











- | | |
|---|----------------------------|
|  | RESIDENTIAL - LOW DENSITY |
|  | RESIDENTIAL - HIGH DENSITY |
|  | GOVERNMENT/CIVIC |
|  | OFFICE |
|  | INDUSTRIAL |
|  | COMMERCIAL |
|  | PARKS/OPEN SPACE |
|  | FLOODPLAIN |
|  | SCHOOL/PARK SITE |
|  | MIXED-USE DOWNTOWN |

1. THE FUTURE LAND USE MAP IS NOT A ZONING MAP. THE FLUP (AS IT IS REFERRED TO) SERVES AS A GENERAL GUIDE FOR FUTURE DEVELOPMENT AND REPRESENTS GENERALIZED FUTURE LAND USES PROPOSED FOR THE CITY OF WESTON. SINCE THESE LAND USES ARE "GENERALIZED", THEY ARE NOT INTENDED TO REFLECT PRECISE BOUNDARIES, DIMENSIONS, A LOADABLE FLOOR OR DENSITY OF INDIVIDUAL PROPERTY PARCELS.
2. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 150, DATED JANUARY 19, 1996 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, PORTIONS OF PROPERTY ARE WITHIN FLOOD ZONE A, WHICH IS A SPECIAL FLOOD HAZARD AREA. SINCE THE SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DRAFT

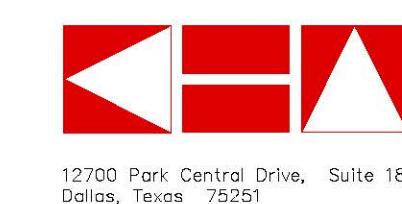
FUTURE LAND USE PLAN

ORDINANCE NO. 2001-11-01

ADOPTED NOV. 6, 2001

REVISED MARCH 14, 2006

CITY OF WESTON, TEXAS



**Kimley-Horn
and Associates, Inc.**

C:\No Project\Easterberg\Weston\WestonFLUP.dwg 04/08/2004 16:21
XREF = CITIES, ETJCLIP, MAJORROADS_SHP, NWRROADS, XSITE, XFLOOD