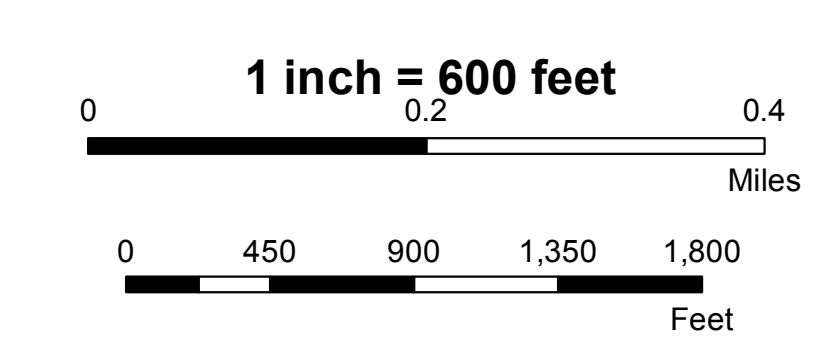


Town of Combes Cameron County, Texas

Future Land Use 2025
April 2015



Texas State Plane Zone 5
TX-South
Projection: Lambert Conformal Conic
GCS North American 1983
Datum: D North American 1983

- Town of Combes
- Surrounding Cities
- Extraterritorial Jurisdiction
- Parcels
- Railroads
- Drainage District Channels
- Pond
- Future Land Use Categories**
 - Agriculture / Undeveloped
 - Semi-Developed
 - Single Family
 - Multifamily High Density
 - Multifamily Low Density
 - Mobile Home Park
 - RV Park
 - Commercial Highway
 - Commercial In Town
 - Utility
 - Public
 - Institutional
 - Industrial
 - Recreational / Open Space
 - Drainage District Channels



Cameron County, Texas



Cameron County

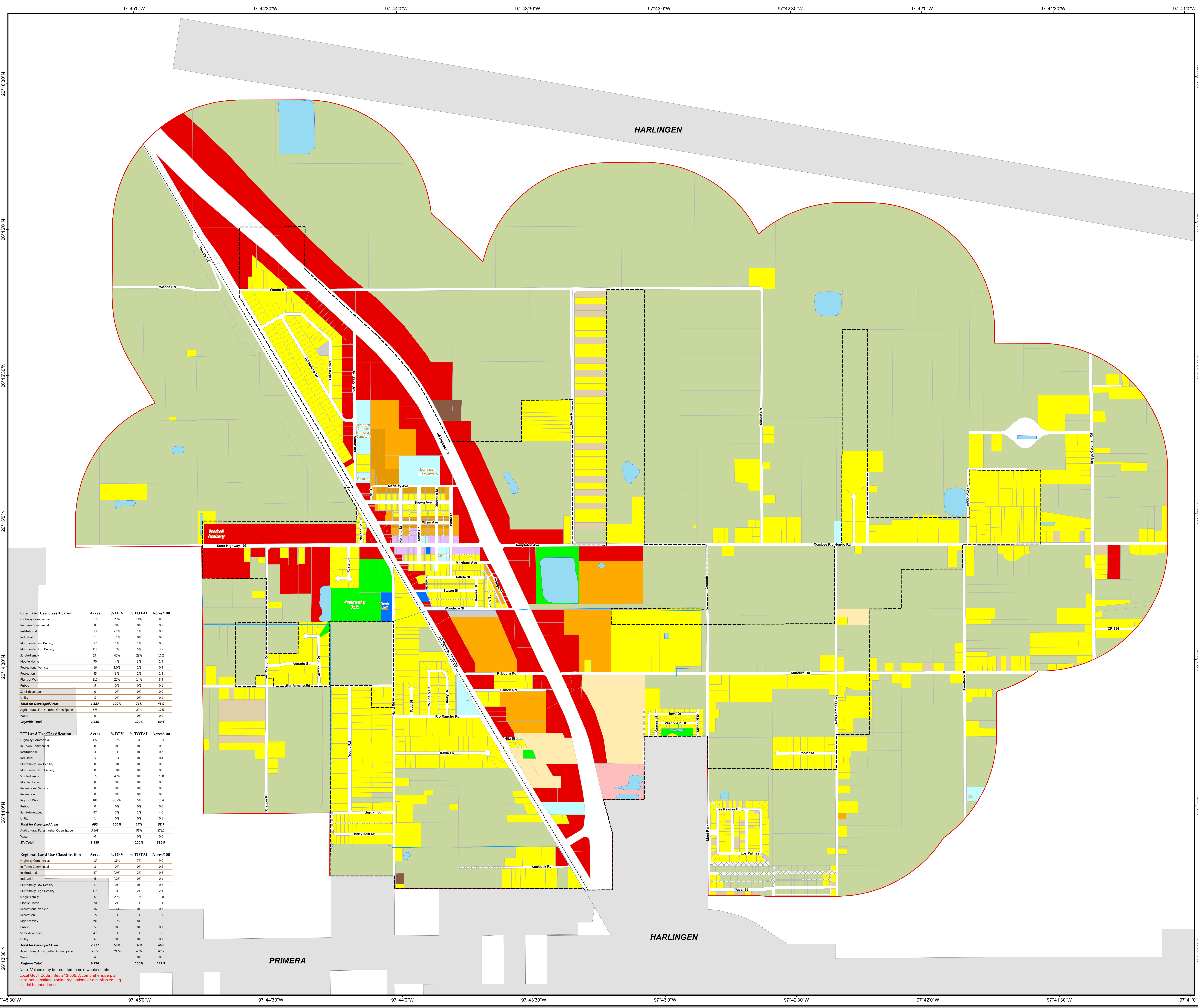


GrantWorks, Inc.
2201 Normand Drive, Austin, TX 78756
Phone (512) 420-0303 Fax (512) 420-0302

This illustration was created using the best available data. Subsequent additions, edits, & georectification performed by Grantworks, Inc.

Disclaimer
The maps and documents included in this planning study are to be used for comprehensive planning purposes only as reference material provided for laypersons, whether they are public officials or members of the general public. Recommendations for infrastructure improvements in this study, which are derived from engineering studies, or project cost estimates prepared by an engineer, are cited as such. Under no circumstances should material contained within this study regarding improvements to the City's infrastructure be construed as a detailed engineering plan, specification, engineering design, or any other type of document intended for the purpose of specific public work construction. The municipality and/or governing agency is responsible for obtaining the services of a licensed professional engineer to perform engineering design services for the construction of public works projects as required by The Texas Engineering Practice Act.

The lot, right-of-way, corporate and extraterritorial jurisdiction boundaries depicted on these maps were derived from readily available information such as existing corporate maps, census maps, or plat maps from the County Clerk or Appraisal District and are representational in nature. The City and GrantWorks, Inc. do not intend to establish or confirm true and legal boundaries with these maps and do not warrant or approve the use of these maps for any purpose other than general reference and information.



City Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Highway Commercial	316	20%	14%	8.6
In-Town Commercial	8	0%	0%	0.2
Institutional	33	2.1%	1%	0.9
Industrial	1	0.1%	0%	0.0
Multifamily Low Density	17	1%	1%	0.5
Multifamily High Density	118	7%	5%	3.2
Single Family	634	40%	28%	17.2
Mobile Home	70	4%	3%	1.9
Recreational Vehicle	36	1.8%	1%	0.4
Recreation	55	3%	2%	1.5
Right of Way	330	20%	14%	8.4
Public	5	0%	0%	0.1
Semi-developed	0	0%	0%	0.0
Utility	5	0%	0%	0.1
Total for Developed Areas	2,587	100%	71%	43.0
Agricultural, Forest, other Open Space	648	0%	29%	17.6
Water	0	0%	0%	0.0
Citywide Total	2,235	100%	69.6	

ETJ Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Highway Commercial	122	18%	3%	10.4
In-Town Commercial	0	0%	0%	0.0
Institutional	4	1%	0%	0.3
Industrial	5	0.7%	0%	0.4
Multifamily Low Density	0	0.0%	0%	0.0
Multifamily High Density	0	0.0%	0%	0.0
Single Family	339	48%	8%	28.0
Mobile Home	0	0%	0%	0.0
Recreational Vehicle	0	0%	0%	0.0
Recreation	0	0%	0%	0.0
Right of Way	183	26.2%	5%	15.4
Public	0	0%	0%	0.0
Semi-developed	47	7%	1%	4.0
Utility	1	0%	0%	0.1
Total for Developed Areas	690	100%	17%	58.7
Agricultural, Forest, other Open Space	3,289	0%	51%	278.2
Water	0	0%	0%	0.0
ETJ Total	3,959	100%	136.3	

Regional Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Highway Commercial	439	11%	7%	9.0
In-Town Commercial	8	0%	0%	0.2
Institutional	17	0.9%	2%	0.8
Industrial	6	0.2%	0%	0.1
Multifamily Low Density	17	0%	0%	0.3
Multifamily High Density	118	3%	2%	2.4
Single Family	963	25%	16%	19.8
Mobile Home	70	2%	1%	1.4
Recreational Vehicle	36	0.4%	0%	0.3
Recreation	55	1%	1%	1.1
Right of Way	491	13%	8%	10.1
Public	5	0%	0%	0.1
Semi-developed	47	1%	1%	1.0
Utility	5	0%	0%	0.1
Total for Developed Areas	2,277	58%	37%	46.8
Agricultural, Forest, other Open Space	1,927	100%	67%	80.5
Water	0	0%	0%	0.0
Regional Total	6,194	100%	127.3	

Note: Values may be rounded to next whole number.
Local Govt Code, Sec 213-006. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.