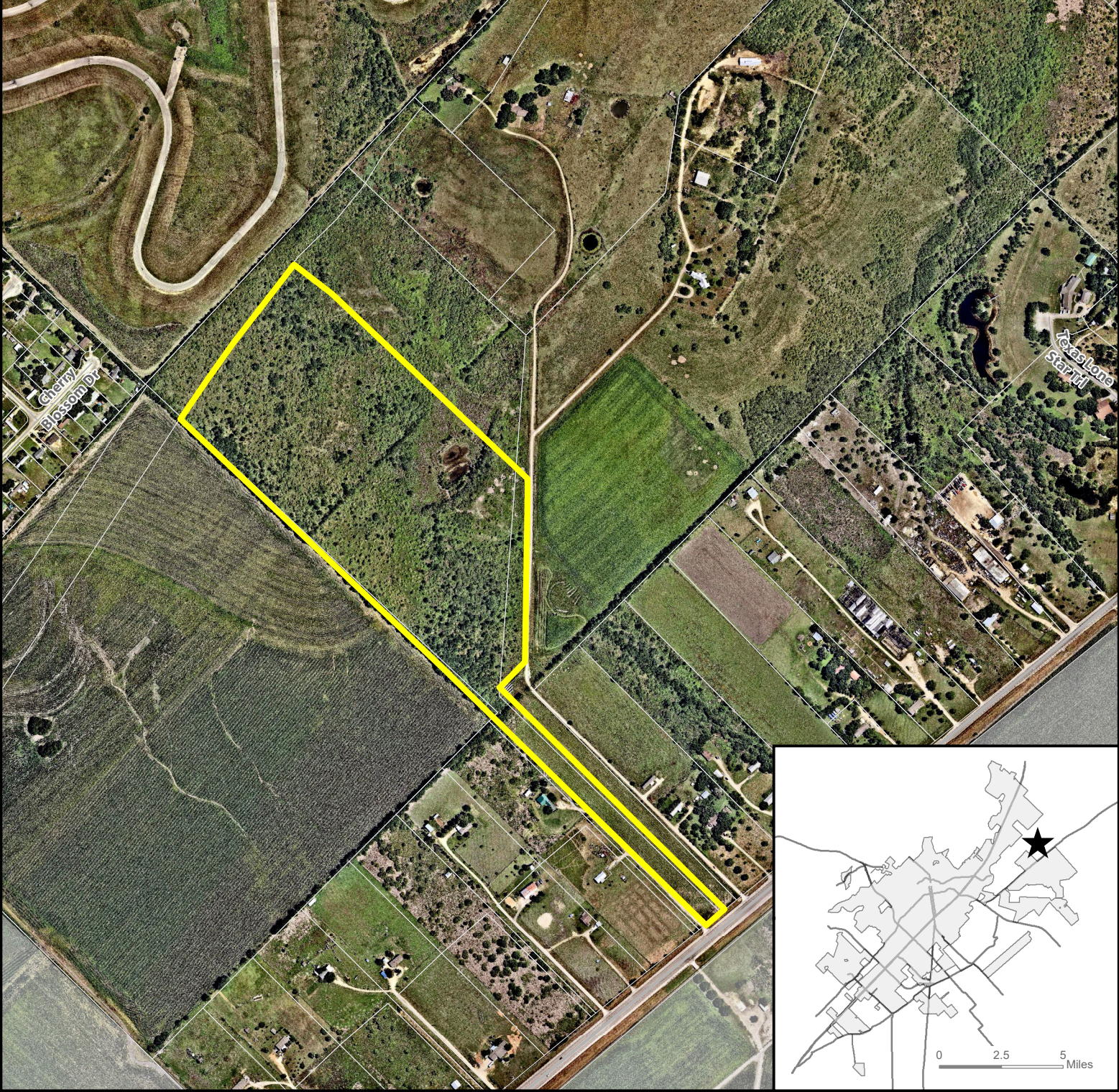


ZC-20-08  
Aerial View  
Palace Way MH Zoning — 4087 Hwy



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



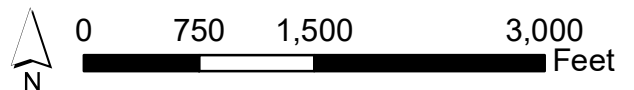
# ZC-20-08 Zoning Map Palace Way MH Zoning — 4087 Hwy 21



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



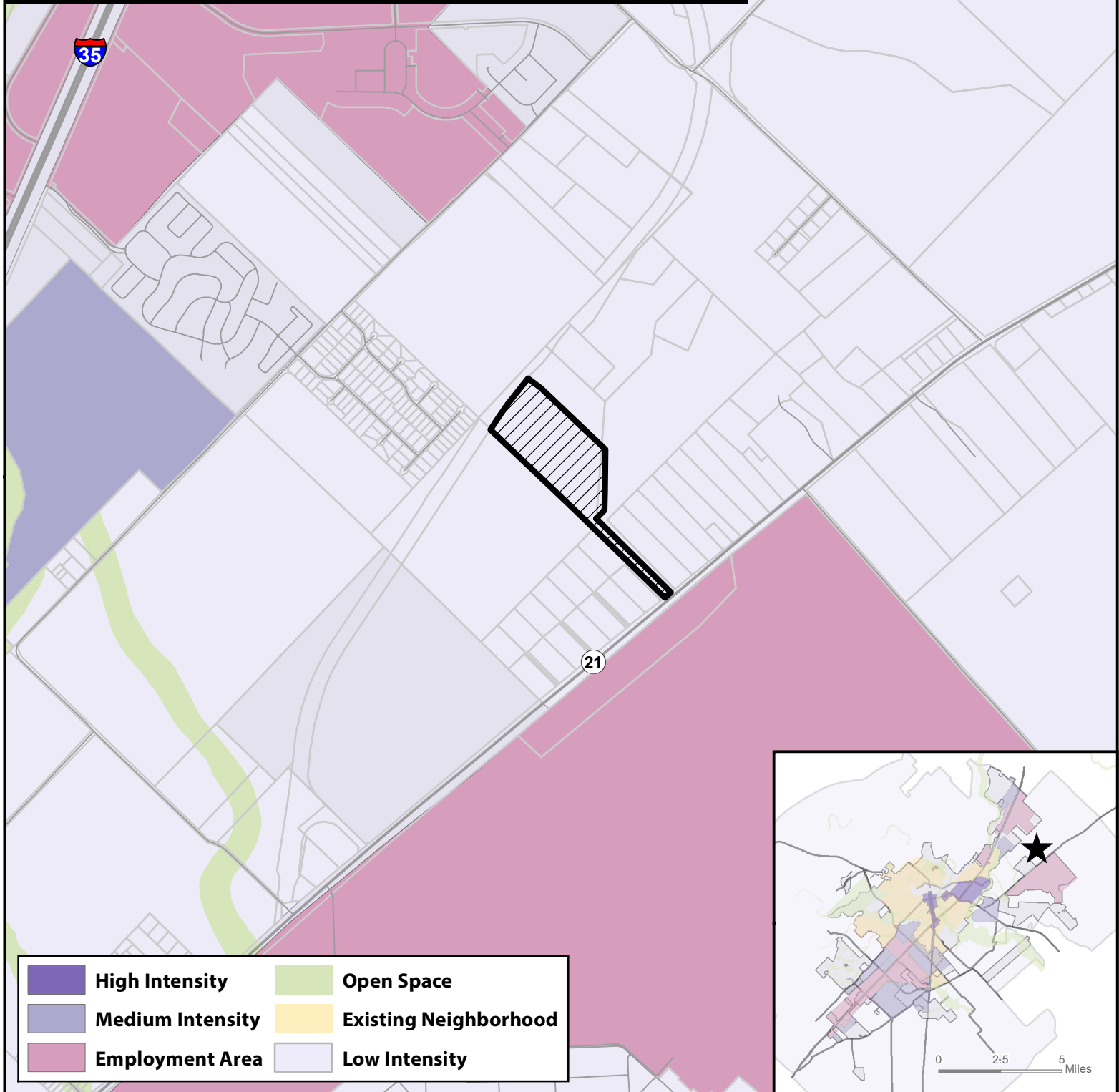
- ★ Site Location**
- Subject Property**
- Parcels**
- City Limit**



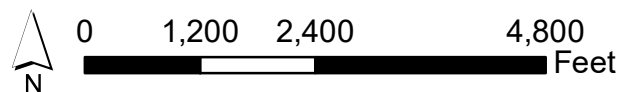
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Map Date: 4/6/2020

# ZC-20-08 Preferred Scenario Palace Way MH Zoning — 4087 Hwy 21



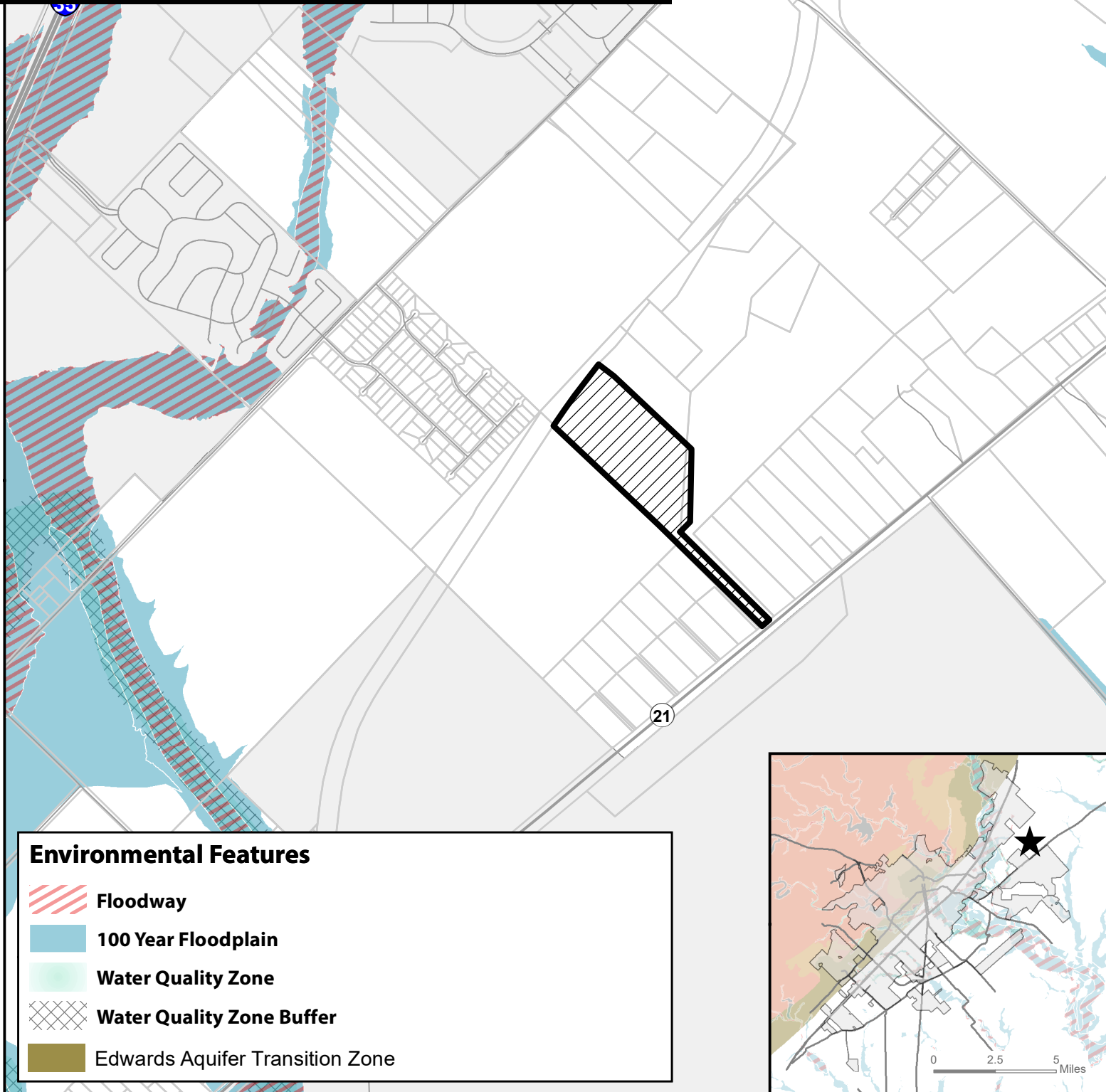
- ★ **Site Location**
- ▨ **Subject Property**
- **Parcels**
- **City Limit**








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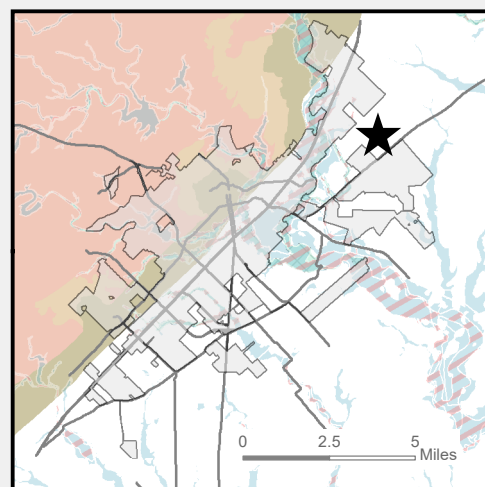
Map Date: 4/6/2020





# ZC-20-08 Environmental Features Palace Way MH Zoning — 4087 Hwy



## Environmental Features

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



-  Site Location
-  Subject Property
-  Parcels
-  City Limit



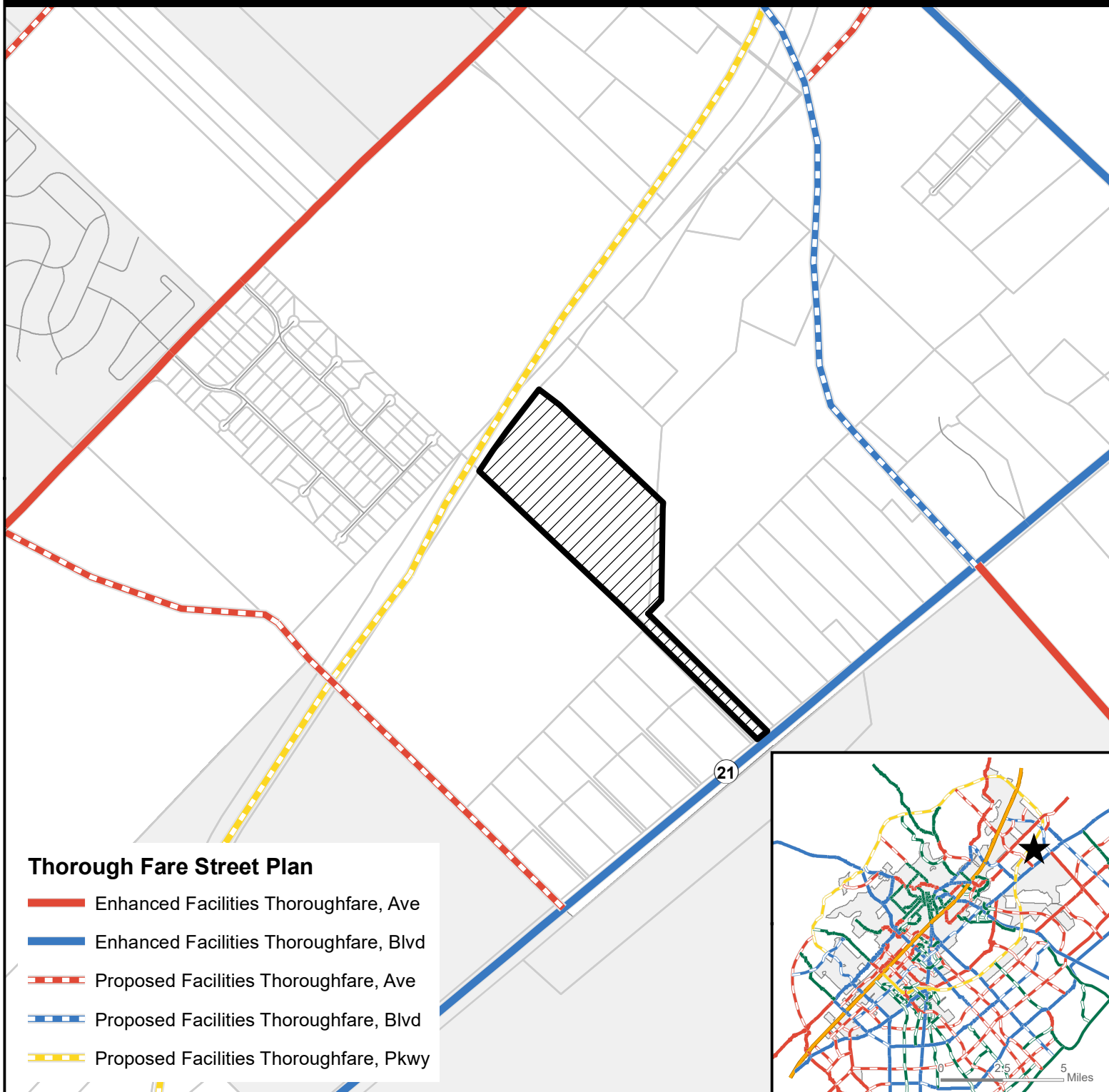
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/6/2020

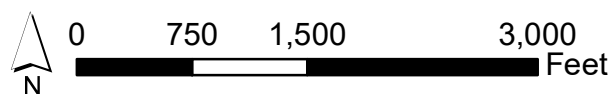
# ZC-20-08

## Transportation Master Plan

### Palace Way MH Zoning — 4087 Hwy 21



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

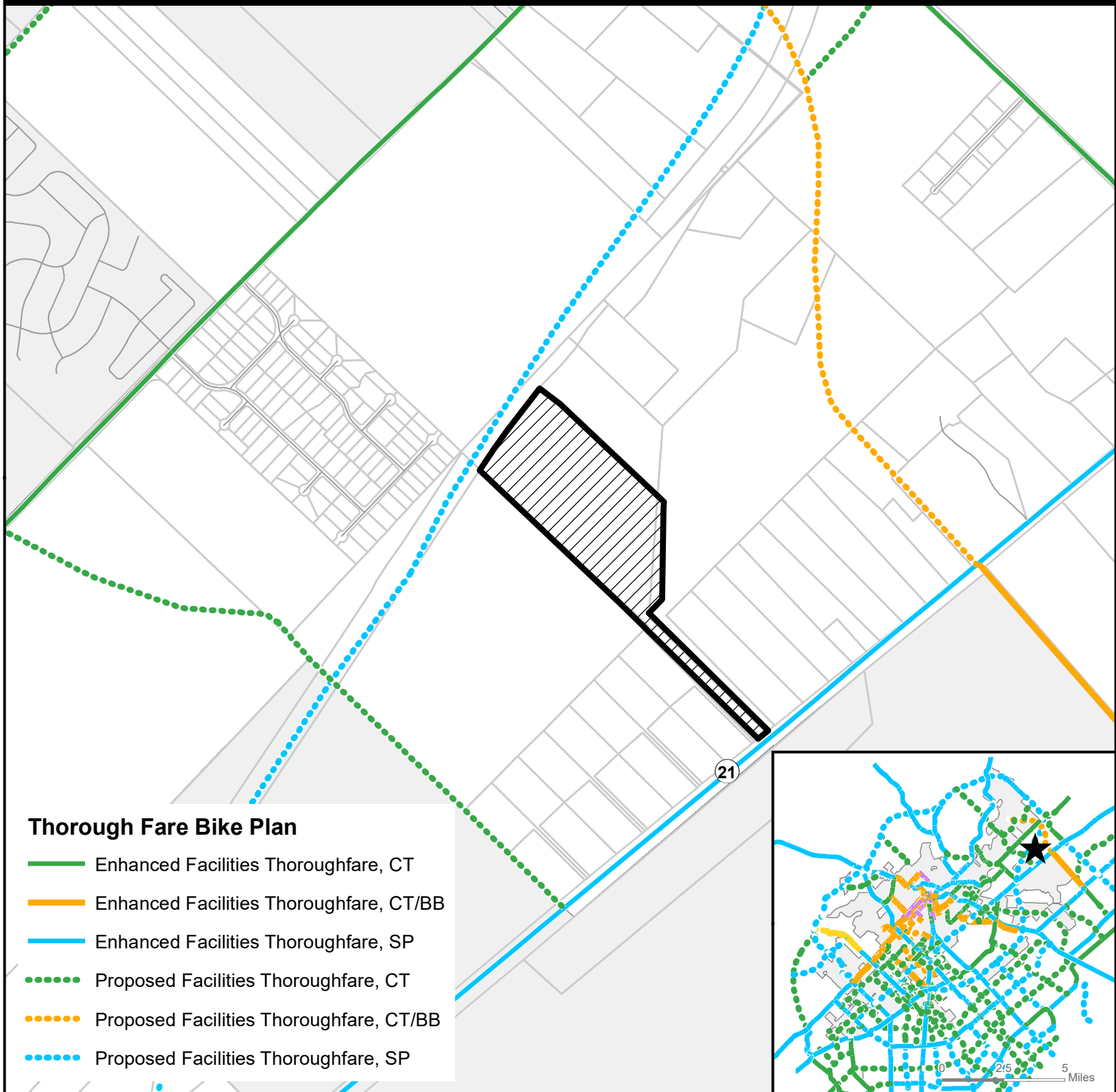


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Map Date: 4/6/2020

ZC-20-08

# Transportation Master Plan - Bicycle Infrastructure Palace Way MH Zoning — 4087 Hwy 21



**Site Location**



**Subject Property**



**Parcels**



**City Limit**



0 750 1,500 3,000 Feet

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Map Date: 4/6/2020



# ZC-20-08 FM 110 Location Palace Way MH Zoning — 4087 Hwy



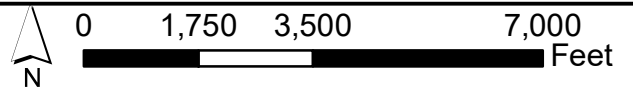
★ Site Location

Subject Property

Parcel

City Limit

FM 110

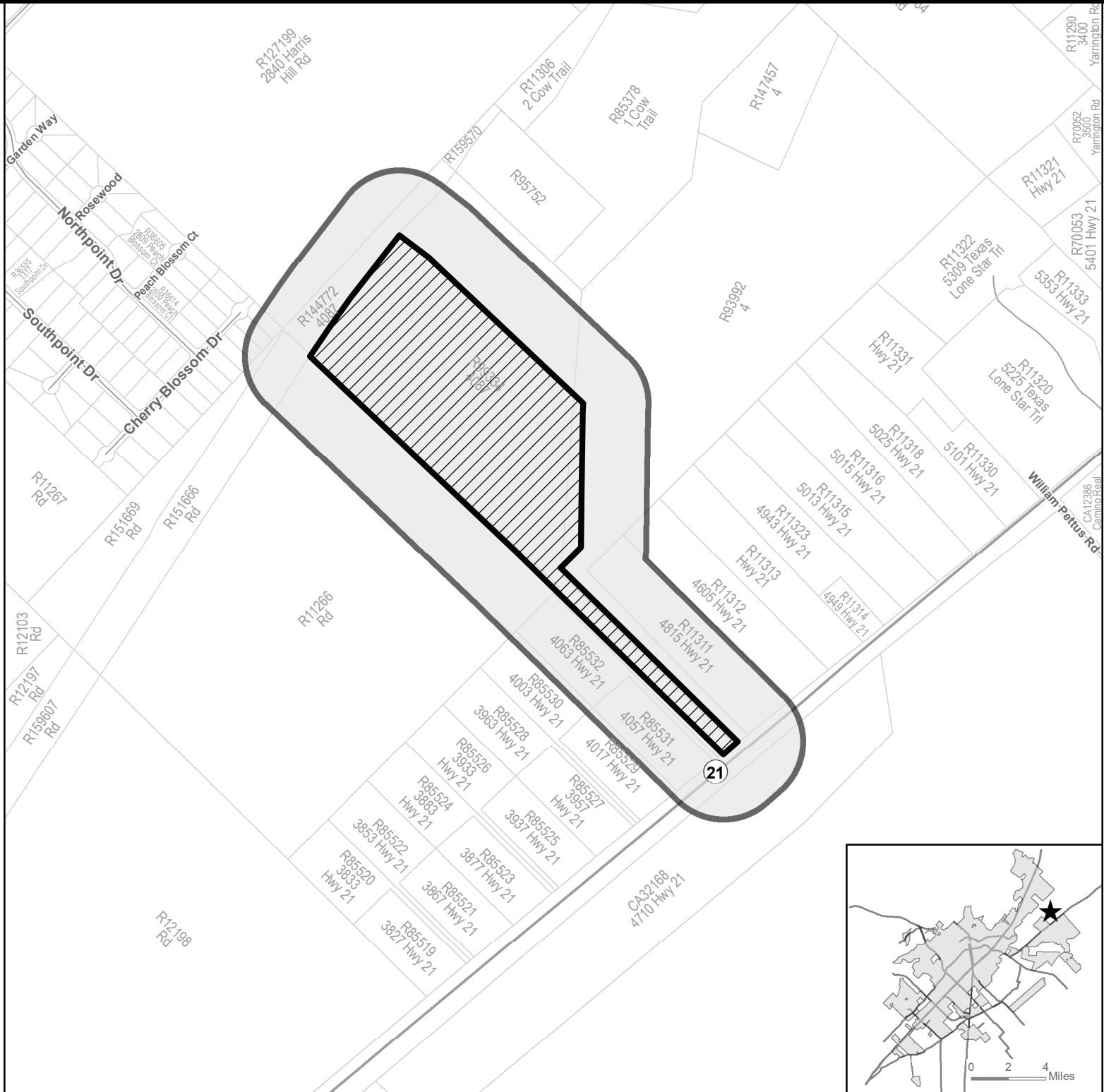






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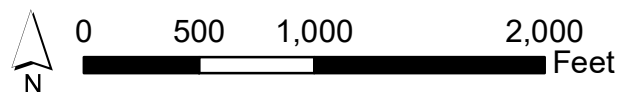
Map Date: 4/6/2020



# ZC-20-08 400' Notification Buffer Palace Way MH Zoning — 4087 Hwy 21



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



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Map Date: 4/7/2020



**Notification List (ZC-20-08)**

Property ID	Site Address	Site Street Name	Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
11304		4087 SH 21	PALACE WAY PARTNERS LLC	6531 FOX RUN		SAN ANTONIO	TX	78233-4706
11311		4809-15 SH 21	LOHN CAROLYN ANN & LOHN LARRY L (ESTATE)	4809 AIRPORT HWY 21		MAXWELL	TX	78656
11312		4605 AIRPORT HWY 21	FORRESTER FAMILY PROPERTIES LLC	PO BOX 1648		SAN MARCOS	TX	78667
36623		2816 CHERRY BLOSSOM CT	DELGADO JOHN & ROSE	2816 CHERRY BLOSSOM CT		SAN MARCOS	TX	78666
36625		2808 CHERRY BLOSSOM	LANGFORD MICHAEL	2204 LESTER DR NE	APT 294	ALBUQUERQUE	NM	87112-2650
36627		2804 CHERRY BLOSSOM CT	GARCIA, ROLANDO, JR	2804 CHERRY BLOSSOM CT		SAN MARCOS	TX	78666-9308
85379		1 COW	NEW DIRECTION IRA INC	% ROMANO EDWARD F IRA	P O BOX 607	WIMBERLEY	TX	78676
85529		4017-B SH 21	ZUNIGA MIGUEL & ELVA	61 CALLE DE TOBIAS		UHLAND	TX	78640-9303
85530		4003 SH 21	ZUNIGA MIGUEL E & ELVA	4003 HWY 21		SAN MARCOS	TX	78666
85531		4057 SH 21	RODRIGUEZ RICHARD ALAN & JESSICA ERIN &	RODRIGUEZ ROEL A	4057 STATE HWY 21	SAN MARCOS	TX	78666
85532		4063 SH 21	RIOJAS ROLANDO E & SARA A	4063 AIRPORT HWY 21		SAN MARCOS	TX	78666
93992		4 COW TRAIL	HENNINGTON D B & W J LIVING TRUST	% HENNINGTON DAVID B & WANDA J TRUSTEES	PO BOX 693	SAN MARCOS	TX	78667-0693
127199		2840 HARRIS HILL	GOSSAMER TRUST II	REX B RIVERS TRUSTEE	19901 MOON DANCE LN	SPICEWOOD	TX	78669-6804
11266			WEATHERFORD LAURA ELIZABET & HOPSON WILLIAM	& HOPSON ROSS & HOPSON KENNETH MOORE &	421 W SAN ANTONIO ST.	SAN MARCOS	TX	78666