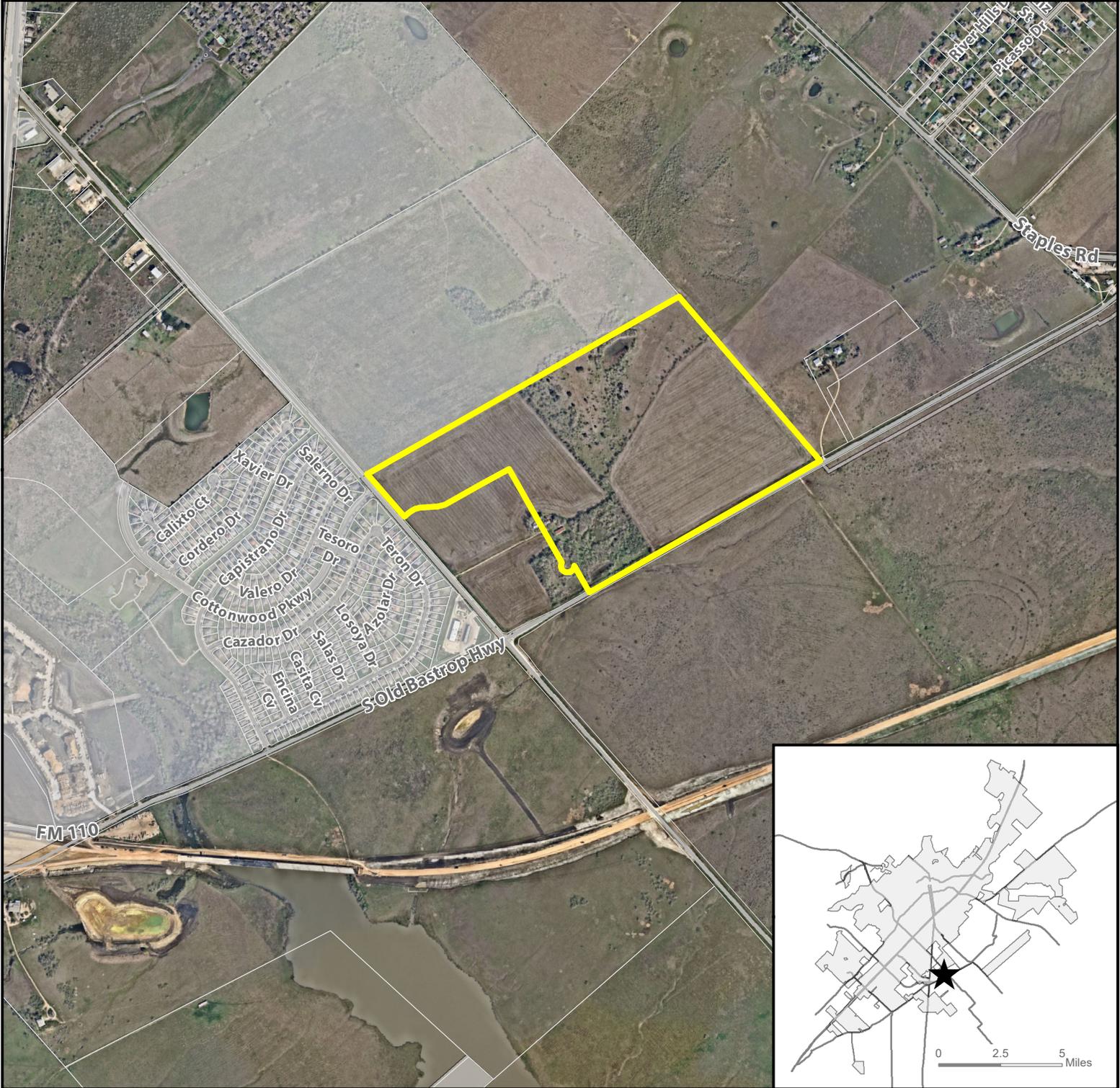
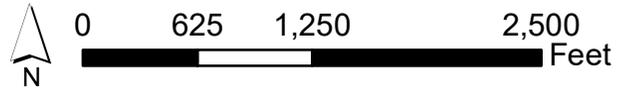


# ZC-20-13 Aerial View Redwood 3 SF-6 Zoning – 2519 Redwood Road



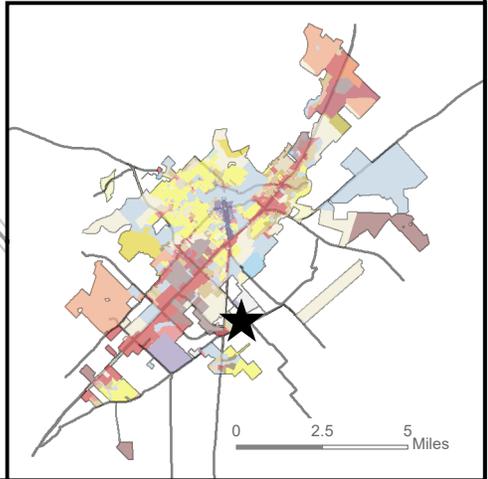
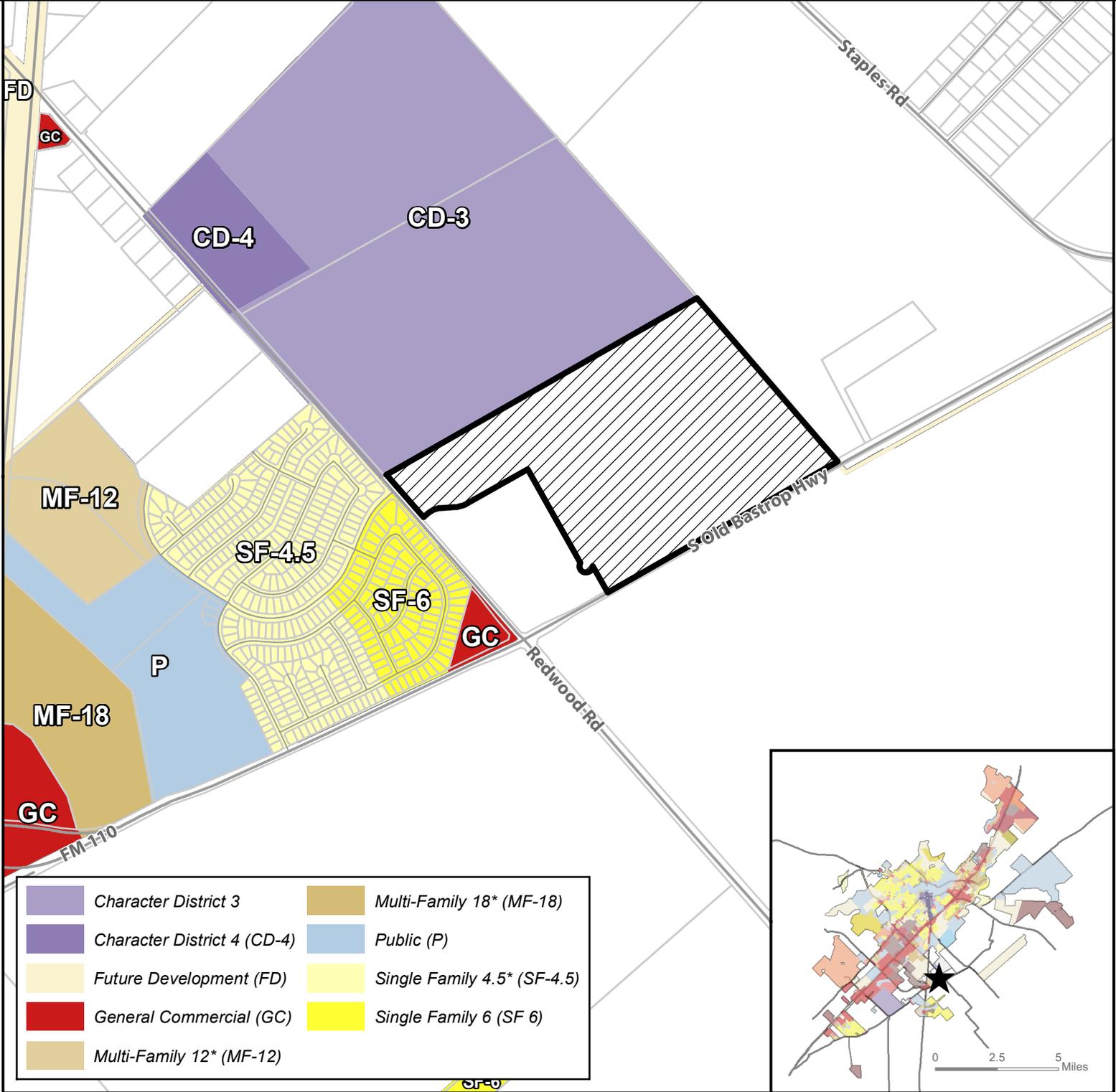
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

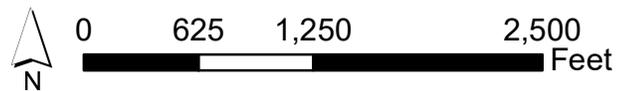
Map Date: 5/15/2020

# ZC-20-13 Existing Zoning Redwood 3 SF-6 Zoning – 2519 Redwood Road



	Character District 3		Multi-Family 18* (MF-18)
	Character District 4 (CD-4)		Public (P)
	Future Development (FD)		Single Family 4.5* (SF-4.5)
	General Commercial (GC)		Single Family 6 (SF 6)
	Multi-Family 12* (MF-12)		

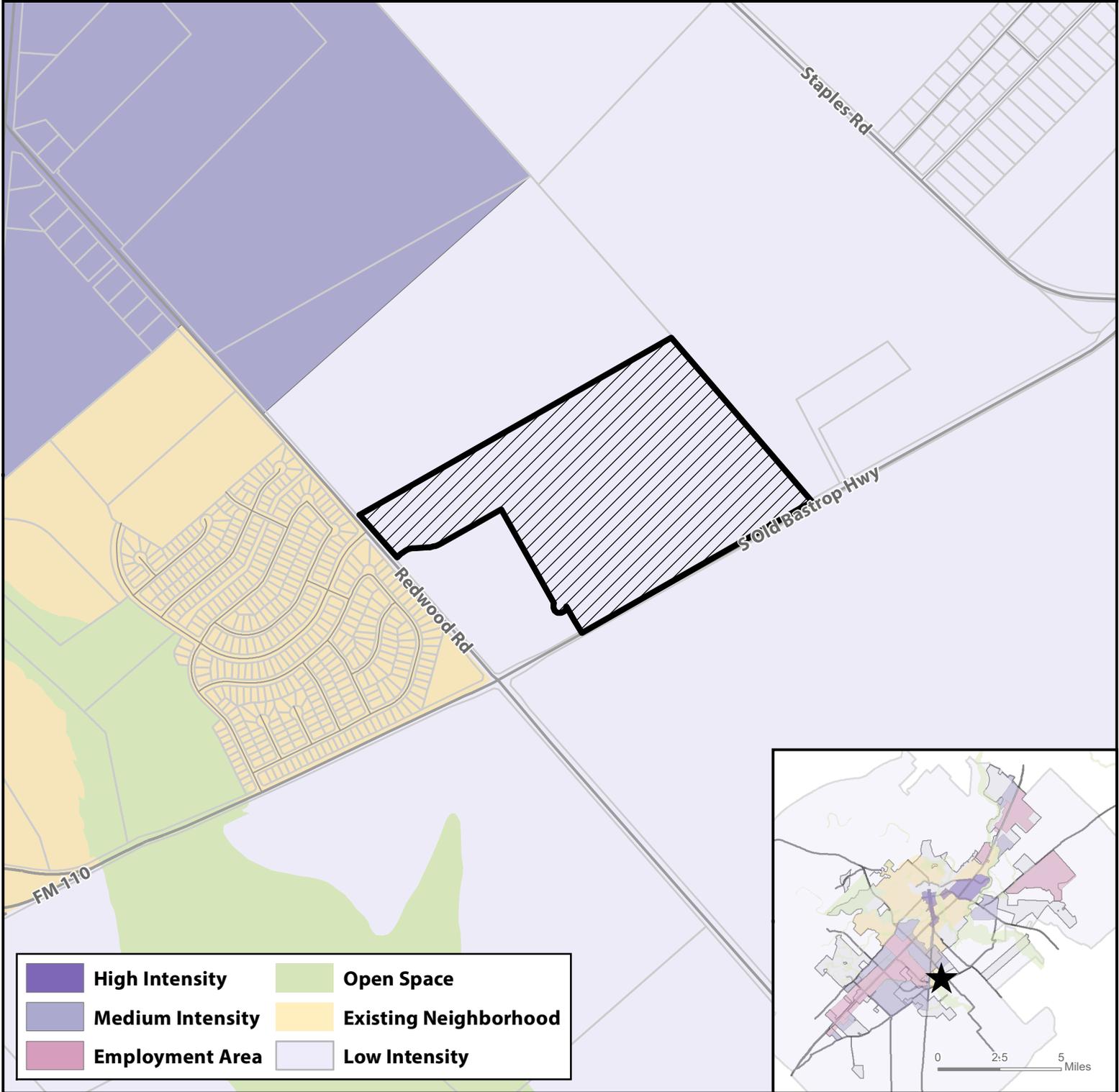
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/15/2020

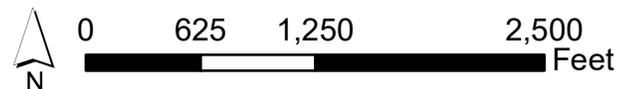
# ZC-20-13 Preferred Scenario Redwood 3 SF-6 Zoning – 2519 Redwood Road



	<b>High Intensity</b>		<b>Open Space</b>
	<b>Medium Intensity</b>		<b>Existing Neighborhood</b>
	<b>Employment Area</b>		<b>Low Intensity</b>



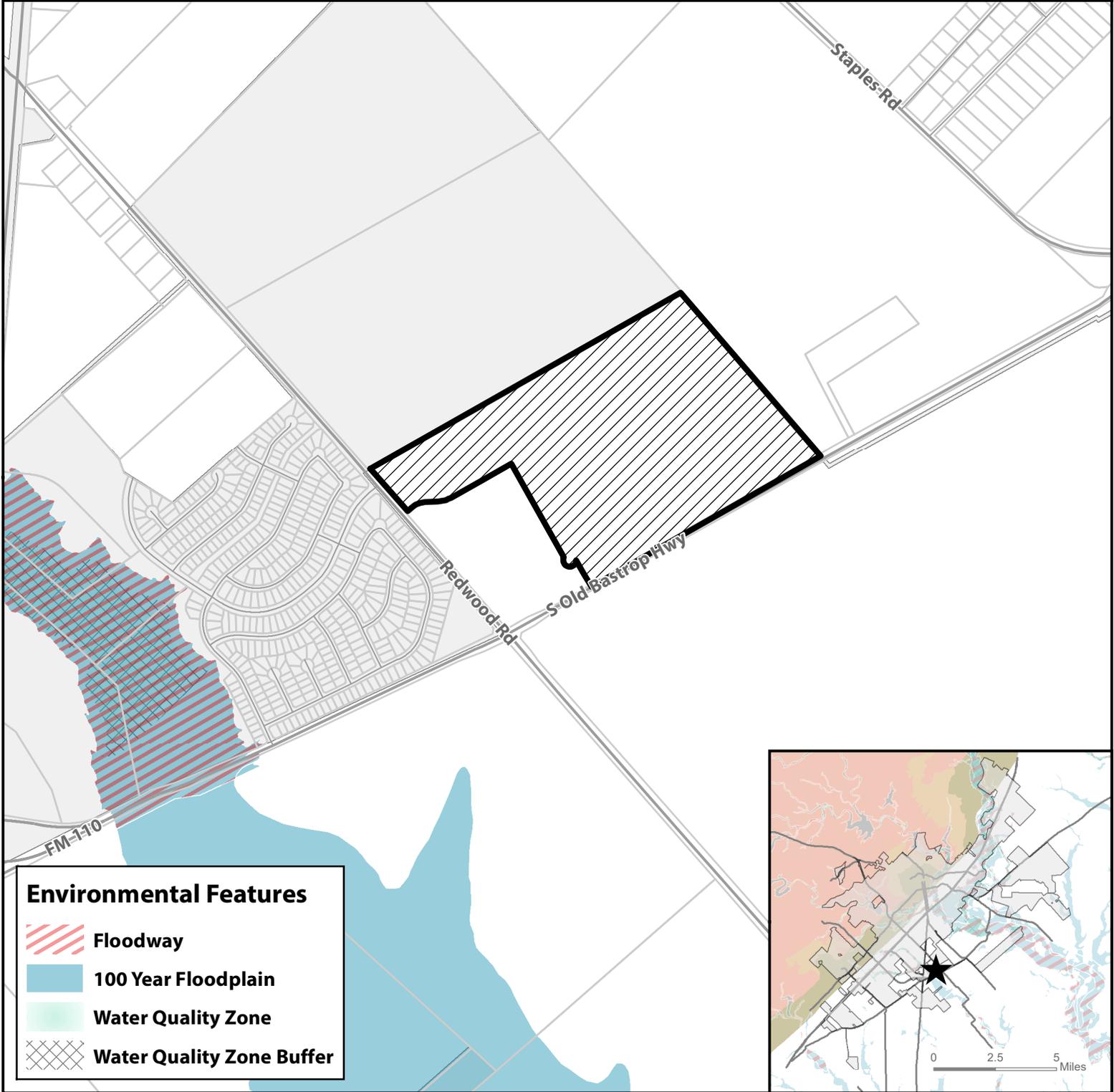
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/2/2020

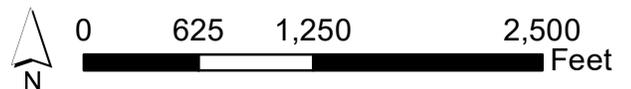
# ZC-20-13 Environmental Features Redwood 3 SF-6 Zoning – 2519 Redwood Road



## Environmental Features

-  Floodway
-  100 Year Floodplain
-  Water Quality Zone
-  Water Quality Zone Buffer

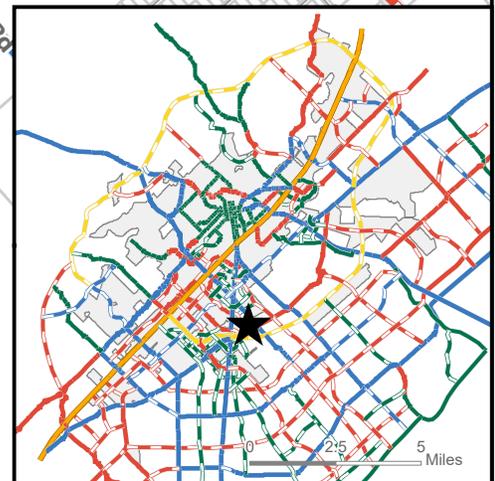
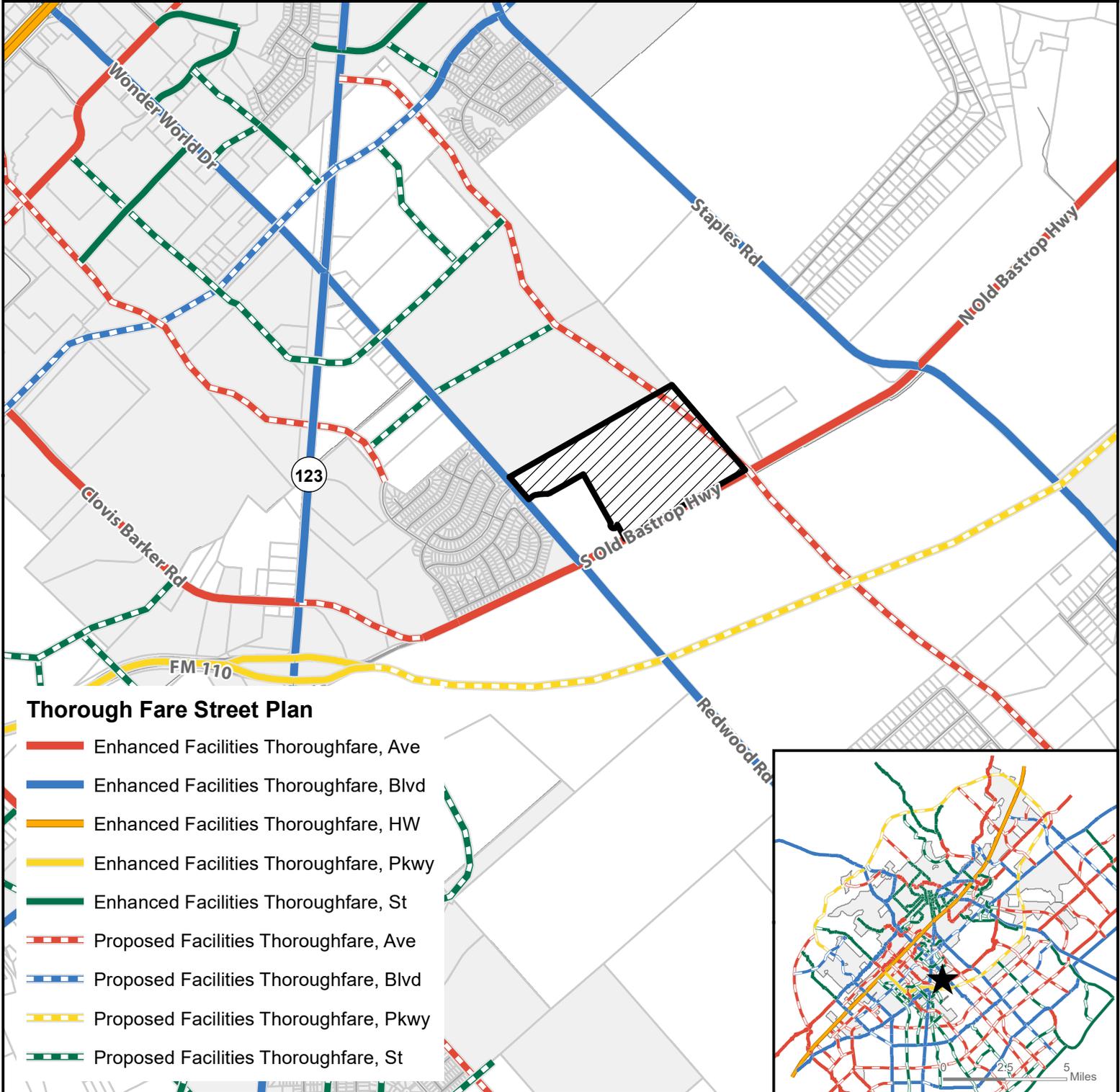
-  Site Location
-  Subject Property
-  Parcels
-  City Limit



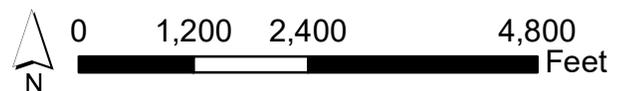
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/15/2020

# ZC-20-13 Transportation Master Plan Redwood 3 SF-6 Zoning – 2519 Redwood Road



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit

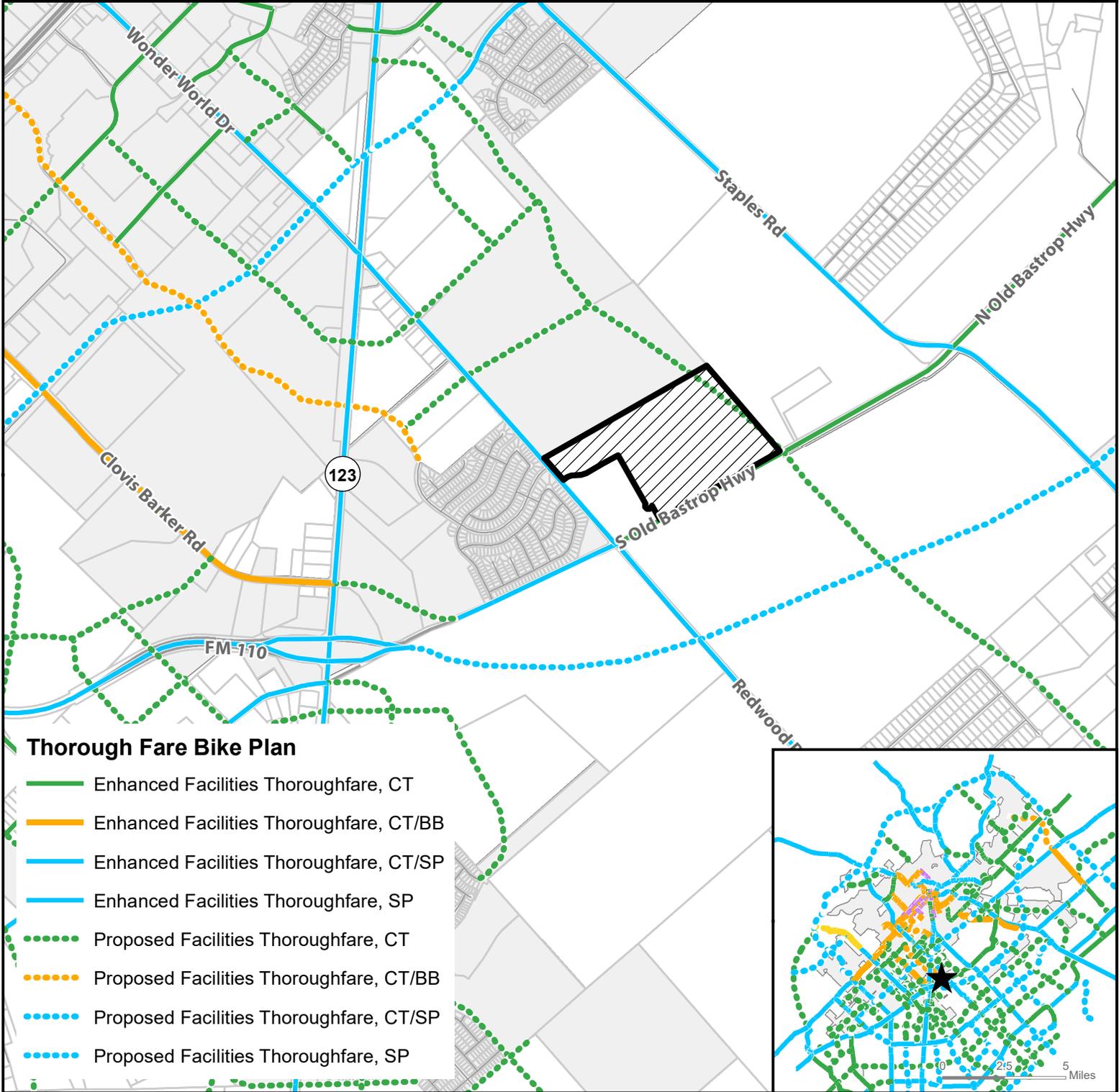


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

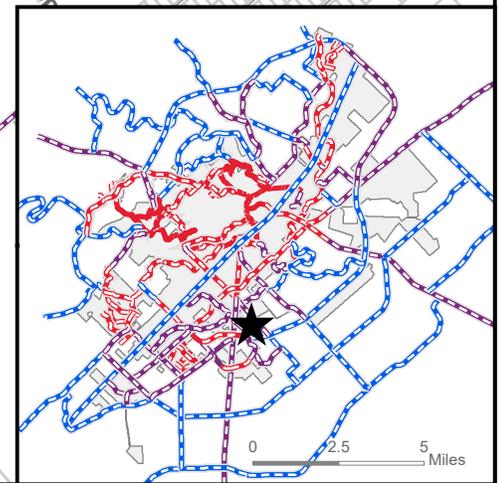
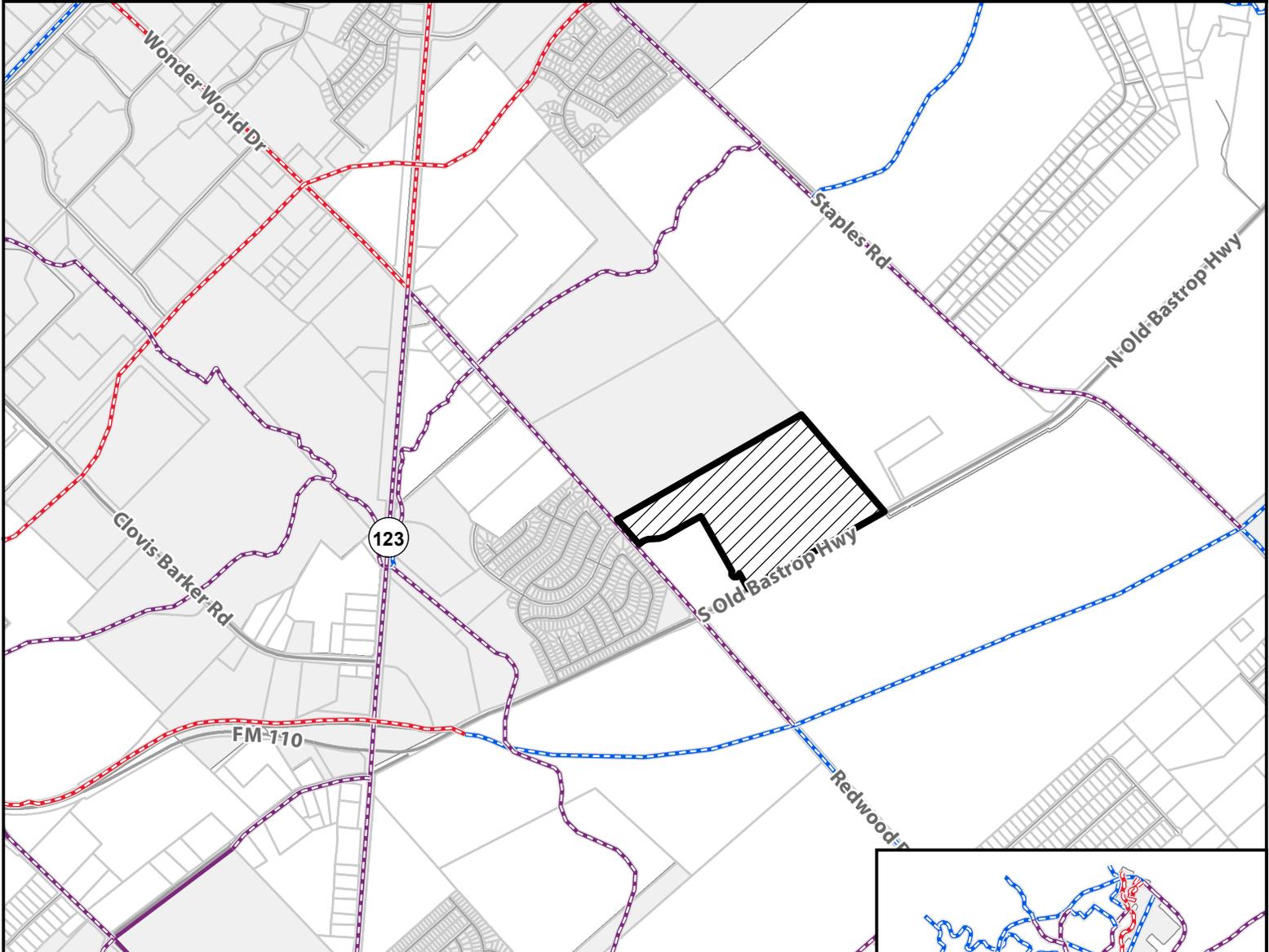
Map Date: 5/15/2020

# ZC-20-13

## Transportation Master Plan - Bicycle Facilities Redwood 3 SF-6 Zoning – 2519 Redwood Road



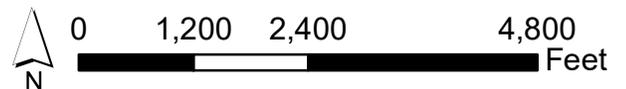
# ZC-20-13 Transportation Master Plan - Greenway Facilities Redwood 3 SF-6 Zoning – 2519 Redwood Road



## Greenway

-  Enhanced Facility Greenway, Medium: 10-20 years
-  Proposed Facility Greenway, Long: 20+ years
-  Proposed Facility Greenway, Medium: 10-20 years
-  Proposed Facility Greenway, Short: 0-10 years
-  Proposed Facility Greenway, Short: 0-10 years on Planned Dev/Subdivision

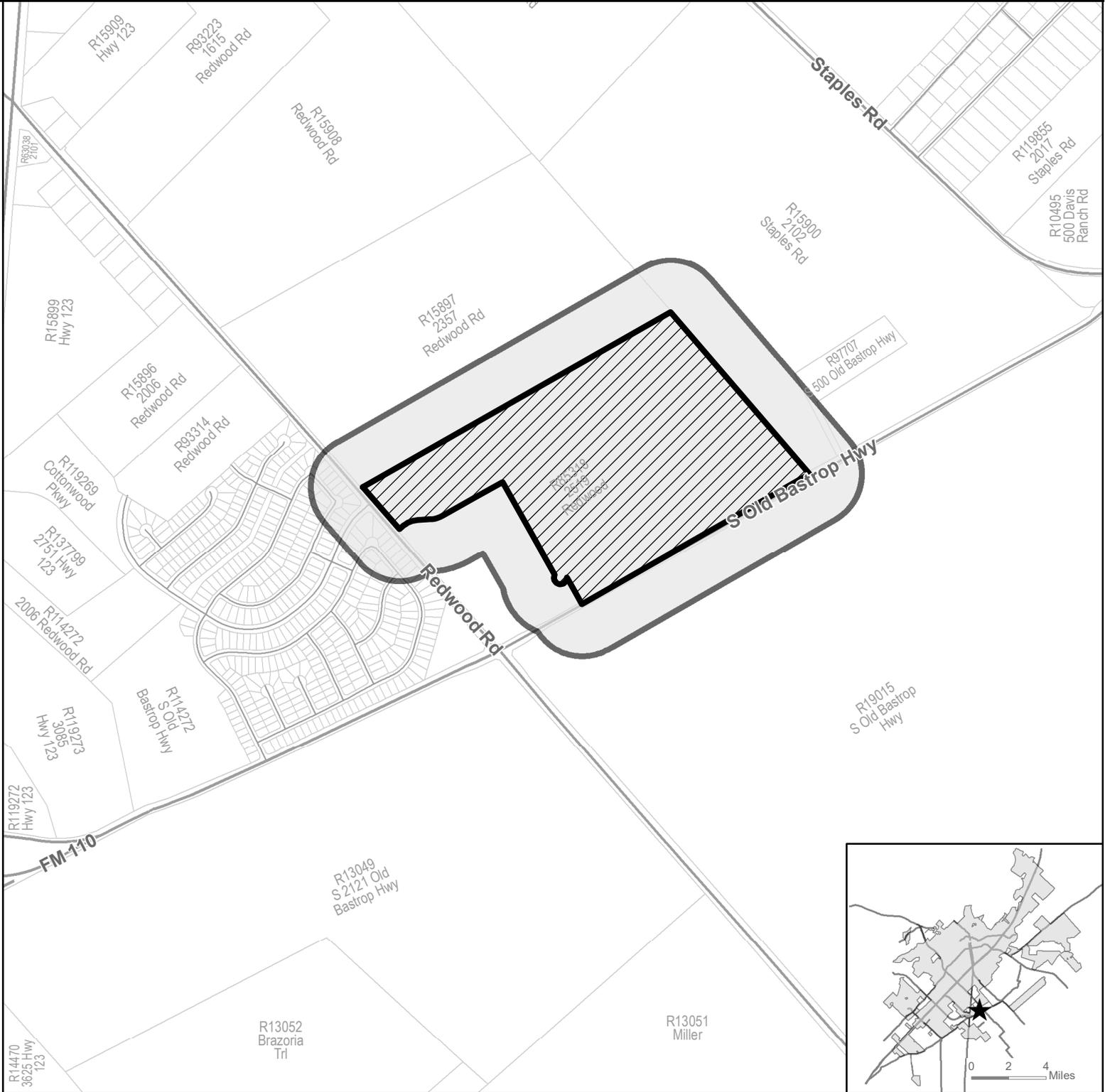
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



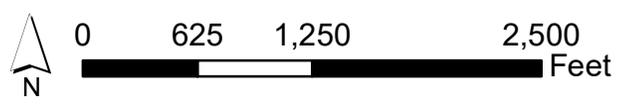
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/15/2020

# ZC-20-13 400' Notification Buffer Redwood 3 SF-6 Zoning – 2519 Redwood Road



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/15/2020

## Notification List (ZC-20-13)

Site Address		Site Address Street	Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
Property ID	Number							
105300	105	CAPISTRANO	ALVAREZ JEREMY M & ADALIA J AMERICAN HOMES 4 RENT	105 CAPISTRANO DR		SAN MARCOS	TX	78666
105271	101	SALERNO	PROPERTIES TWO LLC BONILLA, ASHLEY NICOLE &	30601 AGOURA RD	STE 200	AGOURA HILLS	CA	91301-2013
105343	103	TERON	JEZARAY	103 TERON DR		SAN MARCOS	TX	78666
105270	103	SALERNO	BOWER, ERIC	12000 SNOW GOOSE RD		AUSTIN	TX	78758
105342	101	TERON	COMPEAN JOSEPH & VICTORIA	101 TERON DR		SAN MARCOS	TX	78666
105263	216	VALERO	COSTILLA DAVID CROSS DEAN ALAN & CODY	216 VALERO DR		SAN MARCOS	TX	78666-6870
105309	213	VALERO DR	BURROUGH DANNELS AMBROSE & MATHEWS	2724 MOUNTAIN HIGH DR		SAN MARCOS	TX	78666
105268	107	SALERNO	CARRIE	107 SALERNO DR		SAN MARCOS	TX	78666
105310	215	VALERO	DYE JORDAN R & TAYLOR C FLORES ALEJANDRO A & BEATRIZ	215 VALERO DR		SAN MARCOS	TX	78666-6870
105264	115	SALERNO	BEA IZAGUIRRE FREEMAN EDUCATIONAL	301 CASCADE TRL		SAN MARCOS	TX	78666
130384		CR 266	FOUNDATION	% FROST NATIONAL BANK TRUST	P O BOX 2950	SAN ANTONIO	TX	78299-2950
105260	210	VALERO	GARBER ZACHARY C	210 VALERO DR		SAN MARCOS	TX	78666-6870
105344	105	TERON	GARZA MARTIN E & NORMA E	105 TERON DR		SAN MARCOS	TX	78666
105265	113	SALERNO	GARZA MIGUEL & DELVIA	113 SALERNO DR		SAN MARCOS	TX	78666-6867
105267	109	SALERNO	GONZALES BONITA M	109 SALERNO DR		SAN MARCOS	TX	78666-6867
105339	205	CAZADOR	GONZALES DIANE & JOSEPH JONES STEPHEN RAY & GLORIA	205 CAZADOR DR		SAN MARCOS	TX	78666
105341	209	CAZADOR	ELENA	209 CAZADOR DR		SAN MARCOS	TX	78666
105298	101	CAPISTRANO DR	LIN LIZHU & TIAN AIYING	101 CAPISTRANO DR		SAN MARCOS	TX	78666-6868
105266	111	SALERNO DR	MEDARIS MICHAEL WARD	111 SALERNO DR		SAN MARCOS	TX	78666-6867
105261	212	VALERO	OOSTERHUIS RAPHAEL A	196 MUSGRAV		KYLE	TX	78640-5487
105269	105	SALERNO DR	PARSONS MARTY THOMAS	105 SALERMO DR		SAN MARCOS	TX	78666
105259	208	VALERO	POWELL WILLIAM G & STEFANIE RICHARDSON MATTHEW &	443 WILLOW SONG LN		SPARTA	TN	38583-6595
105299	103	CAPISTRANO DR	BRANDI	103 CAPISTRANO DR		SAN MARCOS	TX	78666-6868
105340	207	CAZADOR	SHARON PETERS REAL ESTATE INC	603 MUSTANG LN		SAN MARCOS	TX	78666
15900		STAPLES	SHERRILL LANE TRUST	BAEBLER SHERRILL LANE &	LANE DEBORAH STUART	SAN MARCOS	TX	78666
85318	2519	REDWOOD	SMITHCO REDWOOD LLC	1400 POST OAK BLVD	STE 900	HOUSTON	TX	77056
168709		REDWOOD	THREE RIVERS DEVELOPMENT LLC	301 MAIN PLAZA	STE 385	NEW BRAUNFELS	TX	78130
105311	217	VALERO	TKEL DANNY	& LIGUEZ LAURA A	PO BOX 124	SAN MARCOS	TX	78667-0124
105312	219	VALERO	TRAVIS TERRI A	219 VALERO DR		SAN MARCOS	TX	78666-6870
15901	2102	STAPLES	TUNNELL LETITIA LANE	2102 FM 621		SAN MARCOS	TX	78666
105262	214	VALERO	VILLEGAS RAYMOND JR & ISABEL	214 VALERO DR		SAN MARCOS	TX	78666-6870