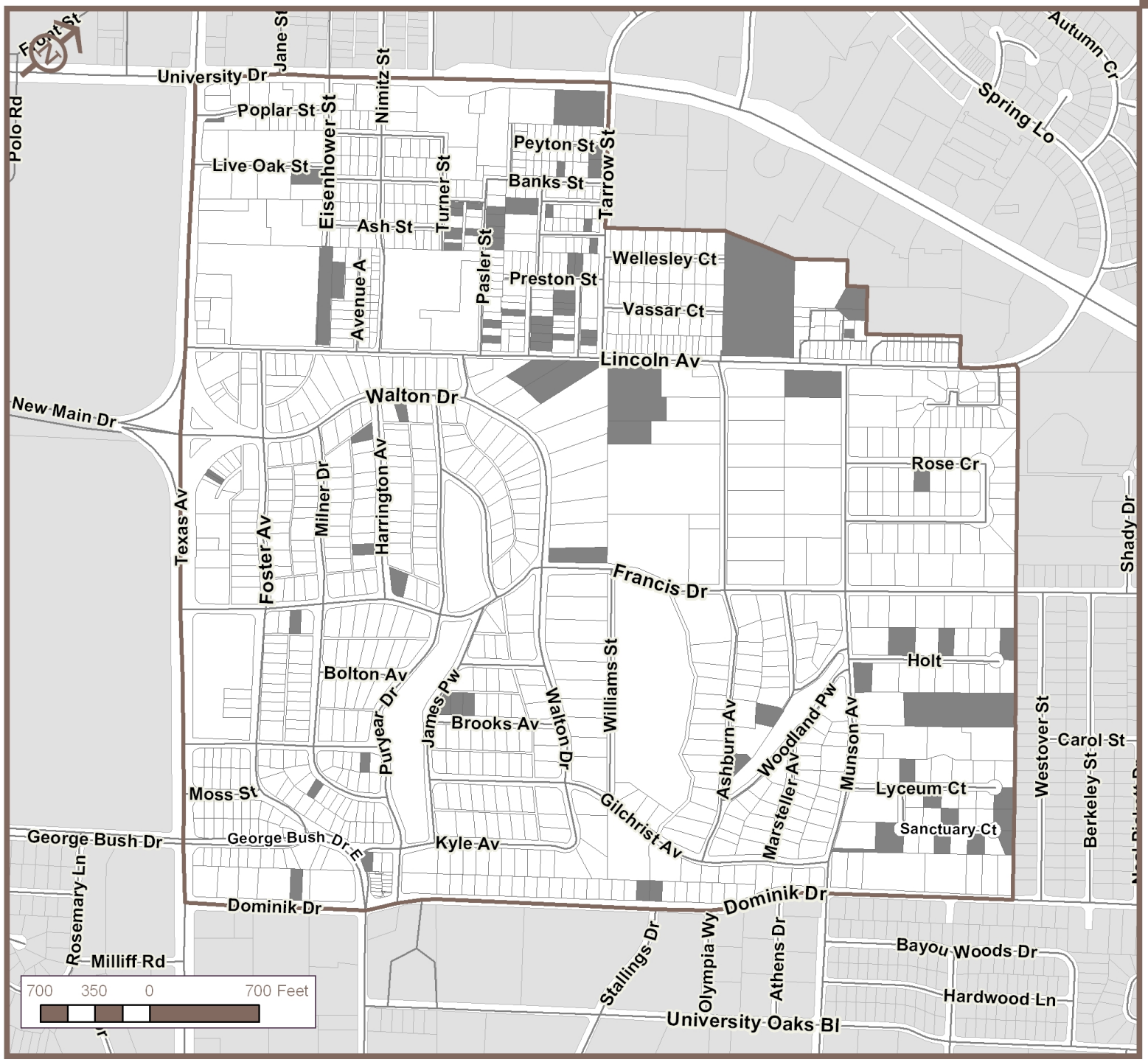


Planning Area
Floodplain
Non-compliance

Eastgate Neighborhood Plan

Map EC. 5

Vacant Property



Planning Area

Vacant