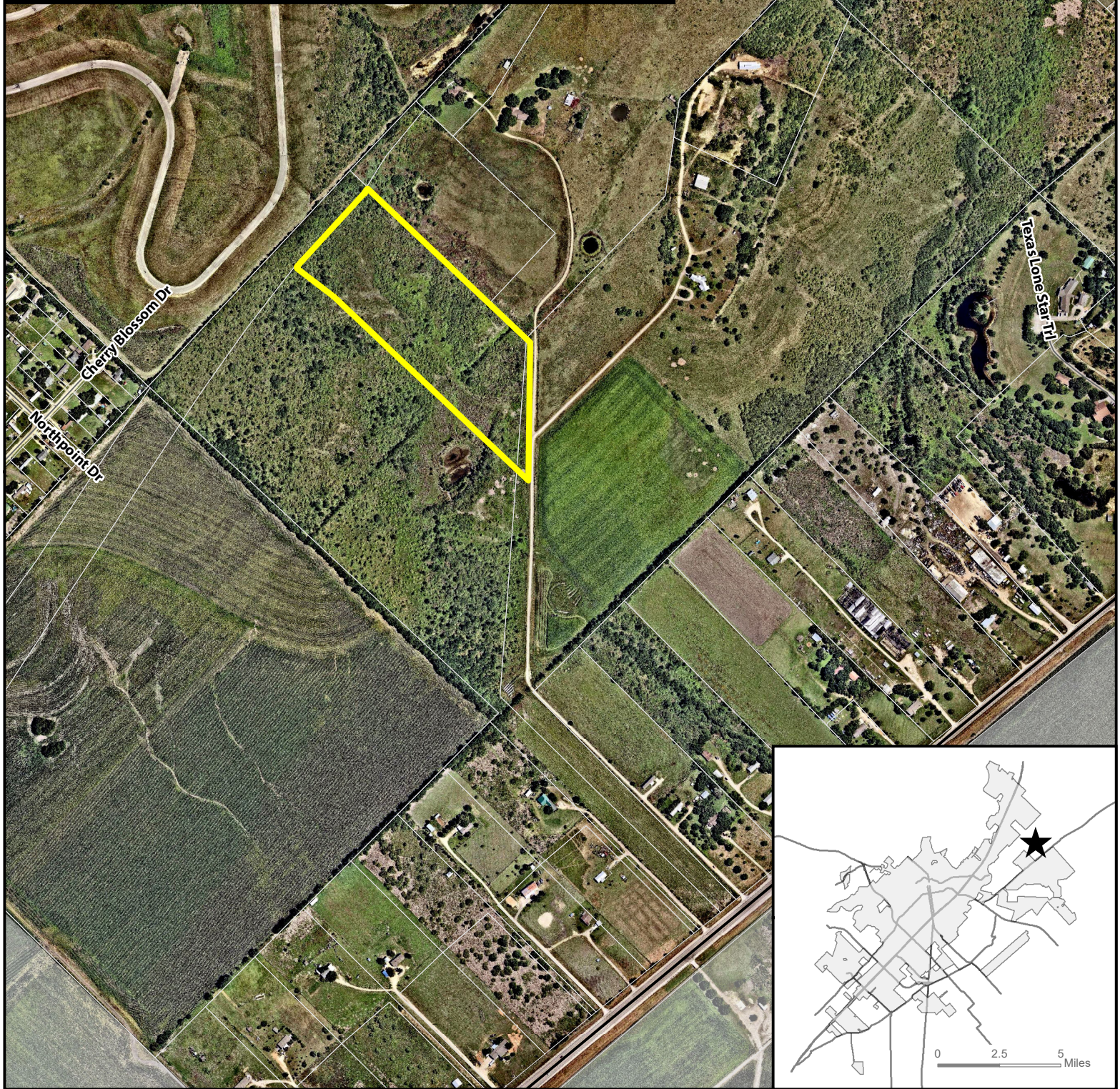


**ZC-20-07  
Aerial View  
Palace Way LI Zoning — 4087 Hwy 21**



**Site Location**



**Subject Property**



**Parcel**



**City Limit**

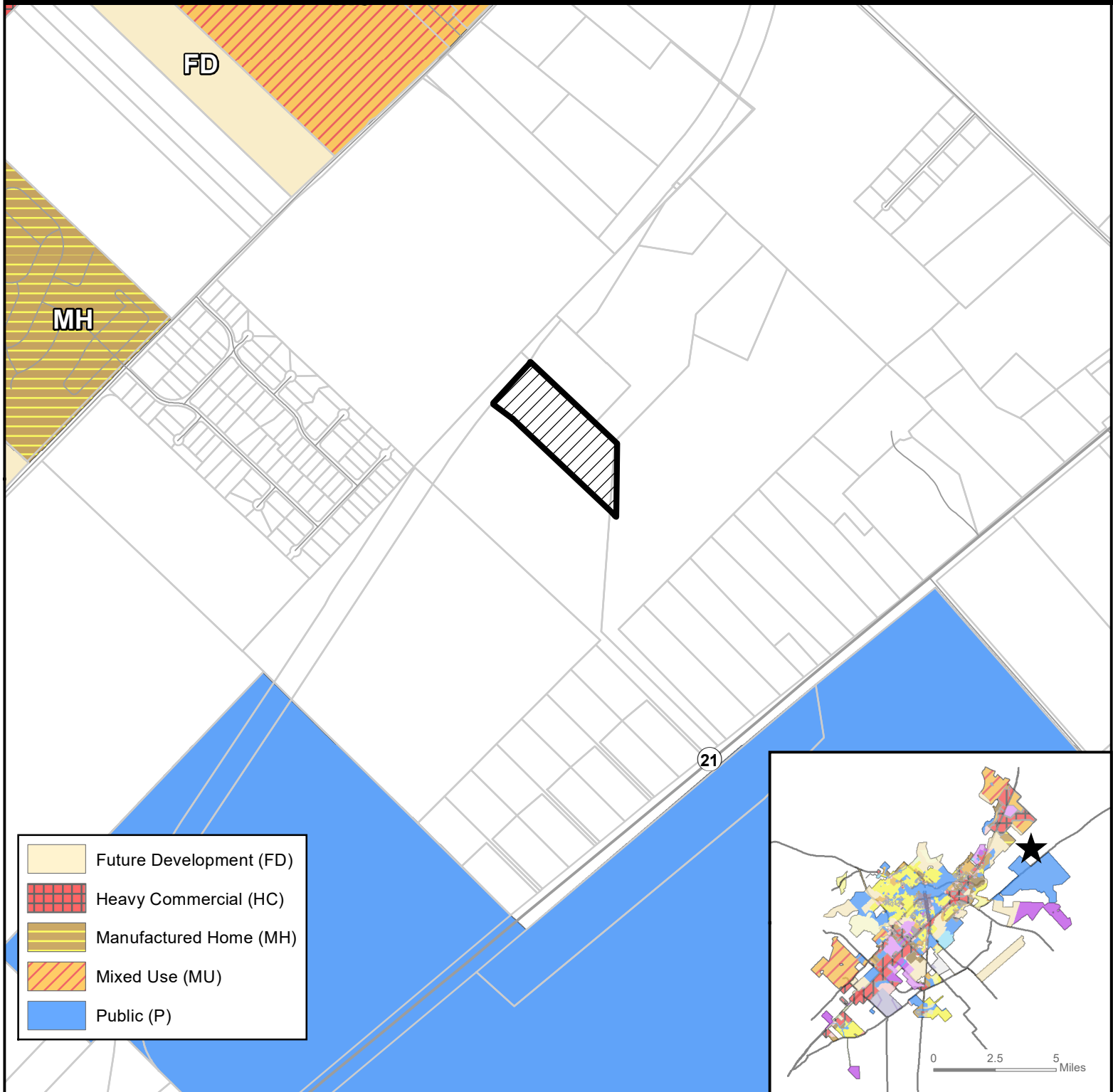







0 400 800 1,600 Feet

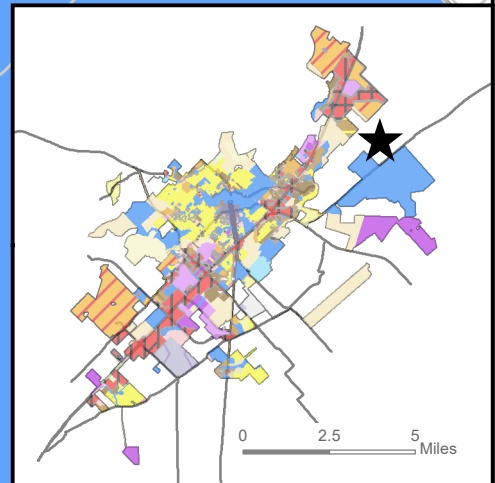
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.





**Map Date: 4/6/2020**

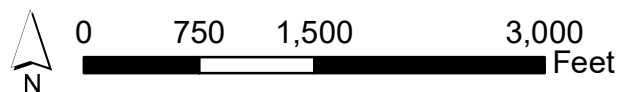
# ZC-20-07 Zoning Map Palace Way LI Zoning — 4087 Hwy 21



-  Future Development (FD)
-  Heavy Commercial (HC)
-  Manufactured Home (MH)
-  Mixed Use (MU)
-  Public (P)



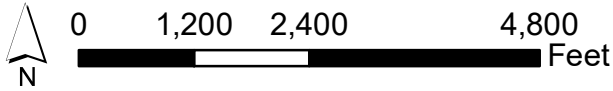
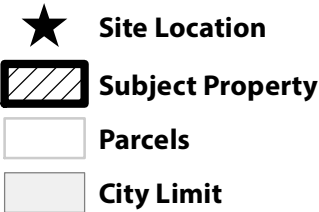
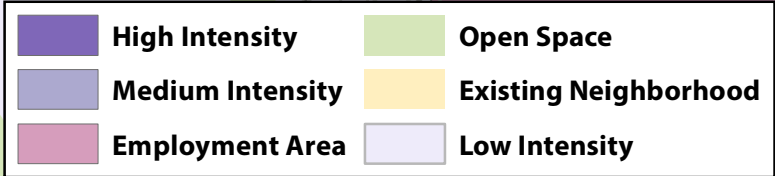
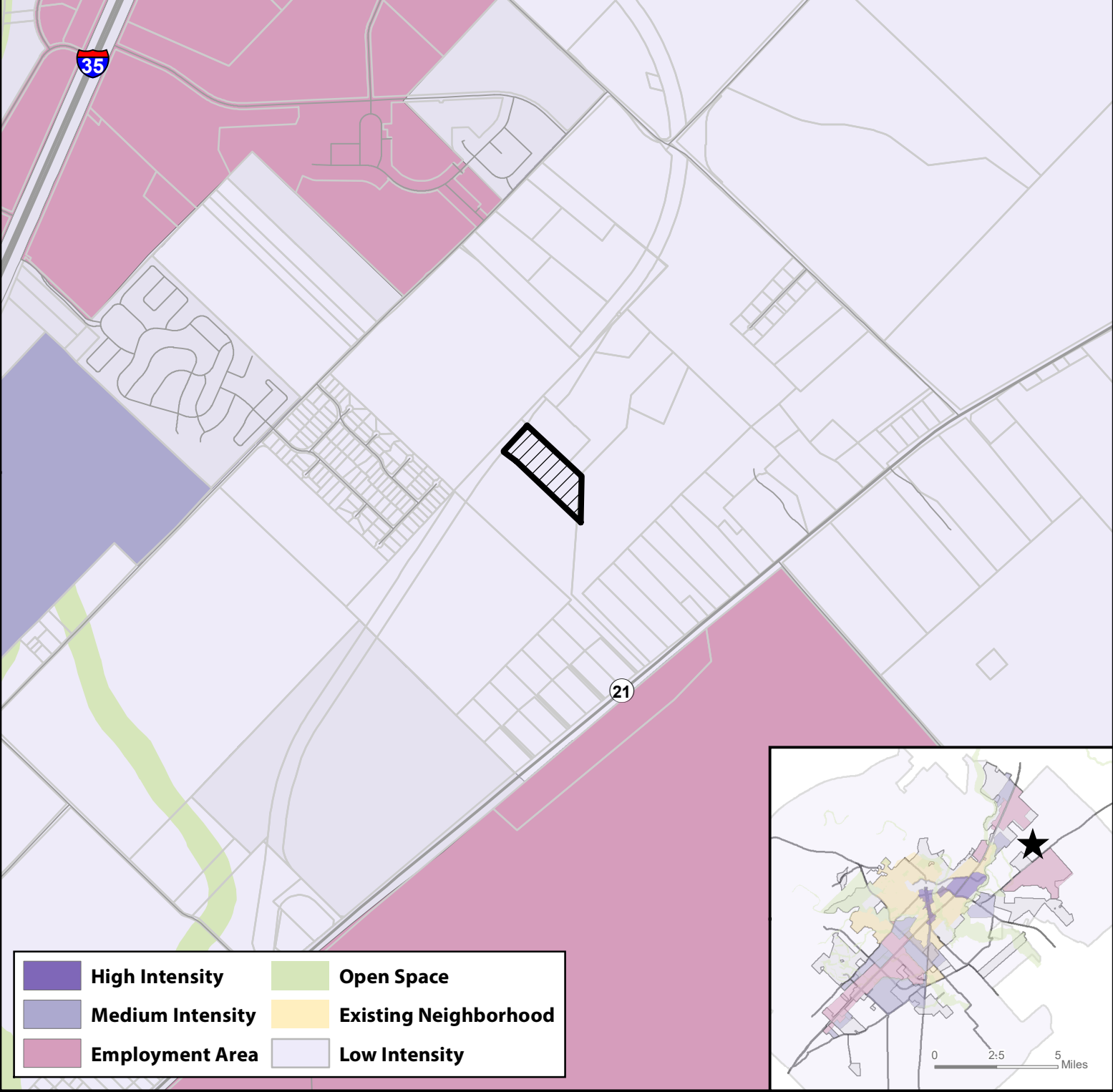
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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Map Date: 4/6/2020

ZC-20-07  
Preferred Scenario  
Palace Way LI Zoning — 4087 Hwy 21



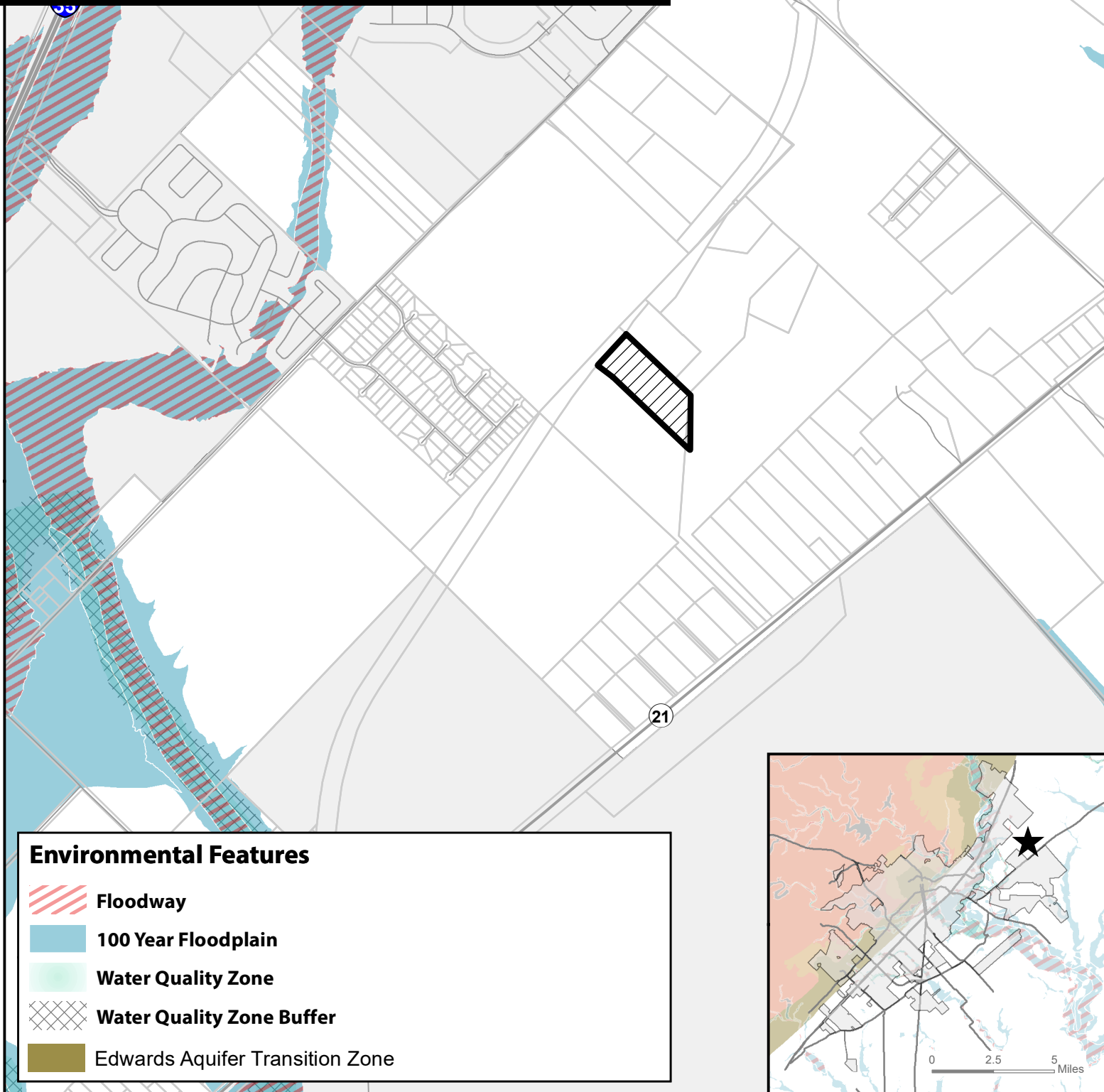
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Map Date: 4/6/2020






# ZC-20-07

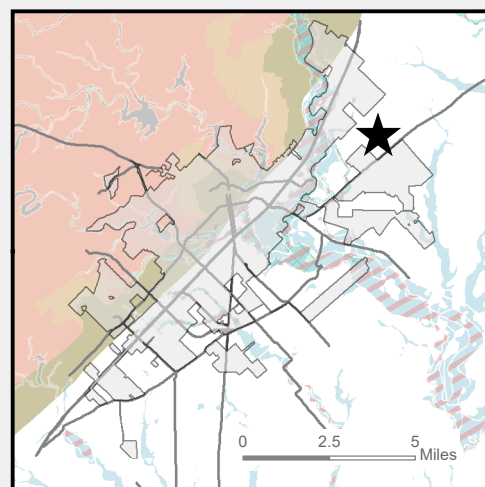
## Environmental Features

### Palace Way LI Zoning — 4087 Hwy 21



#### Environmental Features

-  Floodway
-  100 Year Floodplain
-  Water Quality Zone
-  Water Quality Zone Buffer
-  Edwards Aquifer Transition Zone



**Site Location**



**Subject Property**



**Parcels**



**City Limit**



0 1,000 2,000 4,000 Feet

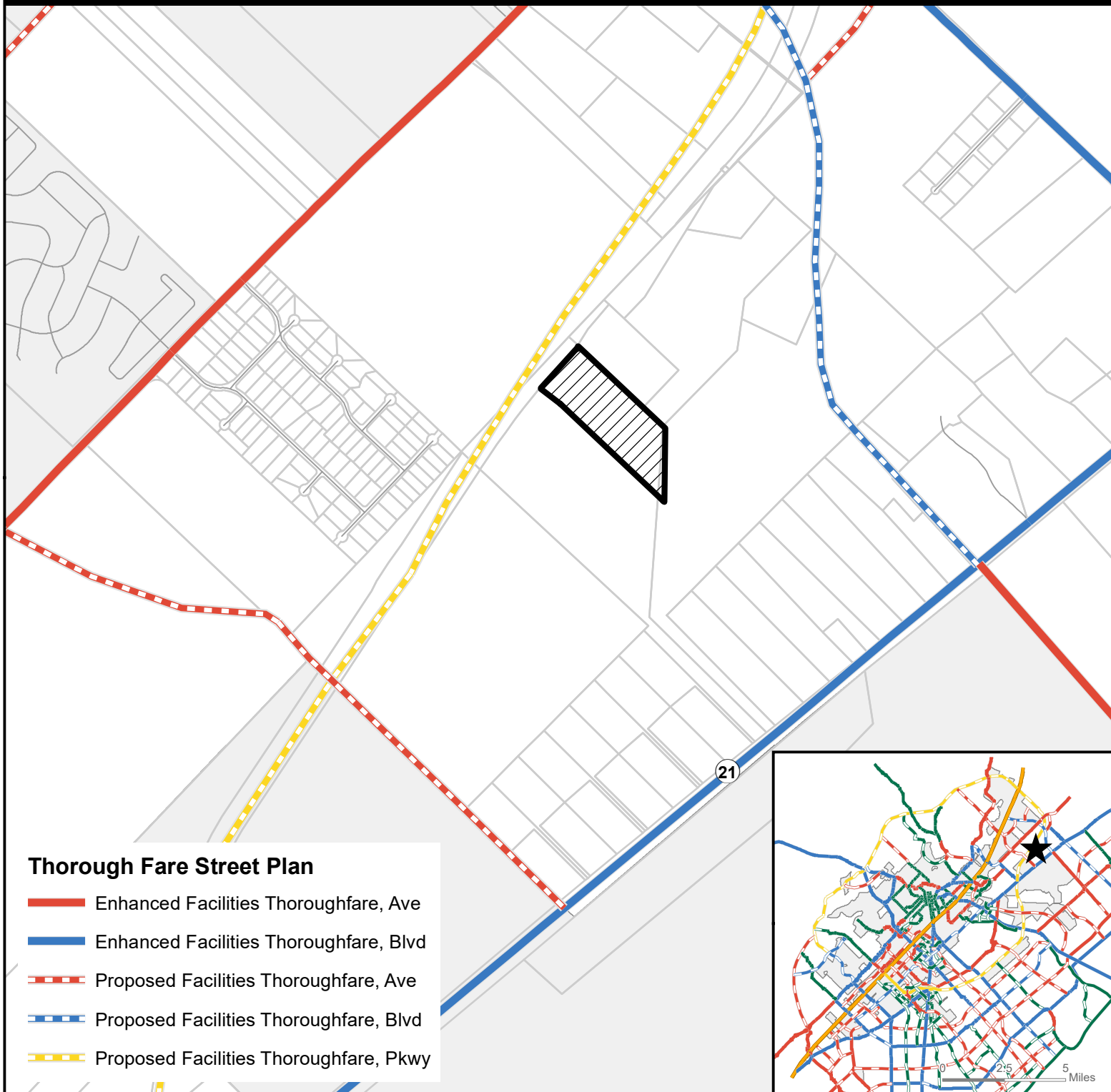
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Map Date: 4/6/2020

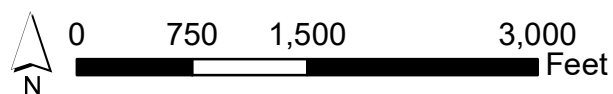
# ZC-20-07

## Transportation Master Plan

### Palace Way LI Zoning — 4087 Hwy 21



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



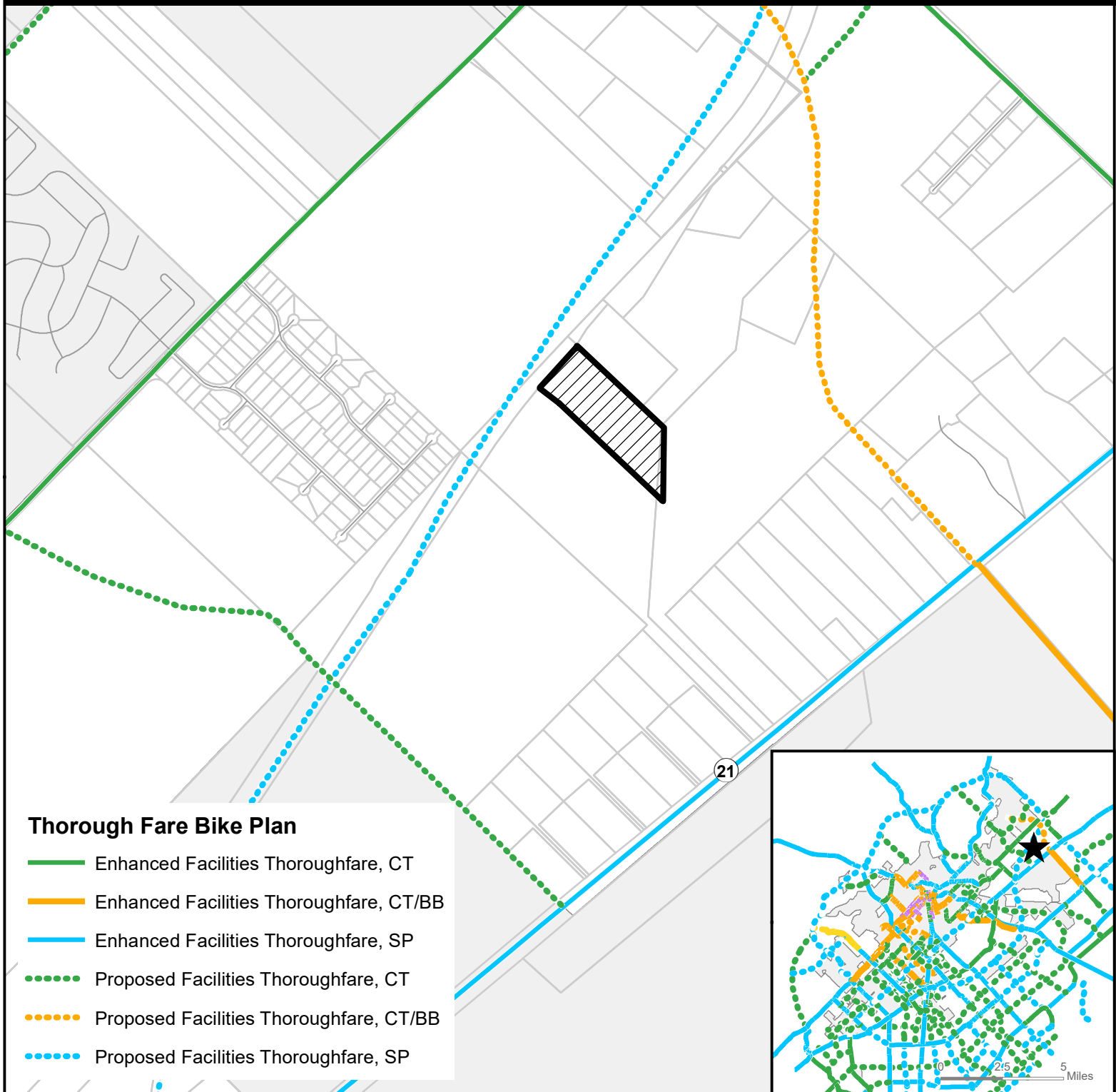
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/6/2020

ZC-20-07

# Transportation Master Plan - Bicycle Infrastructure

## Palace Way LI Zoning — 4087 Hwy 21



**Site Location**



**Subject Property**



**Parcels**



**City Limit**

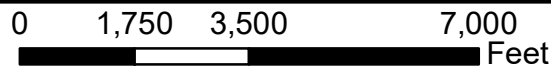


0 750 1,500 3,000 Feet

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: 4/6/2020

# Palace Way LI Zoning — 4087 Hwy 21



Map Date: 4/6/2020

14906  
ton-Rd=



## Site Location

## Subject Property

## 400' Buffer

## Parcel

**City Limit**

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Map Date: 4/7/2020

**Notification List (ZC-20-07)**

Property	Site Address	Owner Name	Owner Address	Ownder Address 2	Owner City	Owner State	Owner Zip
	127199 2840 HARRIS HILL	GOSSAMER TRUST II HENNINGTON D B & W J	REX B RIVERS TRUSTEE % HENNINGTON DAVID B &	19901 MOON DANCE LN	SPICEWOOD	TX	78669-6804
	93992 4 COW TRAIL	LIVING TRUST	WANDA J TRUSTEES	PO BOX 693	SAN MARCOS	TX	78667-0693
	85379 1 COW TRAIL	NEW DIRECTION IRA INC PALACE WAY PARTNERS	% ROMANO EDWARD F IRA	P O BOX 607	WIMBERLEY	TX	78676
	11304 4087 SH 21	LLC	6531 FOX RUN		SAN ANTONIO	TX	78233-4706