

City Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural - Processing	15	0.3%	0.3%	0.7
Airport	0	0%	0%	0
Cemetery	16	0.4%	0.3%	0.8
Commercial	579	14%	12%	28
Industrial	143	3%	3%	6.3
Institutional	368	9%	8%	18
Mixed-Use	152	4%	3%	7
Multifamily	76	2%	1.6%	3.7
Small-scale Multifamily	157	3.8%	3.4%	7.5
Public	312	7.5%	6.7%	15
Recreational	323	8%	6.9%	16
RCW	968	24%	21%	48
Semi-Developed	1,034	25%	22%	50
Single Family	3	0.07%	0.00%	0.1
Utilities	4	0.07%	0.00%	0.1
<b>Total For Developed Areas</b>	<b>4,163</b>	<b>100%</b>	<b>89%</b>	<b>200</b>
Agricultural, Forest, Other Open Space	481	-	10%	23
Water	20	-	0.4%	1.0
<b>Citywide Total</b>	<b>4,664</b>	-	<b>100%</b>	<b>224</b>

ETJ Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural - Processing	2	0.04%	0.01%	0.1
Airport	0	0%	0%	0
Cemetery	24	0.7%	0.1%	1.1
Commercial	455	13%	2%	22
Industrial	17	0.5%	0.1%	0.8
Institutional	28	0.8%	0.1%	1.3
Mixed-Use	345	10%	2%	17
Multifamily	1	0.02%	0.00%	0.04
Small-scale Multifamily	243	7%	1.2%	12
Public	33	0.9%	0.2%	1.6
Recreational	139	3.9%	0.7%	7
RCW	574	16%	3%	28
Semi-Developed	69	2%	0.3%	3
Single Family	1,453	40%	7%	72
Utilities	162	5%	0.8%	8
<b>Total For Developed Areas</b>	<b>3,583</b>	<b>100%</b>	<b>17%</b>	<b>172</b>
Agricultural, Forest, Other Open Space	16,745	-	81%	805
Water	276	-	1.3%	13
<b>ETJ Total</b>	<b>20,604</b>	-	<b>100%</b>	<b>185</b>

Regional Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural - Processing	15	0.2%	0.1%	0.1
Airport	0	0%	0%	0.0
Cemetery	39	0.5%	0.2%	0.3
Commercial	1,034	13%	4%	8
Industrial	157	2%	0.6%	1.2
Institutional	396	5%	1.6%	3
Mixed-Use	407	6%	2%	4
Multifamily	77	1.0%	0.3%	0.6
Small-scale Multifamily	400	5%	1.6%	3
Public	345	4%	1.4%	3
Recreational	462	6.0%	1.8%	3.5
RCW	1,552	20%	6%	12
Semi-Developed	69	0.9%	0.3%	0.5
Single Family	2,537	33%	16%	19
Utilities	162	2%	0.7%	1.2
<b>Total For Developed Areas</b>	<b>6,036</b>	<b>100%</b>	<b>24%</b>	<b>56</b>
Agricultural, Forest, Other Open Space	18,776	-	75%	174
Water	297	-	1.2%	3
<b>Regional Total</b>	<b>25,268</b>	-	<b>100%</b>	<b>191</b>

Note: Values may be rounded to next whole number.

**Future Land Use**

- Right of Way
- Oil Field
- Cemetery
- Agricultural Processing
- Agriculture / Undeveloped
- Semi-Developed
- Single Family
- Multifamily
- Small-Scale Multifamily
- Mixed-Use
- Commercial / Retail
- Industrial
- Utility
- Public
- Institutional
- Recreational / Open Space

**Other Symbols:**

- City Limits
- Extraterritorial Jurisdiction
- Parcels
- Unbuilt Right of Way
- Railroad
- Bridge
- Stream
- Lake or Pond
- FEMA 100 Year Special Flood Hazard Area

Local Gov't Code, Sec 213.005: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

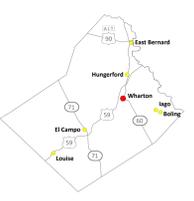


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Wharton County, Texas



Wharton County

# City of Wharton

## Wharton County, Texas

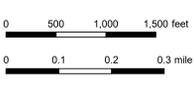
### Map 4B

#### Future Land Use (Central Wharton)

October 2018



1 inch = 600 feet



Texas State Plane Zone 4  
Texas South Central  
Projection: Lambert Conformal Conic  
Datum: D North American 1983

**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 representative in nature. Locations and characterizations of infrastructure, facilities, and structures depicted on these maps are approximate. The City and GrantWorks, Inc. do not intend to establish or confirm true and legal boundaries or exact locations of physical objects with these maps and do not warrant or approve the use of these maps for any purpose other than general reference and information.