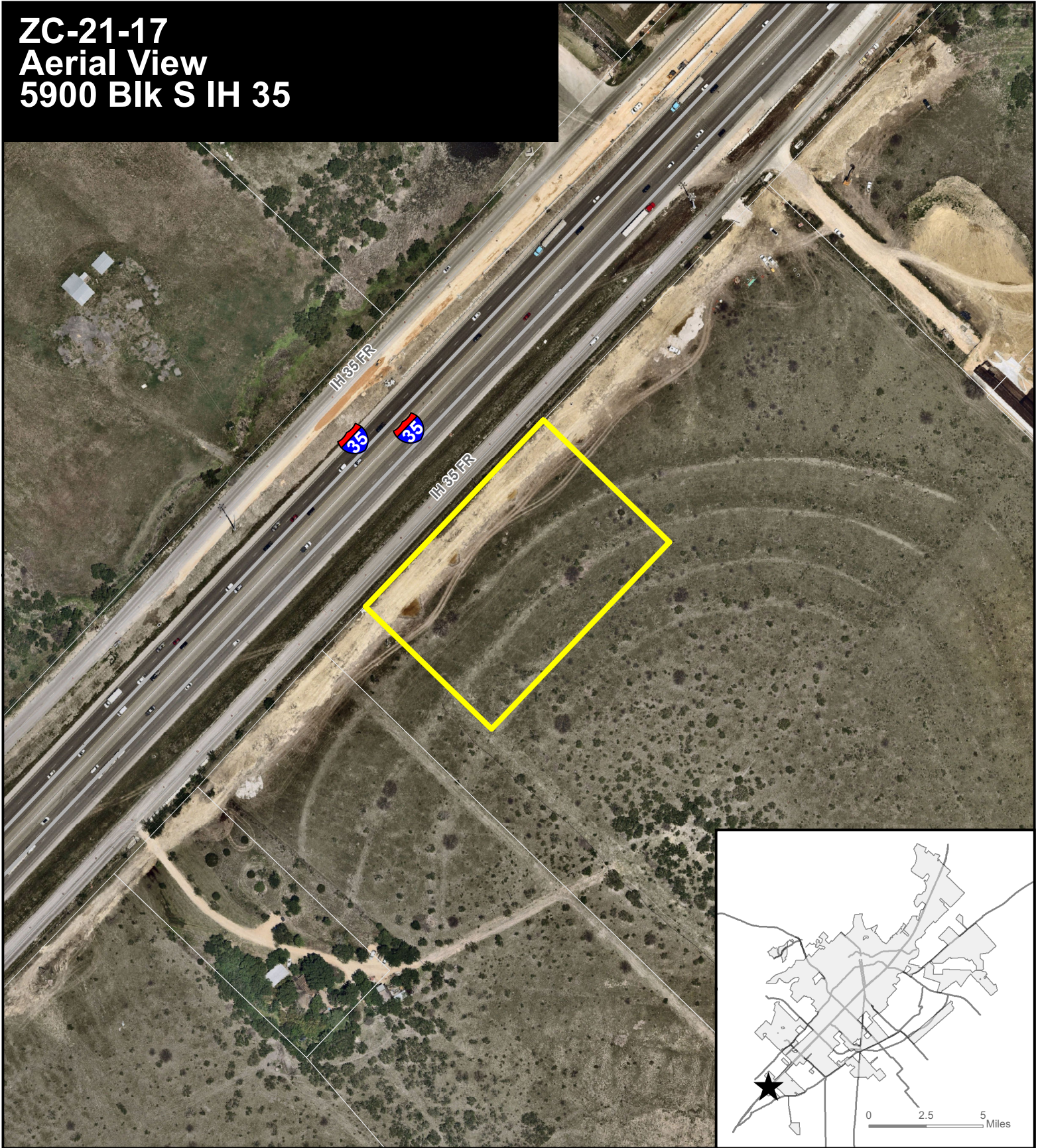
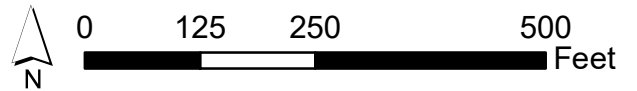


# ZC-21-17 Aerial View 5900 Bik S IH 35



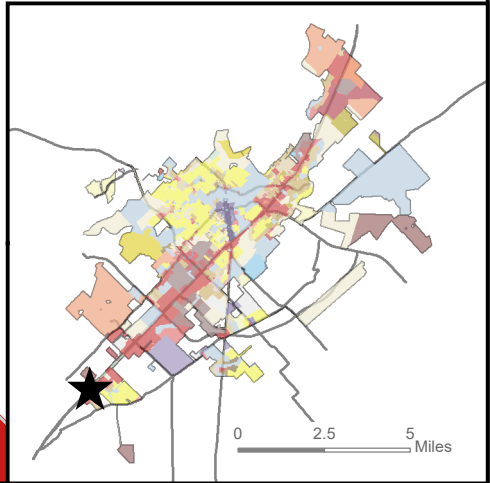
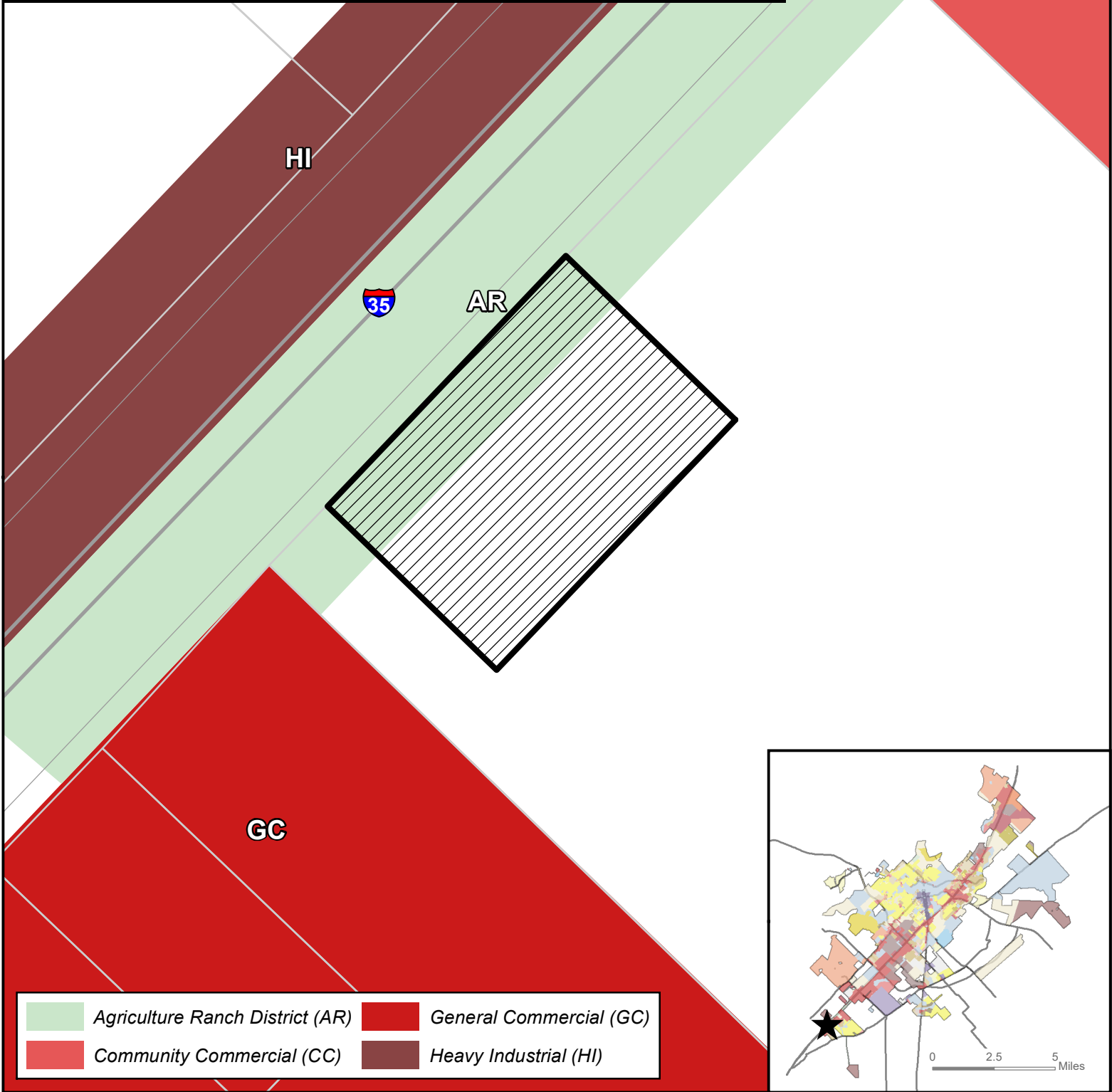
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit







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.

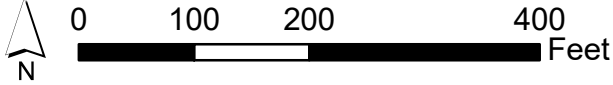
Map Date: 9/24/2021

# ZC-21-17 Existing Zoning 5900 Blk S IH 35



	<i>Agriculture Ranch District (AR)</i>		<i>General Commercial (GC)</i>
	<i>Community Commercial (CC)</i>		<i>Heavy Industrial (HI)</i>

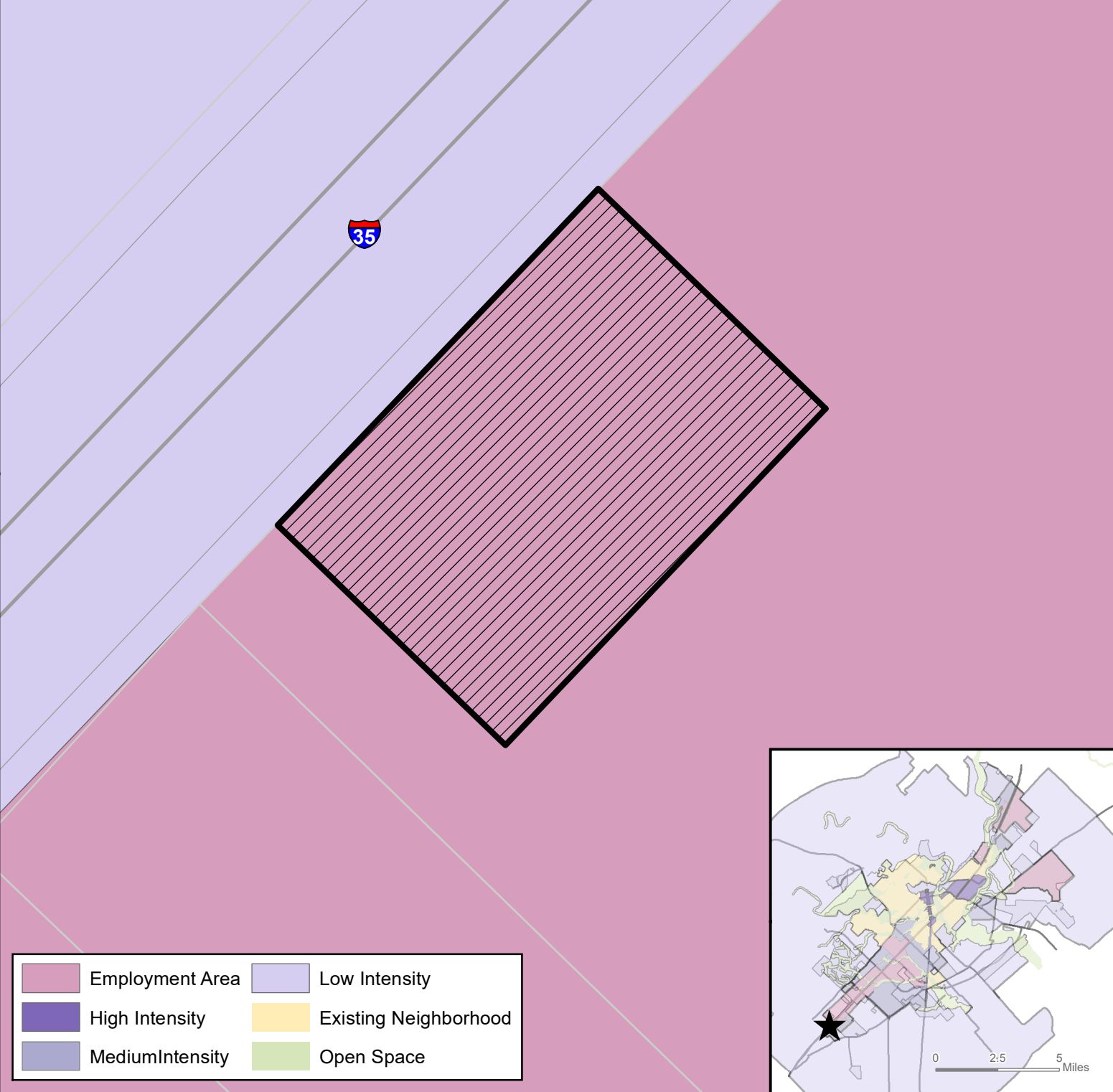
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**









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
Map Date: 9/24/2021

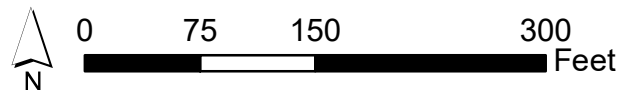
# ZC-21-17 Preferred Scenario 5900 Blk S IH 35



	Employment Area		Low Intensity
	High Intensity		Existing Neighborhood
	Medium Intensity		Open Space



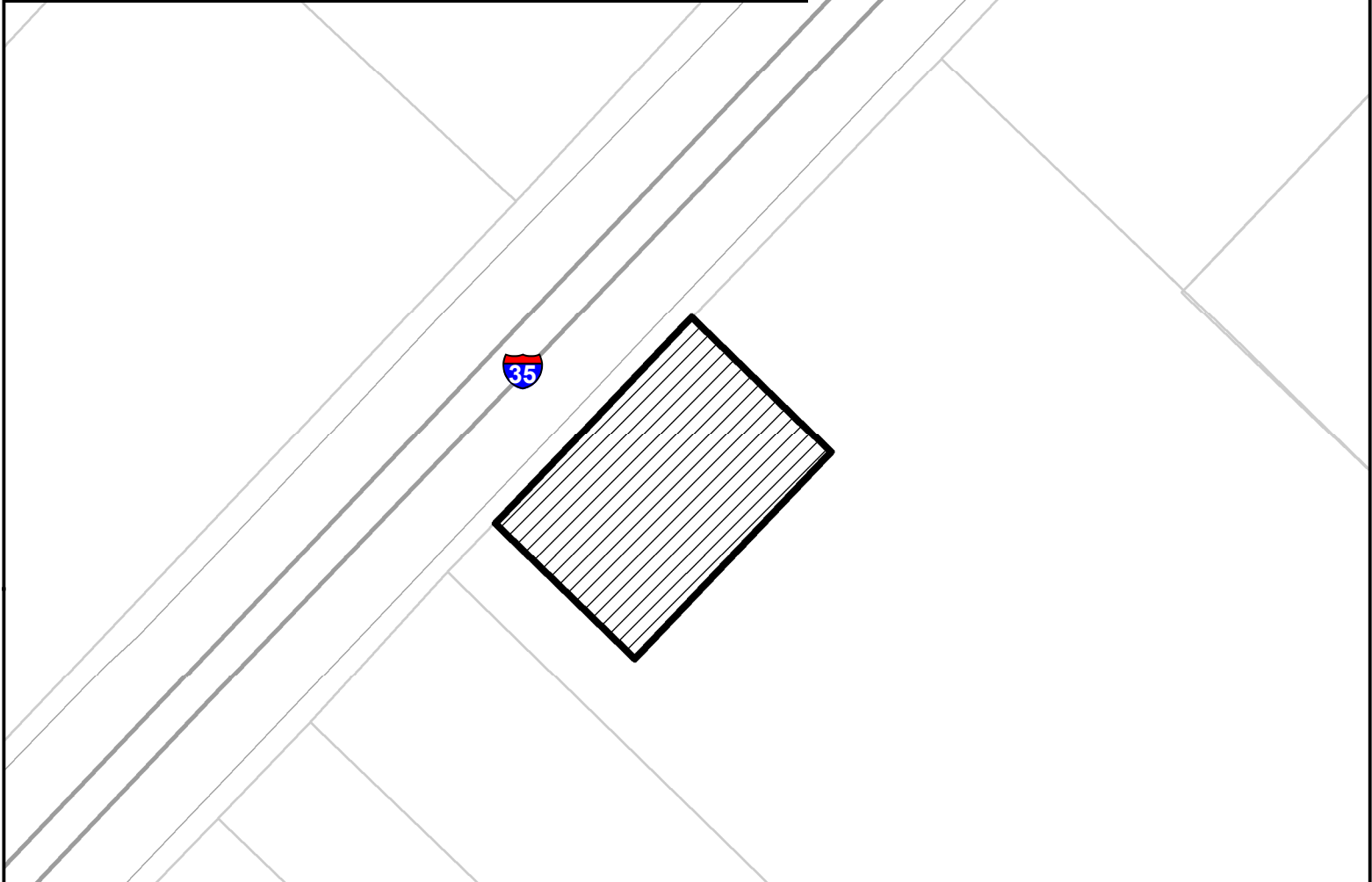
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**






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Map Date: 9/24/2021





# ZC-21-17 Environmental Features 5900 Blk S IH 35

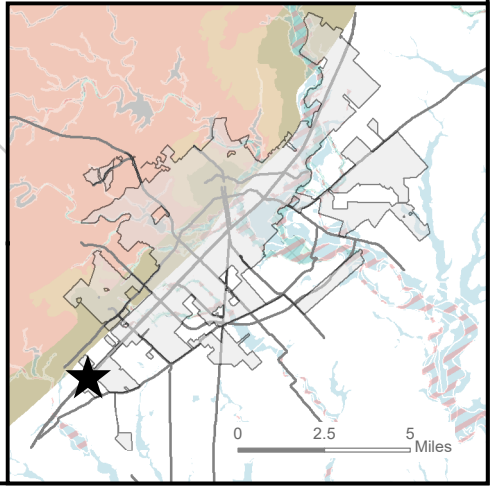






**Environmental Features**

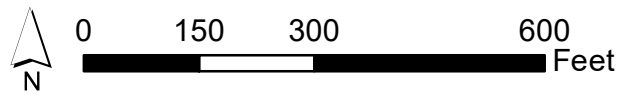
-  100 Year Floodplain
-  Water Quality Zone
-  Water Quality Zone Buffer

**Edwards Aquifer**

-  Contributing Zone
-  Contributing Zone within the Transition Zone
-  Recharge Zone
-  Transition Zone



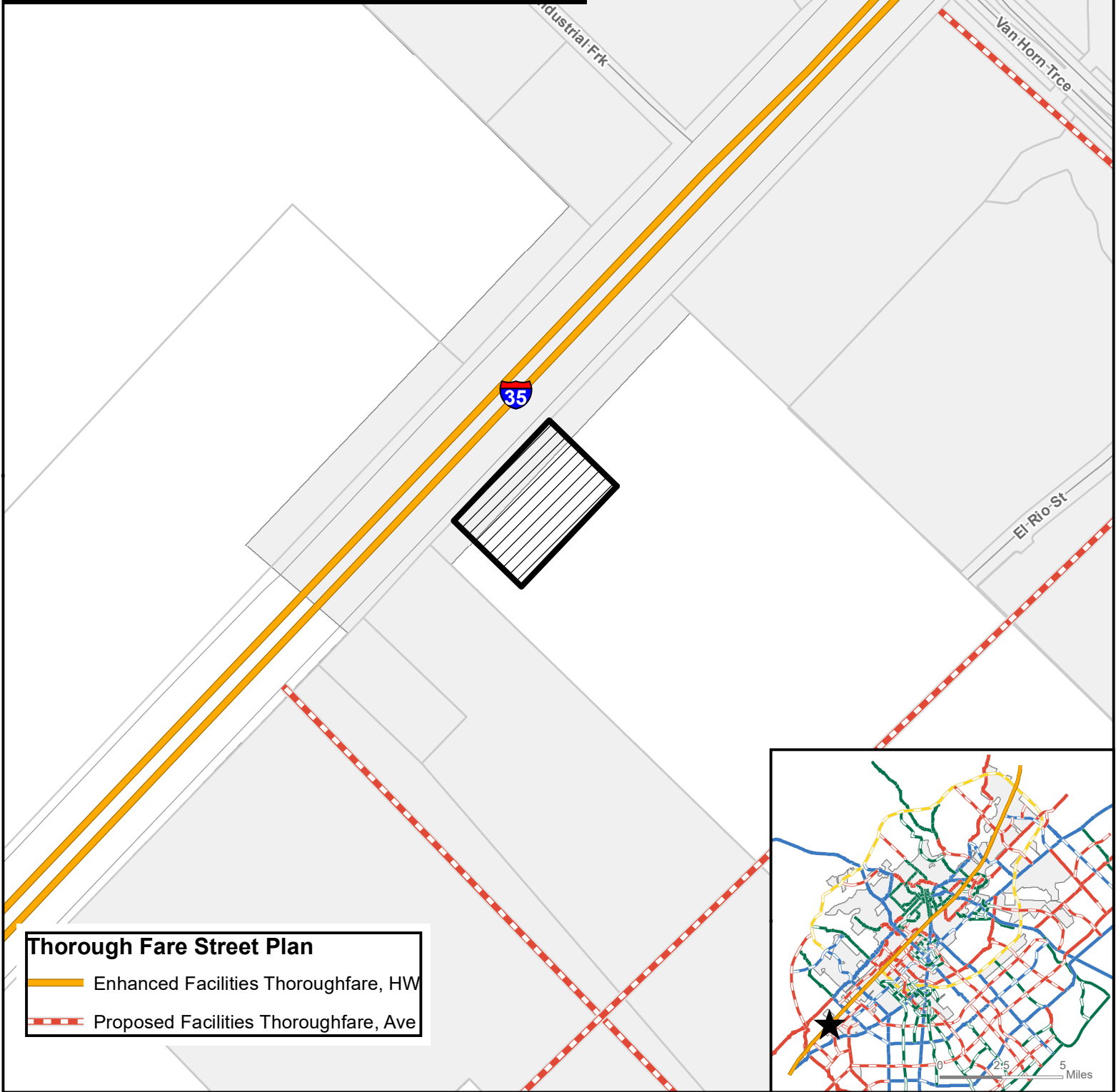
-  Site Location
-  Subject Property
-  Parcels
-  City Limit



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Map Date: 9/24/2021

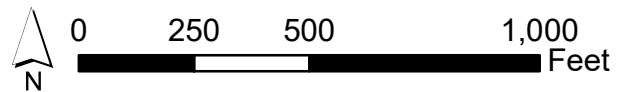
# ZC-21-17 Transportation Master Plan 5900 Blk S IH 35



**Thorough Fare Street Plan**

- Enhanced Facilities Thoroughfare, HW
- Proposed Facilities Thoroughfare, Ave

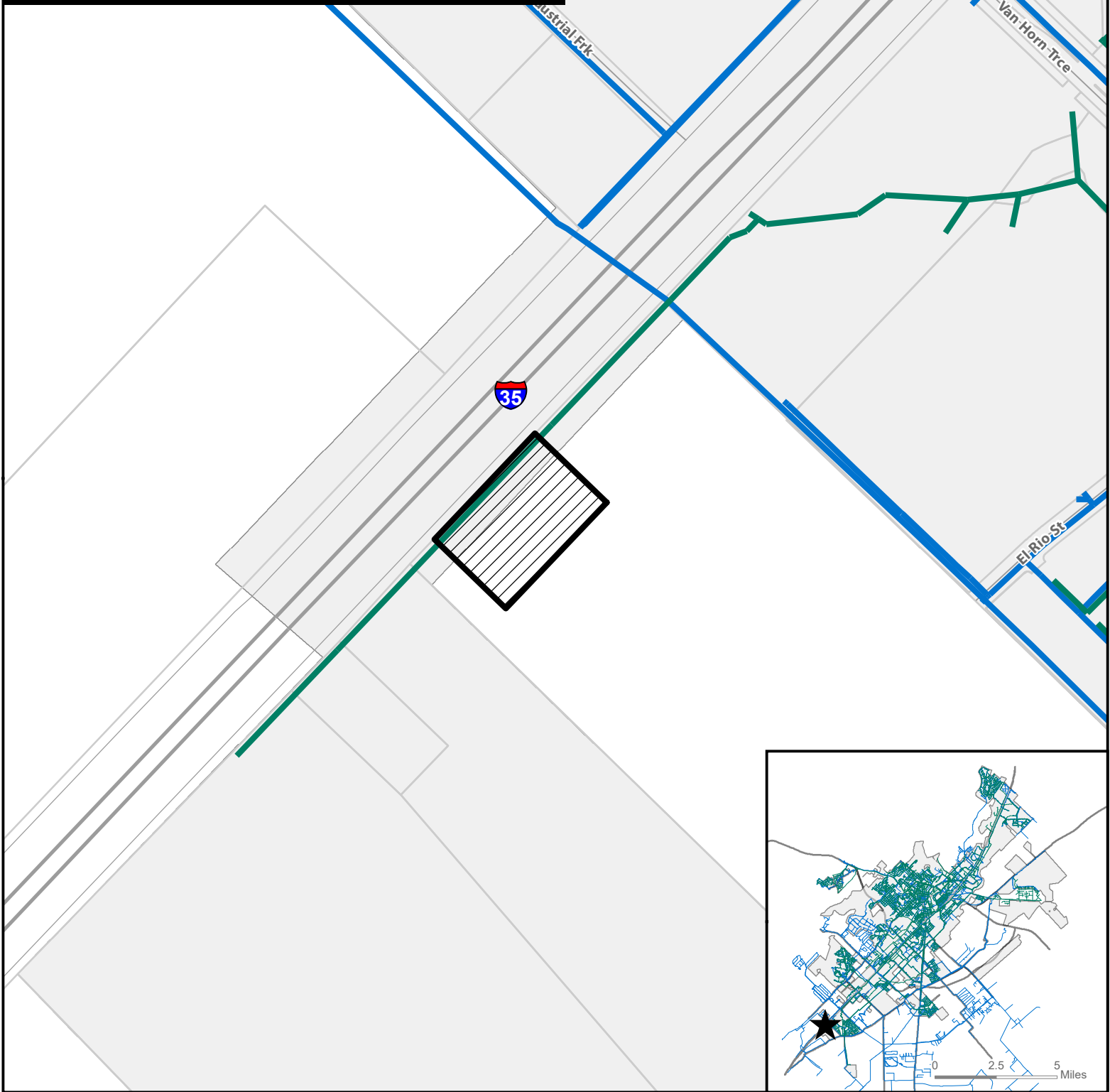
- ★ Site Location
- Subject Property
- Parcels
- City Limit



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Map Date: 10/1/2021

# ZC-21-17 Water/Wastewater Lines 5900 Blk S IH 35



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

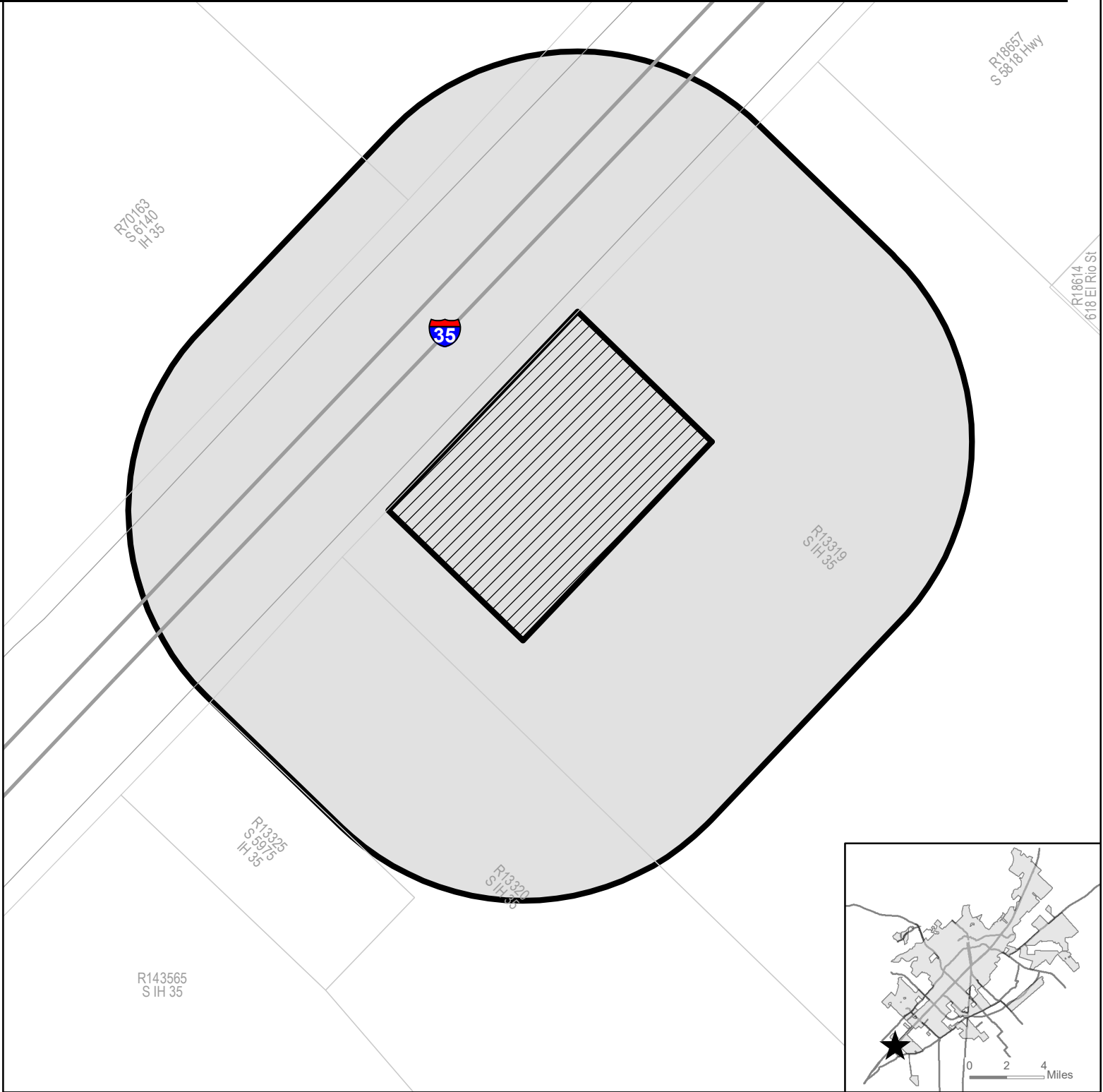
- Sanitary Main
- Water Main








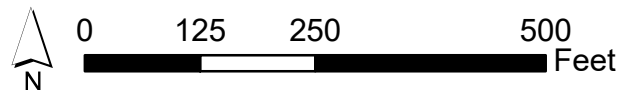
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 10/21/2021

# ZC-21-17 400' Notification Buffer 5900 Blk S IH 35



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



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Map Date: 9/24/2021

**Notification List (ZC-21-17)**

<b>Property ID</b>	<b>Site Address</b>	<b>Owner Name</b>	<b>Owner Address</b>	<b>Owner City/State/Zip</b>
N/A	N/A	BOBBIE GARZA-HERNANDEZ	122 RIVIERA ST	SAN MARCOS, TX
N/A	N/A	ESTELLA ENRIQUEZ	514 CANDLELIGHT	SAN MARCOS, TX 78666
13334	5700 S IH 35, SAN MARCOS, TX 78666	HELDENFELS, FRED W, IV	5700 S IH 35	SAN MARCOS, TX 78666-9505
13322	N/A	LAS COLINAS SAN MARCOS PHASE 1 LLC	5225 S INTERSTATE 35	SAN MARCOS, TX 78666-9597
N/A	N/A	ROLAND SAUCEDO	211 EBONY	SAN MARCOS, TX 78666
70163	6050 S IH 35, SAN MARCOS, TX 78666	SOUTHFORK FRONTIERS LTD	PO BOX 924	SAN MARCOS, TX 78667-0924