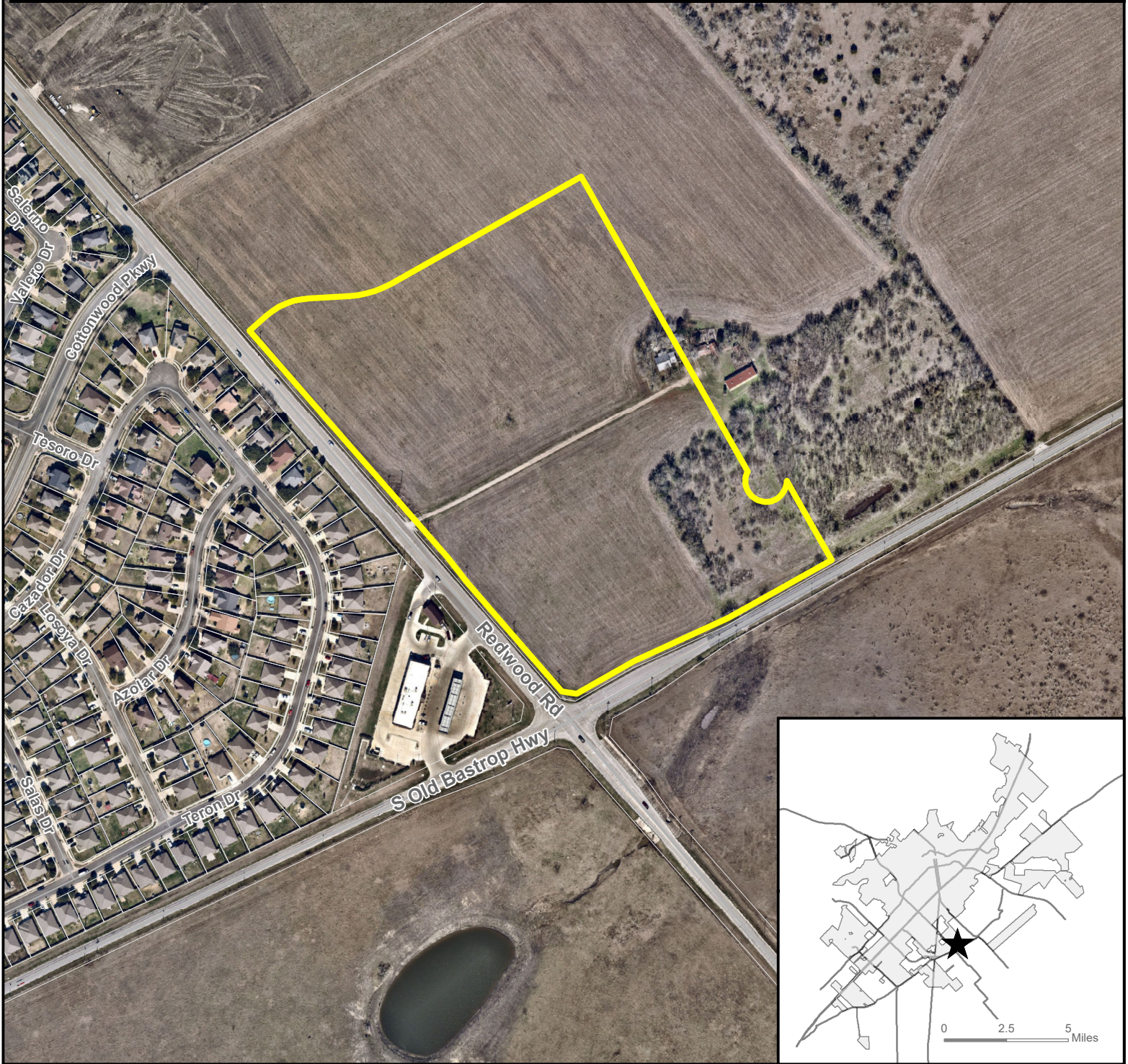


ZC-20-25 Aerial View Legacy Square Senior Living CD-5 — Northeast corner of Redwood Rd and Old Bastrop Hwy



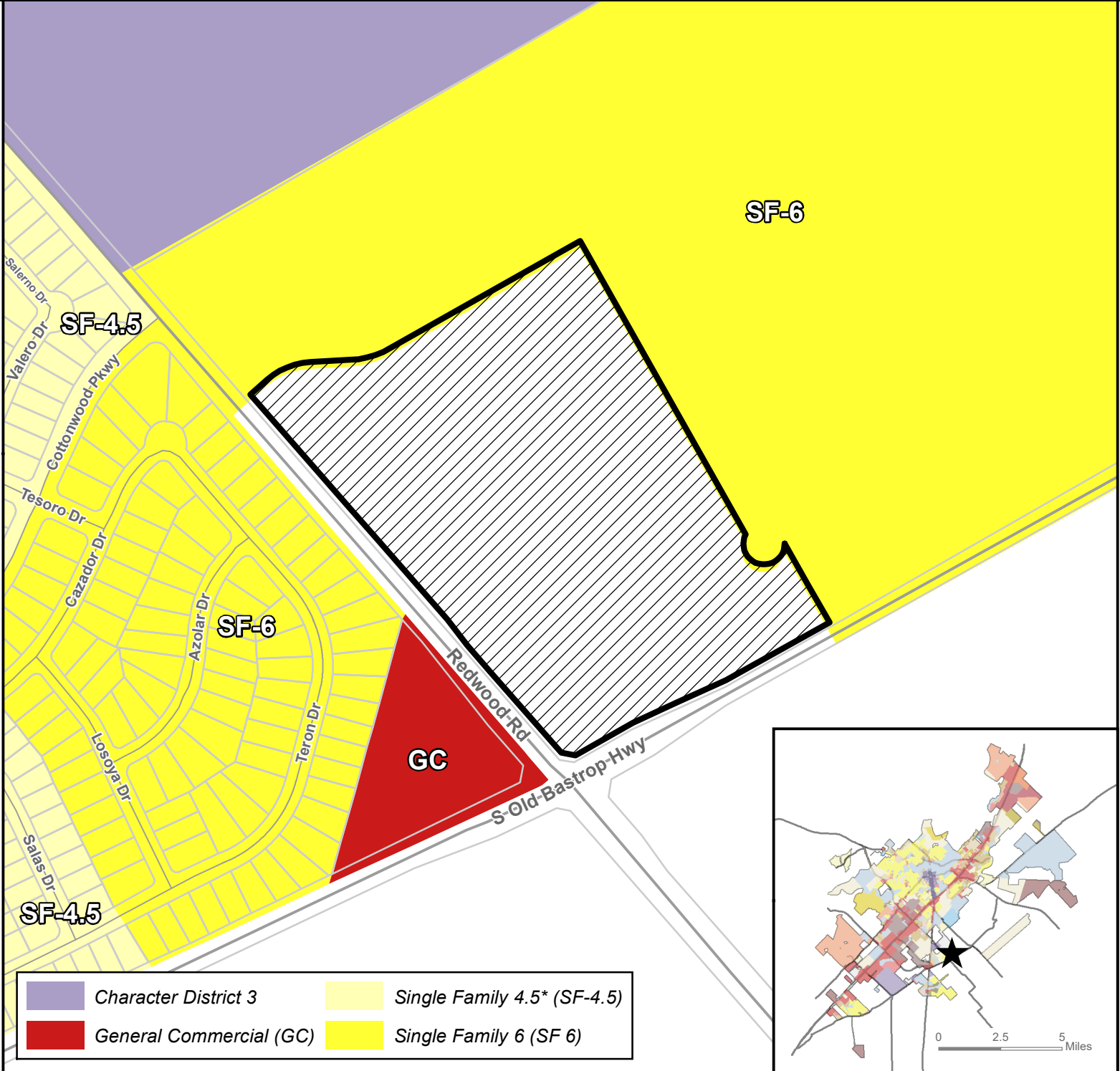
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit











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.

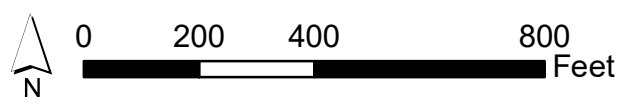
Map Date: 3/30/2021

ZC-20-25 Existing Zoning Legacy Square CD-5 Zoning — Northeast corner of Redwood Rd and S Old Bastrop Hwy



	Character District 3		Single Family 4.5* (SF-4.5)
	General Commercial (GC)		Single Family 6 (SF 6)

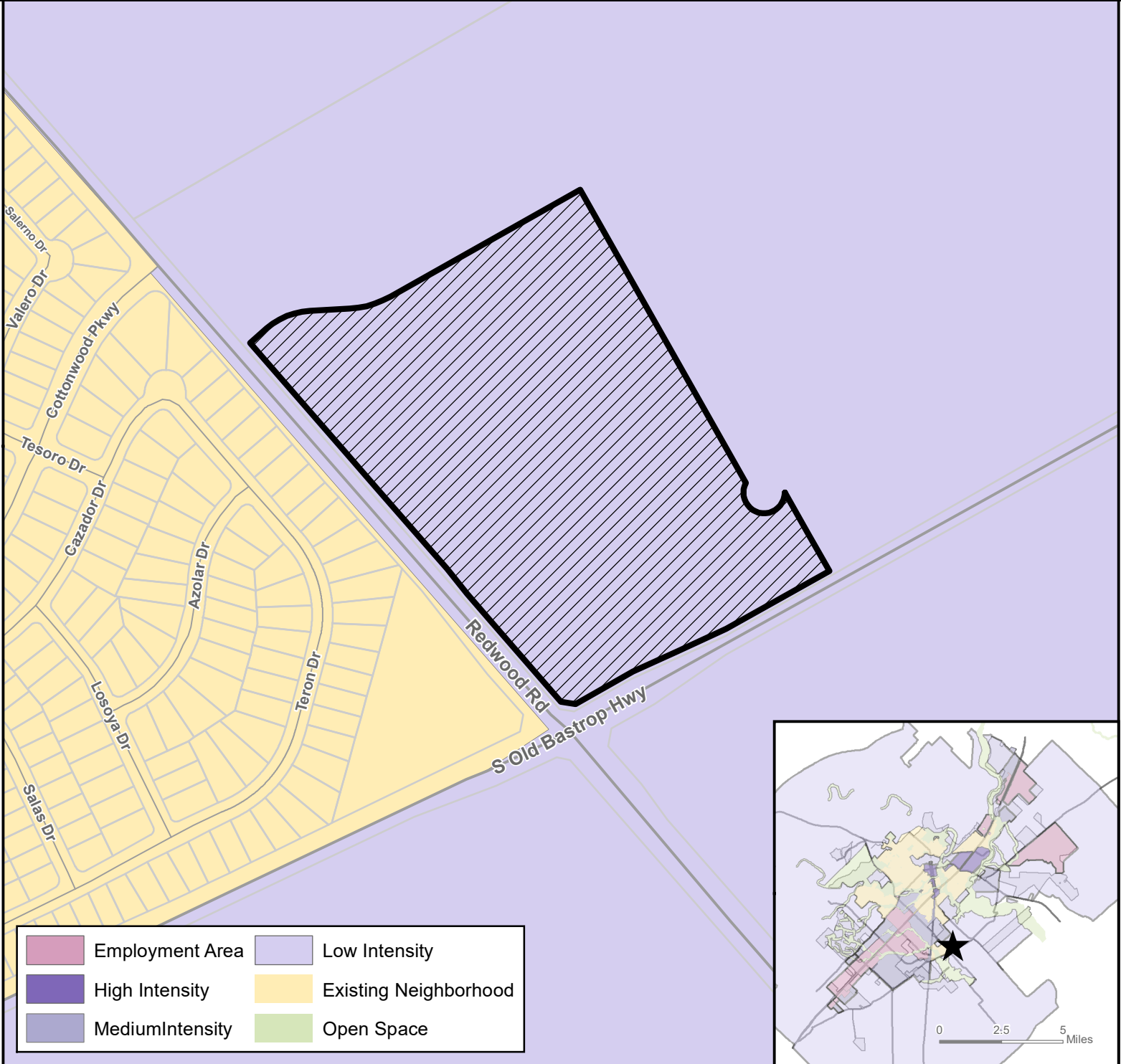
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**








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Map Date: 4/1/2021

ZC-20-25 Preferred Scenario Legacy Square CD-5 Zoning — Northeast corner of Redwood Rd and Old Bastrop Hwy



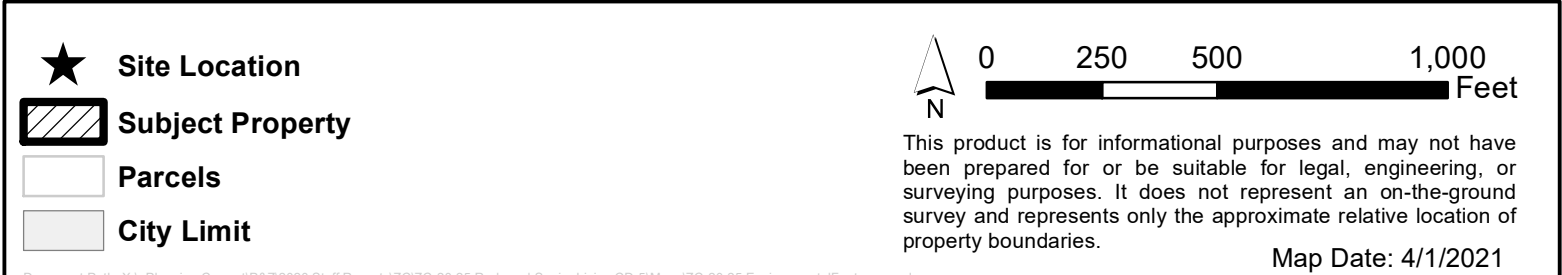
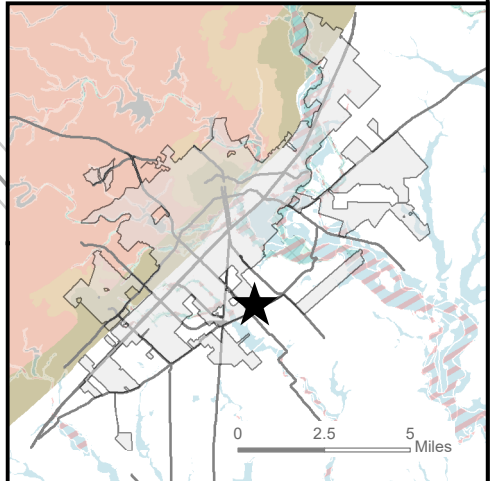
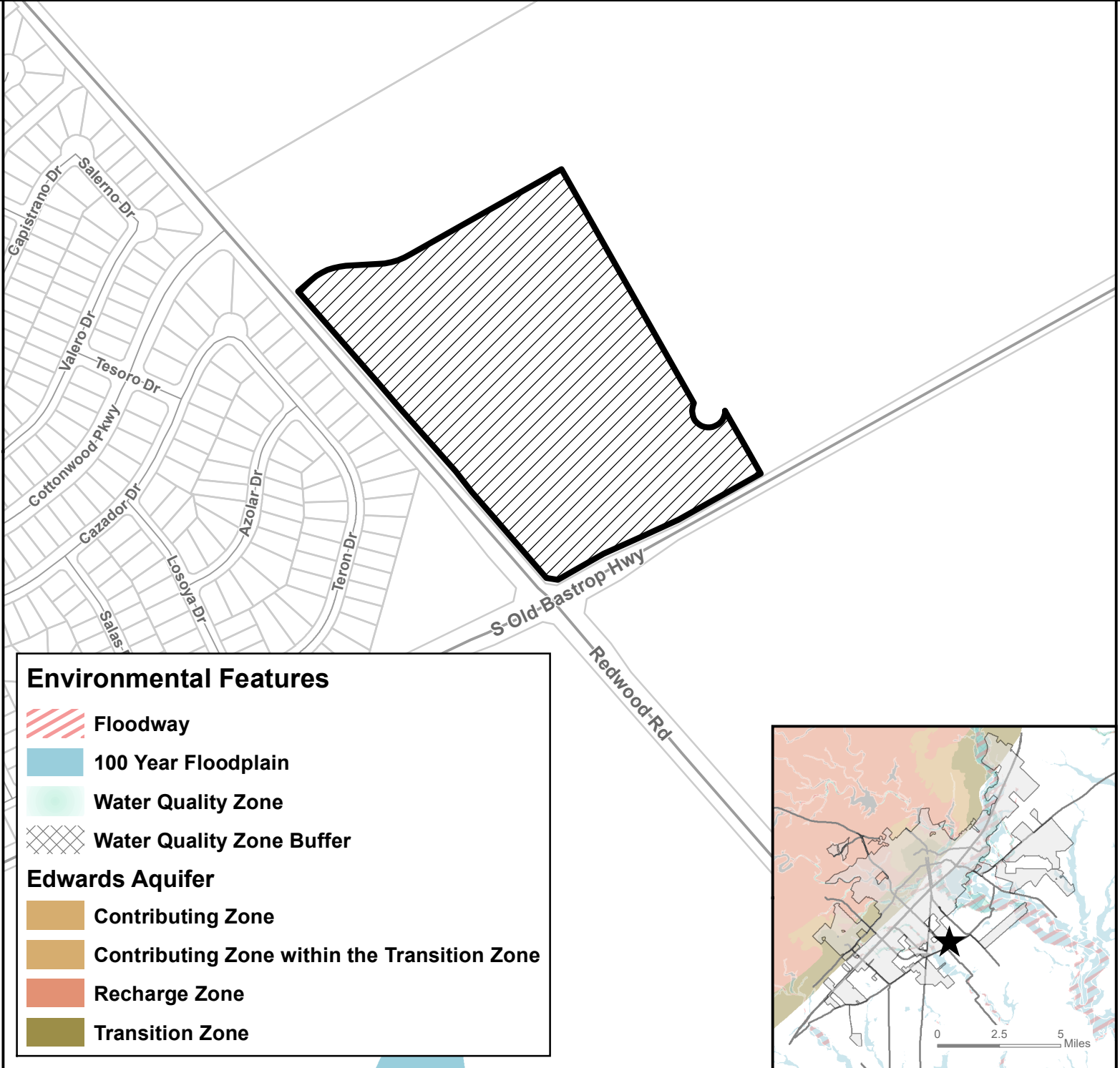
	Site Location		0	200	400	800	Feet
	Subject Property						
	Parcels						
	City Limit						

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Map Date: 4/1/2021

Document Path: X:_Planning Current\P&Z\2020 Staff Reports\ZC\ZC-20-25 Redwood Senior Living CD-5\Maps\ZC-20-25 PreferredScenario.mxd

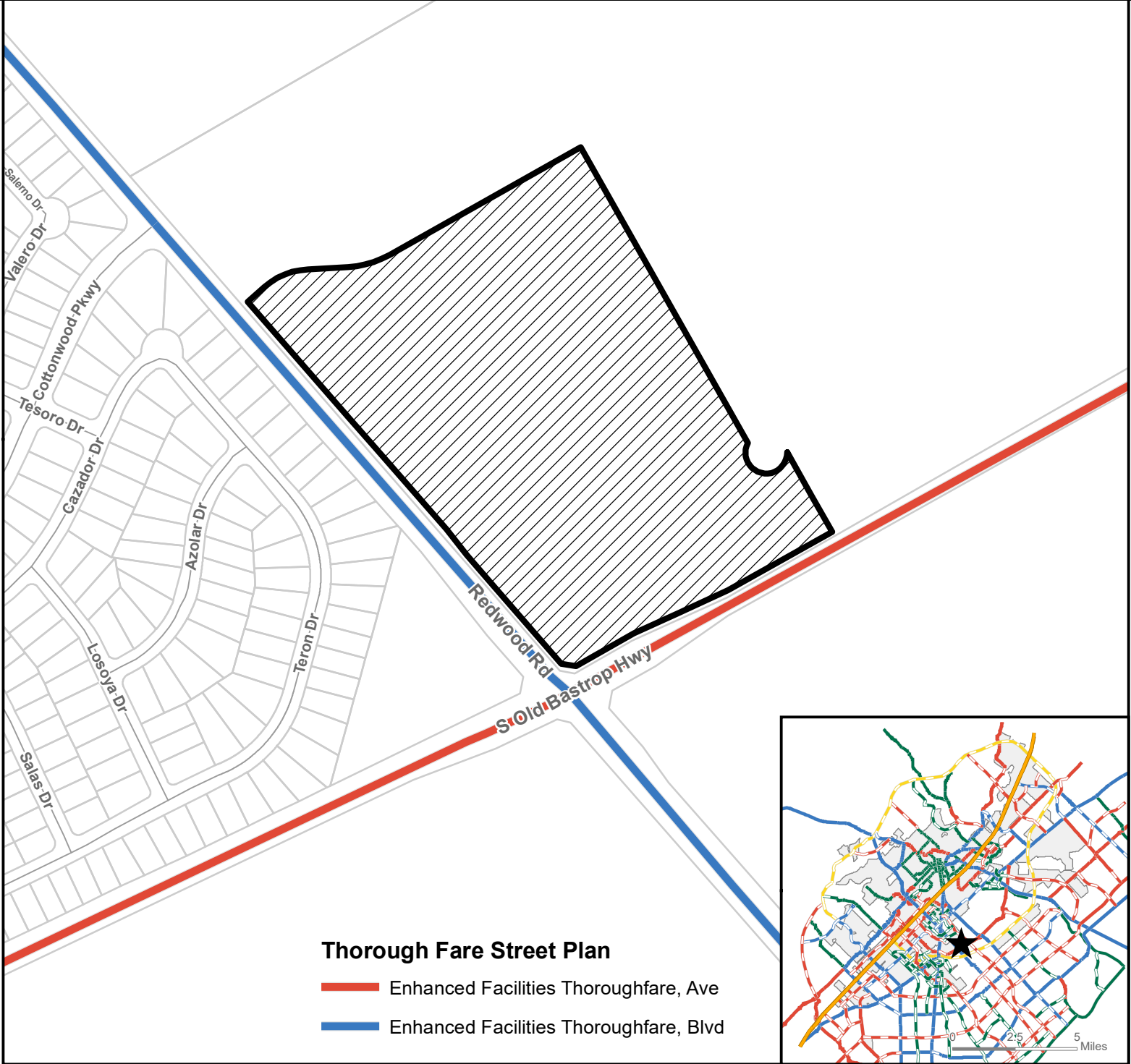
ZC-20-25 Environmental Features Legacy Square CD-5 Zoning — Northeast corner of Redwood Rd and S Old Bastrop Hwy



ZC-20-25

Transportation Master Plan

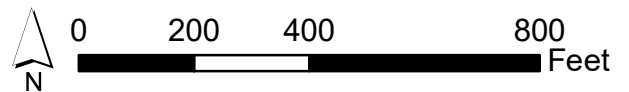
Legacy Square CD-5 Zoning — Northeast corner of Redwood Rd and S Old Bastrop Hwy



Thorough Fare Street Plan

- Enhanced Facilities Thoroughfare, Ave
- Enhanced Facilities Thoroughfare, Blvd

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

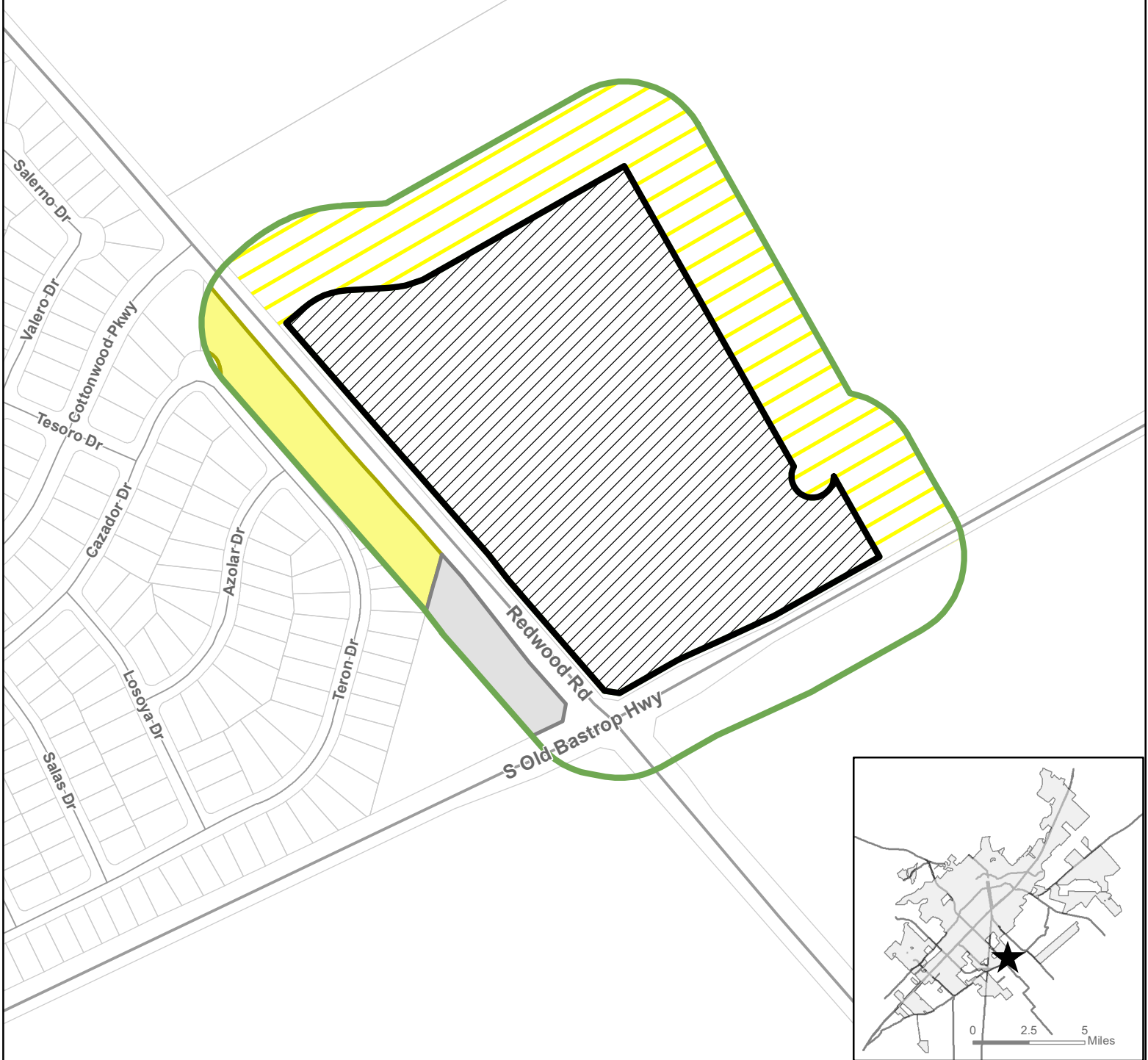


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/1/2021

ZC-20-25

Single Family Preservation Buffer Legacy Square Senior Living CD-5 — Northeast corner of Redwood Rd and S Old Bastrop Hwy



★ Site Location

▨ Subject Property

□ 200' Buffer

Zoned Area (on April 18, 2018)

66% Single Family

Currently Zoned Single Family but not a part of the SFPB calculation

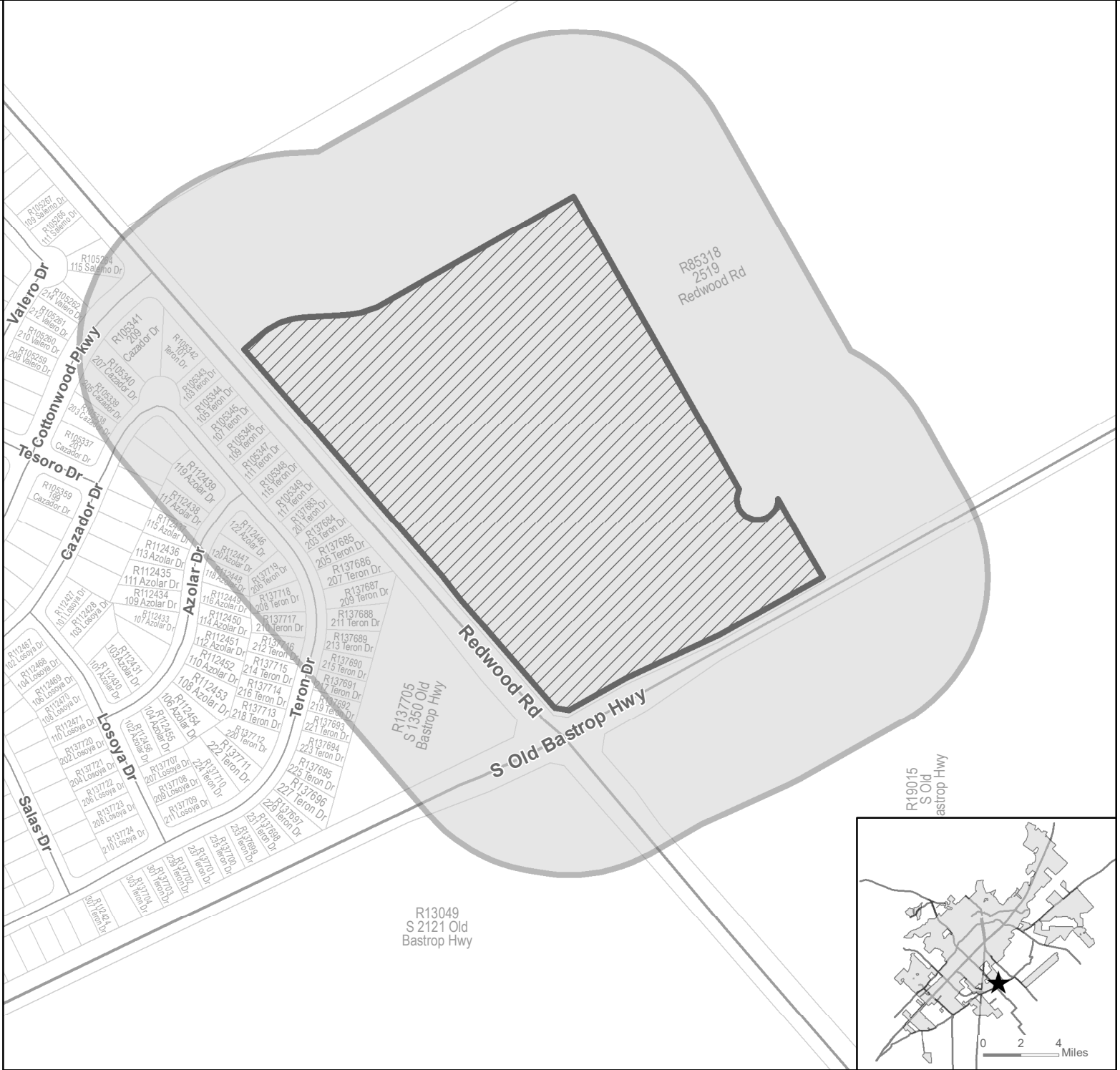
34% All Other







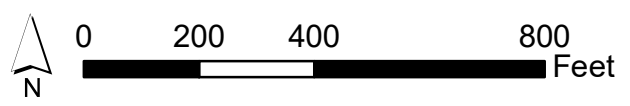
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/1/2021

ZC-20-25 400' Buffer Legacy Square Senior Living CD-5 — Northeast corner of Redwood Rd and Old Bastrop Hwy



- ★ 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: 3/24/2021

Notification List (ZC-20-25)

Property ID	Site Address	Owner Name	Owner Address	Owner Address 2	Owner Address 3	Owner City/State/Zip
137716	212 TERON DR, SAN MARCOS, TX 78666	ALDANA JESSIE	212 TERON DR			SAN MARCOS, TX 78666-7095
137686	207 TERON DR, SAN MARCOS, TX 78666	ARRIAGA WILLIAM ALBERTO & HERNANDEZ ELIZABETH AGUILAR	207 TERON DR			SAN MARCOS, TX 78666
112447	120 AZOLAR DR, SAN MARCOS, TX 78666	ARTILES-LEON NOEL & CLARA NOVOA	120 AZOLAR ST			SAN MARCOS, TX 78666-1429
137705	1350 S OLD BASTROP HWY, STE #101,103,105, SAN MARCOS, TX 78666	BAYPAM LLC	4302 CALLAGHAN RD			SAN ANTONIO, TX 78228-3401
137689	213 TERON DR, SAN MARCOS, TX 78666	BOBLICK MICHAEL	213 TERON DR			SAN MARCOS, TX 78666-7095
105343	103 TERON DR, SAN MARCOS, TX 78666	BONILLA, ASHLEY NICOLE & JEZARAY	103 TERON DR			SAN MARCOS, TX 78666
137719	206 TERON DR, SAN MARCOS, TX 78666	BROWN BELINDA	206 TERON DR			SAN MARCOS, TX 78666-7095
105347	111 TERON DR, SAN MARCOS, TX 78666	BROWN CHESA A & JENNIFER L	8139 OZARK DR			SAN MARCOS, TX 78666-1764
112437	115 AZOLAR DR, SAN MARCOS, TX 78666	COBIA CORPORATION	11539 ARBOR DOWNS RD			AUSTIN, TX 78748
105342	101 TERON DR, SAN MARCOS, TX 78666	COMPEAN JOSEPH & VICTORIA	101 TERON DR			SAN MARCOS, TX 78666
137692	219 TERON DR, SAN MARCOS, TX 78666	CORDOVA, JUAN C & ISABEL M	219 TERON DR			SAN MARCOS, TX 78666-7095
105263	216 VALERO DR, SAN MARCOS, TX 78666	COSTILLA DAVID	216 VALERO DR			SAN MARCOS, TX 78666-6870
137683	201 TERON DR, SAN MARCOS, TX 78666	CZAJKOWSKI RICHARD L & JOAN	409 BLACK BUCK RDG			NEW BRAUNFELS, TX 78132-1846
105352	206 CAZADOR DR, SAN MARCOS, TX 78666	DICKSON, GLEN	284 E FM 1518			SAINT HDWIG, TX 78152
105345	107 TERON DR, SAN MARCOS, TX 78666	ESTRADA ABRAHAM JR & ESMERALDA	107 TERON DR			SAN MARCOS, TX 78666
105264	115 SALERNO DR, SAN MARCOS, TX 78666	FLORES ALEJANDRO A & BEATRIZ BEA IZAGUIRRE	301 CASCADE TRL			SAN MARCOS, TX 78666
20294	FM 621, SAN MARCOS, TX 78666	FREEMAN EDUCATIONAL FOUNDATION	% FROST NATIONAL BANK TRUST	P O BOX 2950		SAN ANTONIO, TX 78299-2950
130384	CR 266, SAN MARCOS, TX 78666	FREEMAN EDUCATIONAL FOUNDATION	% FROST NATIONAL BANK TRUST	P O BOX 2950		SAN ANTONIO, TX 78299-2950
105346	109 TERON DR, SAN MARCOS, TX 78666	FULLER, DAVE	109 TERON DR			SAN MARCOS, TX 78666
105344	105 TERON DR, SAN MARCOS, TX 78666	GARZA MARTIN E & NORMA E	105 TERON DR			SAN MARCOS, TX 78666
105351	208 CAZADOR DR, SAN MARCOS, TX 78666	GILLEY RYLAN SCOTT	208 CAZADOR DR			SAN MARCOS, TX 78666-6864
105339	205 CAZADOR DR, SAN MARCOS, TX 78666	GONZALES DIANE & JOSEPH	205 CAZADOR DR			SAN MARCOS, TX 78666
116363		HAYS COUNTY OF	AUDITORS OFFICE	(ROADWAY EASEMENT)	712 S STAGECOACH TRAIL	SAN MARCOS, TX 78666-5396
115547	CR 232 & CR 266, SAN MARCOS, TX 78666	HAYS COUNTY OF	AUDITORS OFFICE	(ROADWAY EASEMENT)	712 S STAGECOACH TRAIL	SAN MARCOS, TX 78666-5396
116400	REDWOOD RD, SAN MARCOS, TX 78666	HAYS COUNTY OF	AUDITORS OFFICE	(ROADWAY EASEMENT)	712 S STAGECOACH TRAIL	SAN MARCOS, TX 78666-5396
137688	211 TERON DR, SAN MARCOS, TX 78666	HERNANDEZ RANDEL	211 TERON DR			SAN MARCOS, TX 78666-7095
112439	119 AZOLAR DR, SAN MARCOS, TX 78666	HOLLIFIELD MIKE & IRENE	119 AZOLAR DR			SAN MARCOS, TX 78666
137685	205 TERON DR, SAN MARCOS, TX 78666	JAYME ARTURO	18619 WOODDED CRK			SAN ANTONIO, TX 78259-3315
105341	209 CAZADOR DR, SAN MARCOS, TX 78666	JONES STEPHEN RAY & GLORIA ELENA	209 CAZADOR DR			SAN MARCOS, TX 78666
137690	215 TERON DR, SAN MARCOS, TX 78666	KRUEGER BROOKE &	ALLISON ALVIN KENT & RUTH A	215 TERON DR		SAN MARCOS, TX 78666
112449	116 AZOLAR DR, SAN MARCOS, TX 78666	LOPEZ ANDRES	116 AZOLAR ST			SAN MARCOS, TX 78666-1429
137691	217 TERON DR, SAN MARCOS, TX 78666	MCCAIN DONNA R	217 TERON DR			SAN MARCOS, TX 78666
137717	210 TERON DR, SAN MARCOS, TX 78666	MWS CAPITAL LLC	5758 BALCONES DR	STE 101		AUSTIN, TX 78731-4272
159566	5 OLD BASTROP HWY, SAN MARCOS, TX 78666	PAPE, GLENN RAY	2123 S OLD BASTROP HWY			SAN MARCOS, TX 78666
105348	115 TERON DR, SAN MARCOS, TX 78666	PATEK CHRISTINA N	115 TERON DR			SAN MARCOS, TX 78666
105338	203 CAZADOR DR, SAN MARCOS, TX 78666	PEREZ NICK JR & RITA	203 CAZADOR DR			SAN MARCOS, TX 78666
137684	203 TERON DR, SAN MARCOS, TX 78666	QUICK ELIZABETH & GEOFFREY	203 TERON DR			SAN MARCOS, TX 78666
137687	209 TERON DR, SAN MARCOS, TX 78666	REYES FIDENCIO	209 TERON DR			SAN MARCOS, TX 78666
105349	117 TERON DR, SAN MARCOS, TX 78666	RINCON CHRISTIAN	117 TERON DR			SAN MARCOS, TX 78666-6863
112448	118 AZOLAR DR, SAN MARCOS, TX 78666	RIVAS CARLOS B & TERESA M	118 AZOLAR DR			SAN MARCOS, TX 78666
137718	208 TERON DR, SAN MARCOS, TX 78666	ROBLES-HERNANDEZ & ROBLES KENIA	208 TERON DR			SAN MARCOS, TX 78666-7095
112446	122 AZOLAR DR, SAN MARCOS, TX 78666	SAUCEDO DAVID & BARBARA	122 AZOLAR DR			SAN MARCOS, TX 78666
105340	207 CAZADOR, SAN MARCOS, TX 78666	SHARON PETERS REAL ESTATE INC	603 MUSTANG LN			SAN MARCOS, TX 78666
105353	204 CAZADOR DR, SAN MARCOS, TX 78666	SIERRA GLORIA V & PETE	204 CAZADOR DR			SAN MARCOS, TX 78666
130383	2519 REDWOOD, SAN MARCOS, TX 78666	SMITHCO REDWOOD LLC	1400 POST OAK BLVD	STE 900		HOUSTON, TX 77056
130385	REDWOOD RD, SAN MARCOS, TX 78666	SMITHCO REDWOOD LLC	1400 POST OAK BLVD	STE 900		HOUSTON, TX 77056
85318	2519 REDWOOD RD, SAN MARCOS, TX 78666	SMITHCO REDWOOD LLC	1400 POST OAK BLVD	STE 900		HOUSTON, TX 77056
15897	REDWOOD RD, SAN MARCOS, TX 78666	THREE RIVERS DEVELOPMENT LLC	301 MAIN PLAZA	STE 385		NEW BRAUNFELS, TX 78130
130379	CR 232/REDWOOD RD, SAN MARCOS, TX 78666	THREE RIVERS DEVELOPMENT LLC	301 MAIN PLAZA	STE 385		NEW BRAUNFELS, TX 78130
168709	REDWOOD RD, SAN MARCOS, TX 78666	THREE RIVERS DEVELOPMENT LLC	301 MAIN PLAZA	STE 385		NEW BRAUNFELS, TX 78130
137693	221 TERON DR, SAN MARCOS, TX 78666	Unknown Owner	Unknown Address	Unknown Address	Unknown Address	Unknown City, Unknown Zip
105262	214 VALERO DR, SAN MARCOS, TX 78666	VILLEGAS RAYMOND JR & ISABEL	214 VALERO DR			SAN MARCOS, TX 78666-6870
112438	117 AZOLAR DR, SAN MARCOS, TX 78666	WATKINS, AMY C	117 AZOLAR DR			SAN MARCOS, TX 78666
137715	214 TERON DR, SAN MARCOS, TX 78666	WOLFE STEPHEN R	214 TERON DR			SAN MARCOS, TX 78666-7095