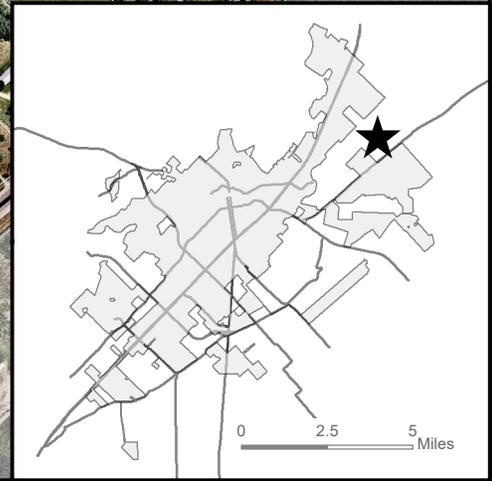
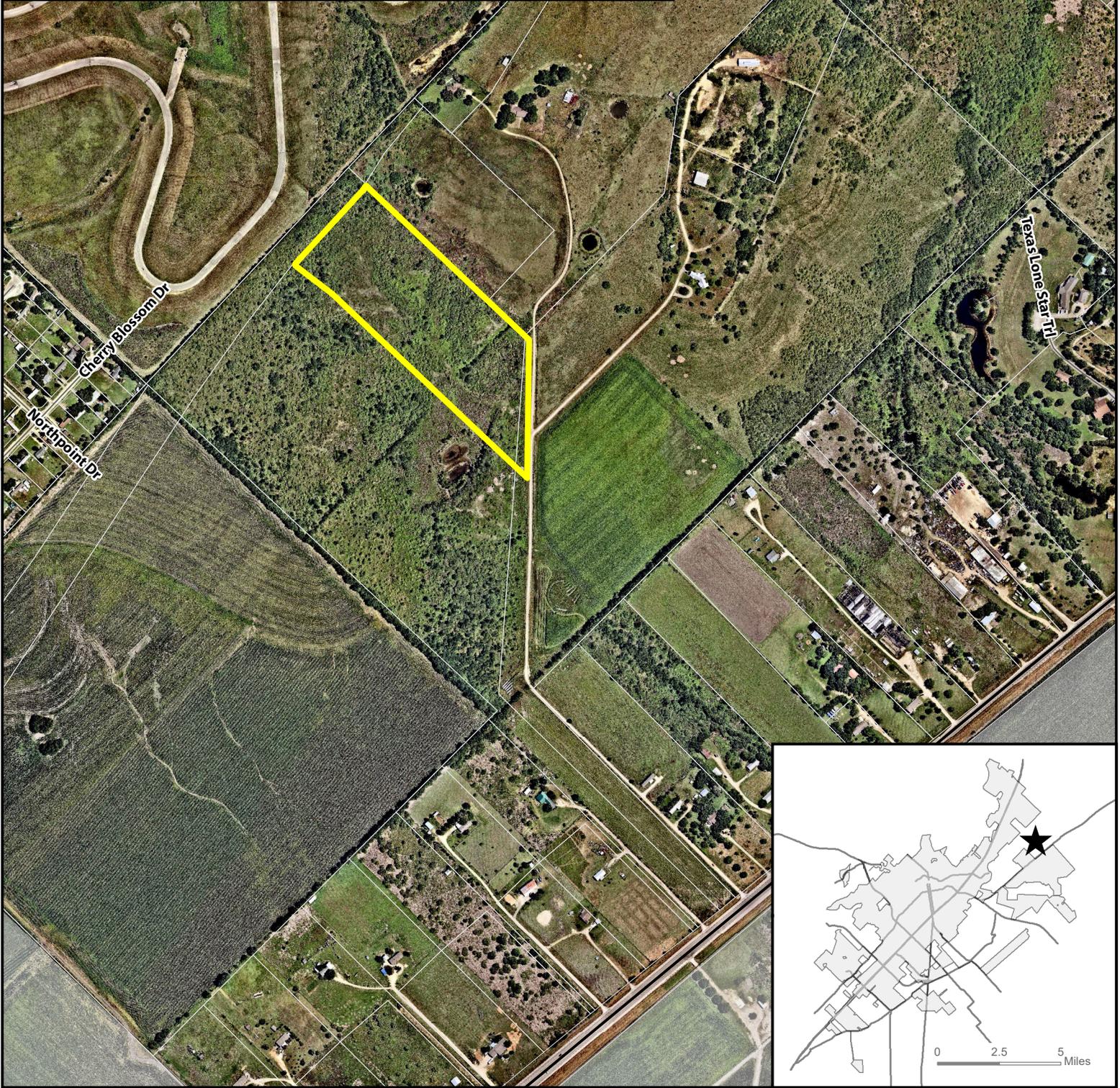
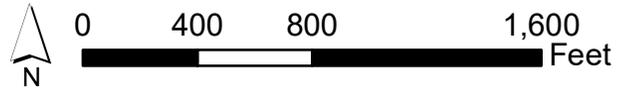


ZC-20-07 Aerial View Palace Way LI Zoning — 4087 Hwy 21



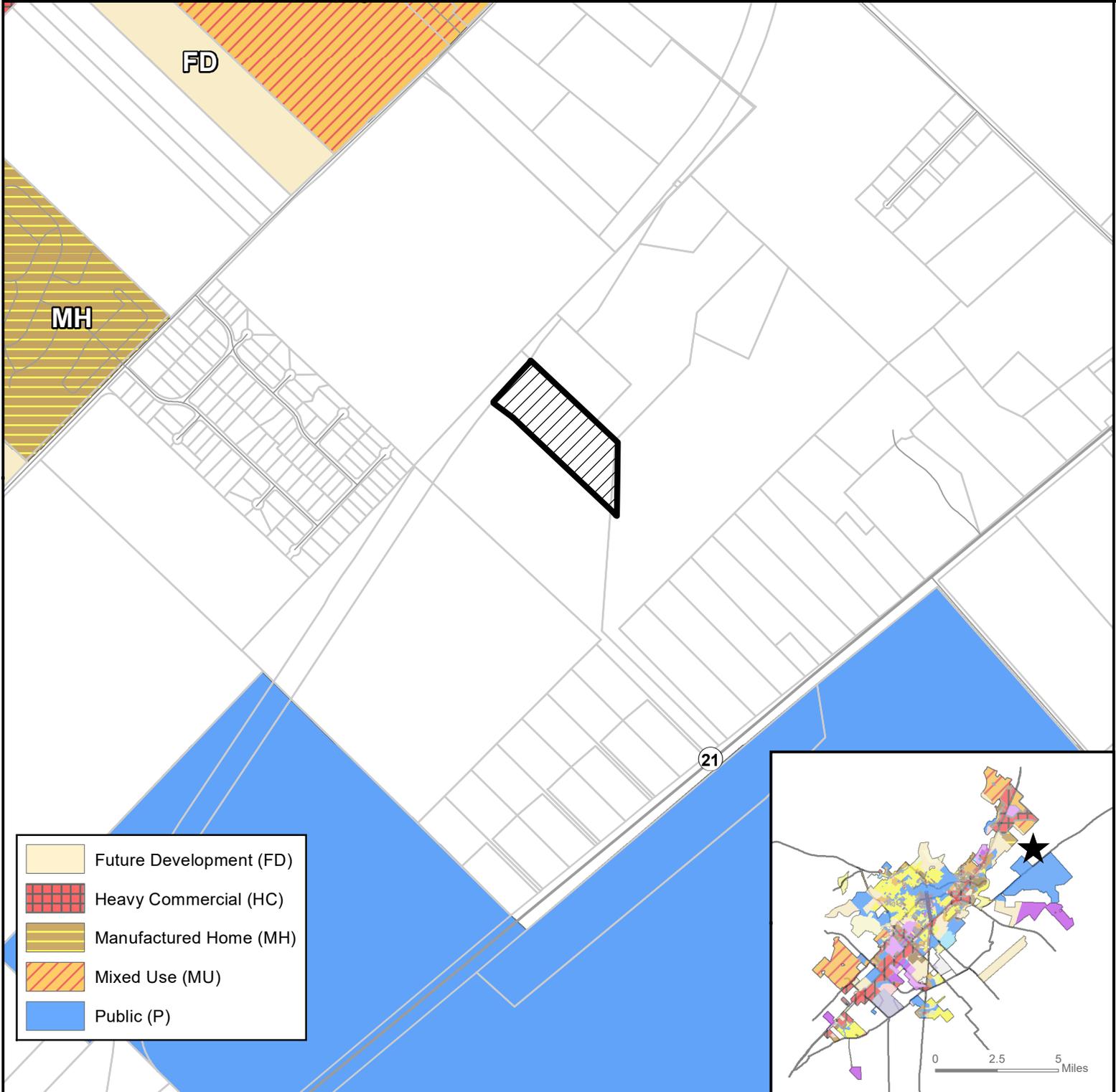
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



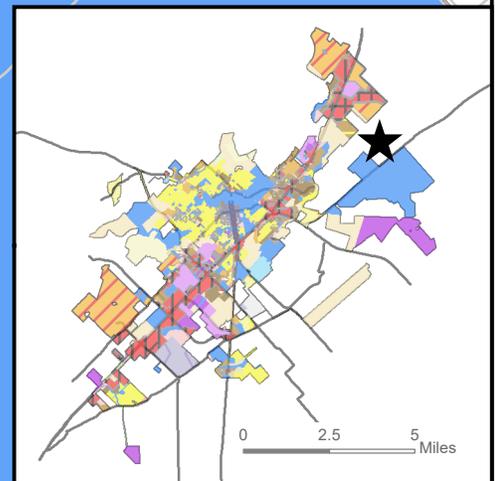
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 4/6/2020

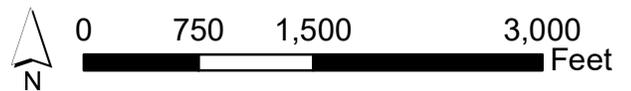
ZC-20-07 Zoning Map Palace Way LI Zoning — 4087 Hwy 21



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



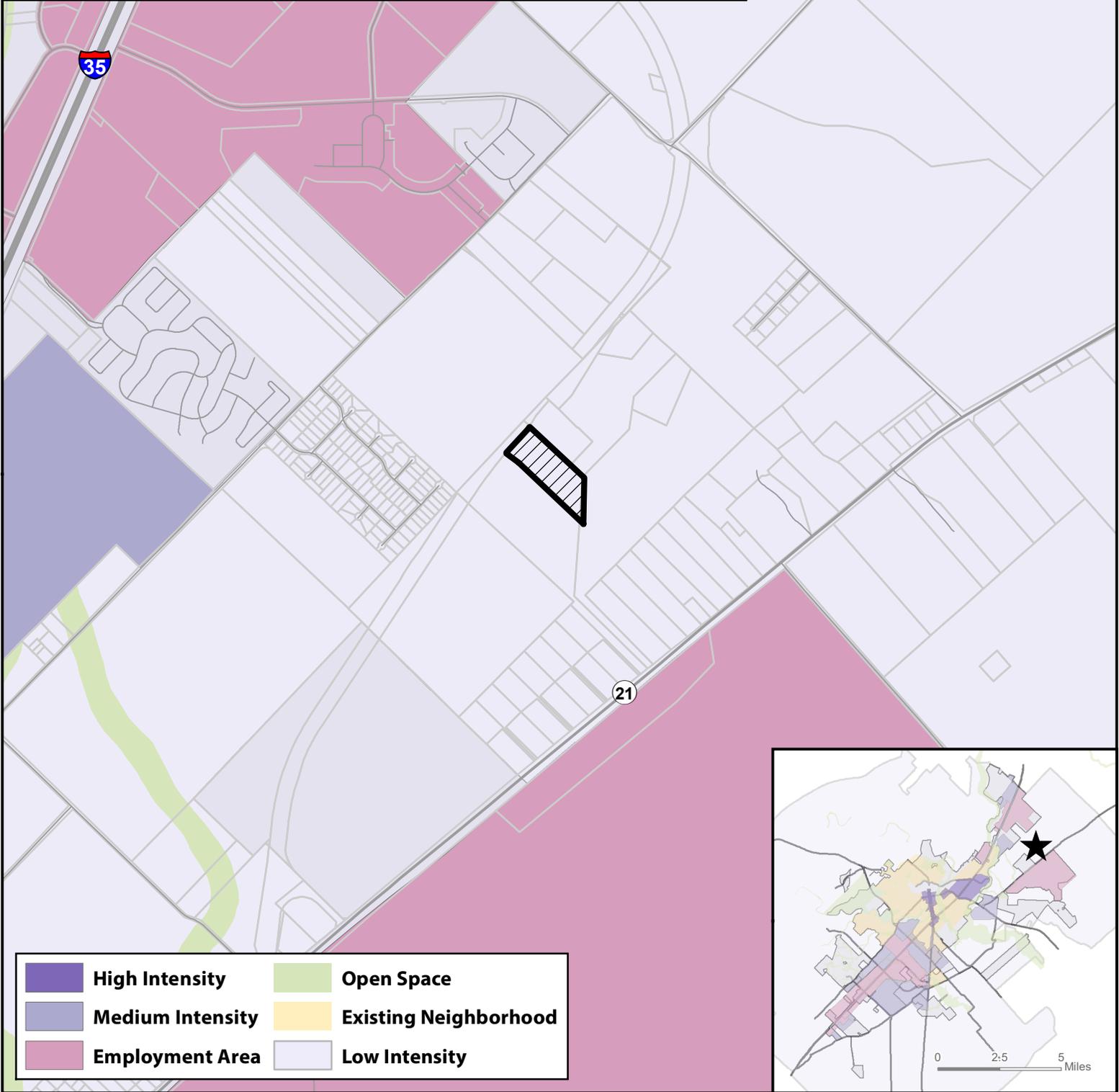
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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.

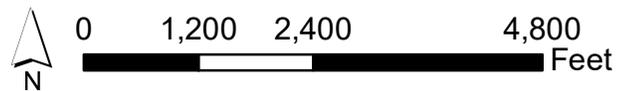
Map Date: 4/6/2020

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



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

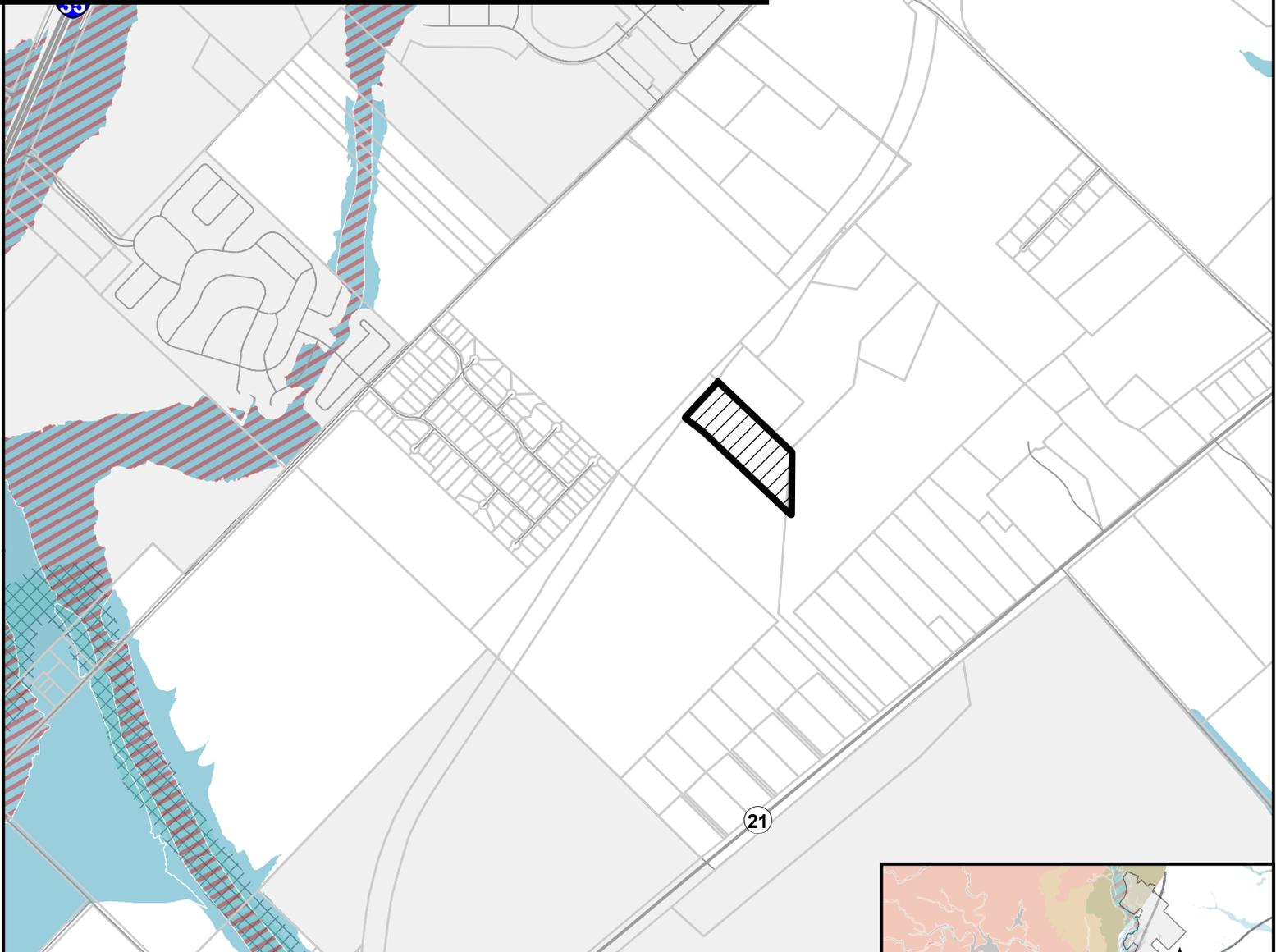
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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.

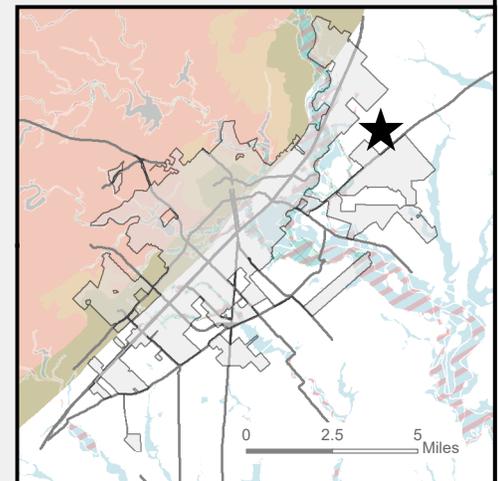
Map Date: 4/6/2020

ZC-20-07 Environmental Features Palace Way LI Zoning — 4087 Hwy 21

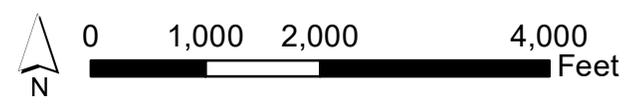


Environmental Features

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



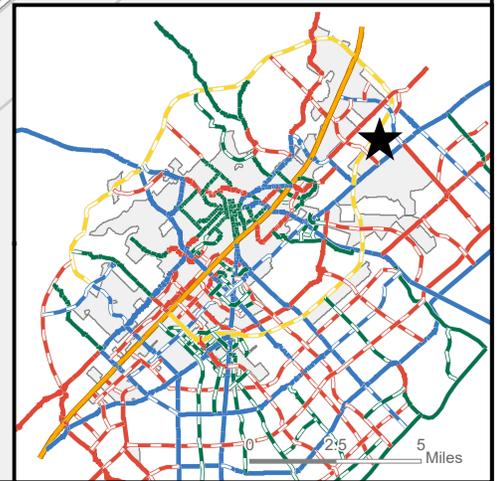
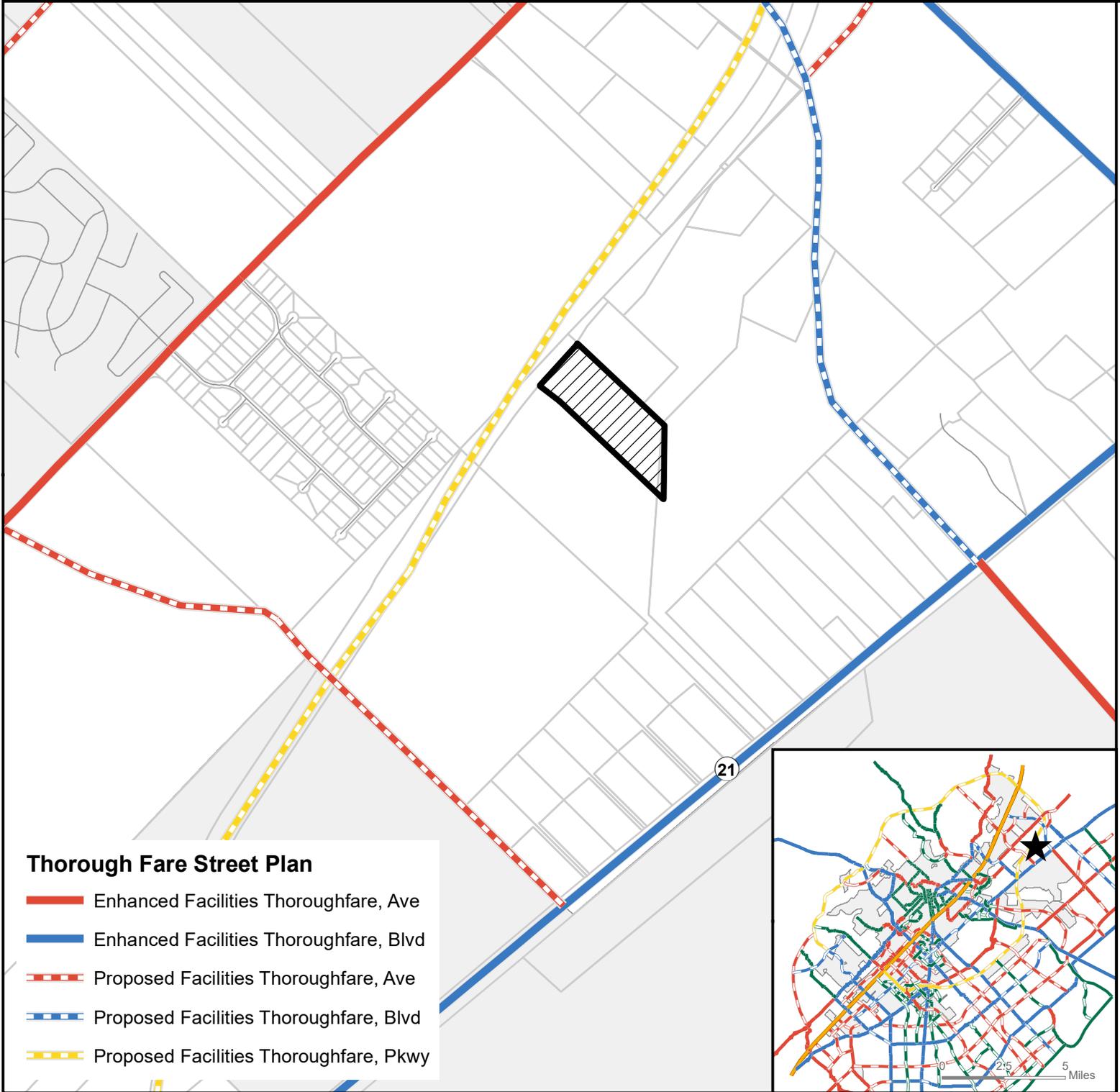
-  Site Location
-  Subject Property
-  Parcels
-  City Limit



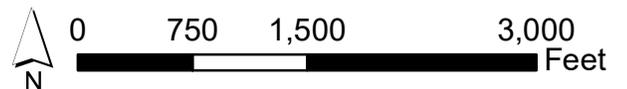
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/6/2020

ZC-20-07 Transportation Master Plan Palace Way LI Zoning — 4087 Hwy 21



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

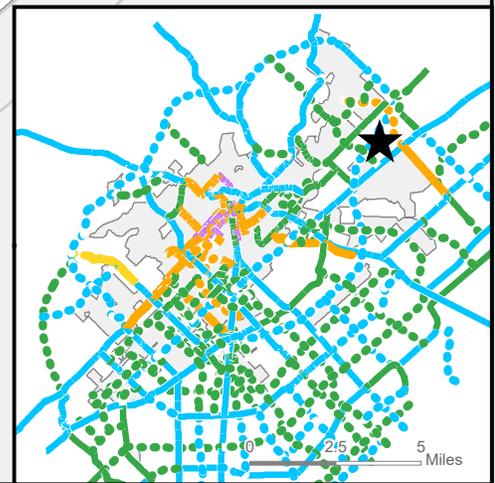
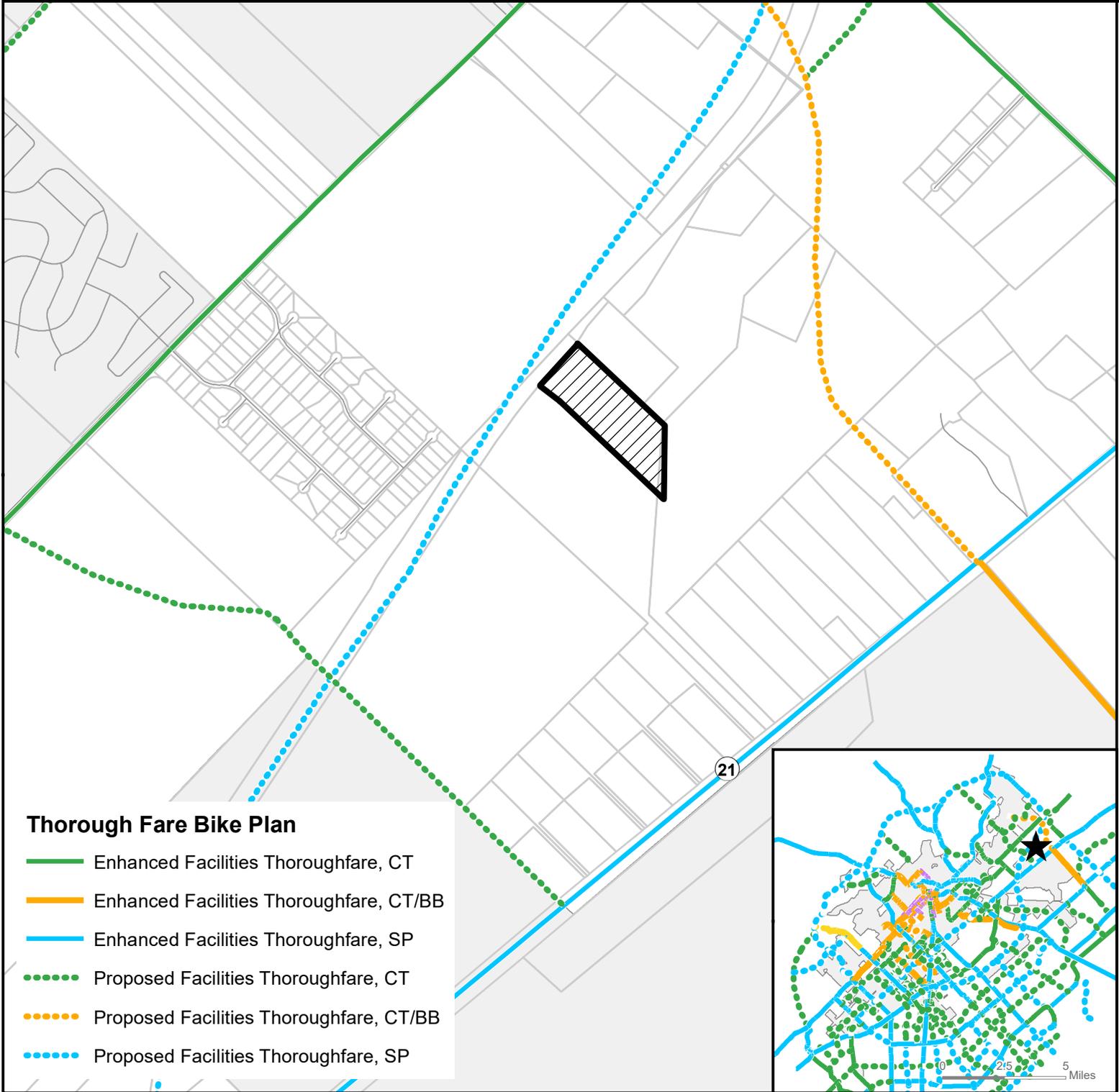


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

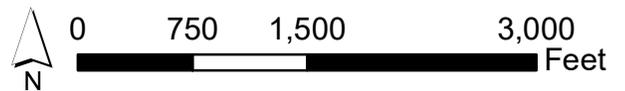
Map Date: 4/6/2020

ZC-20-07

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



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



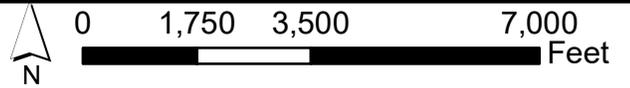
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/6/2020

ZC-20-07 FM 110 Location Palace Way LI Zoning — 4087 Hwy 21



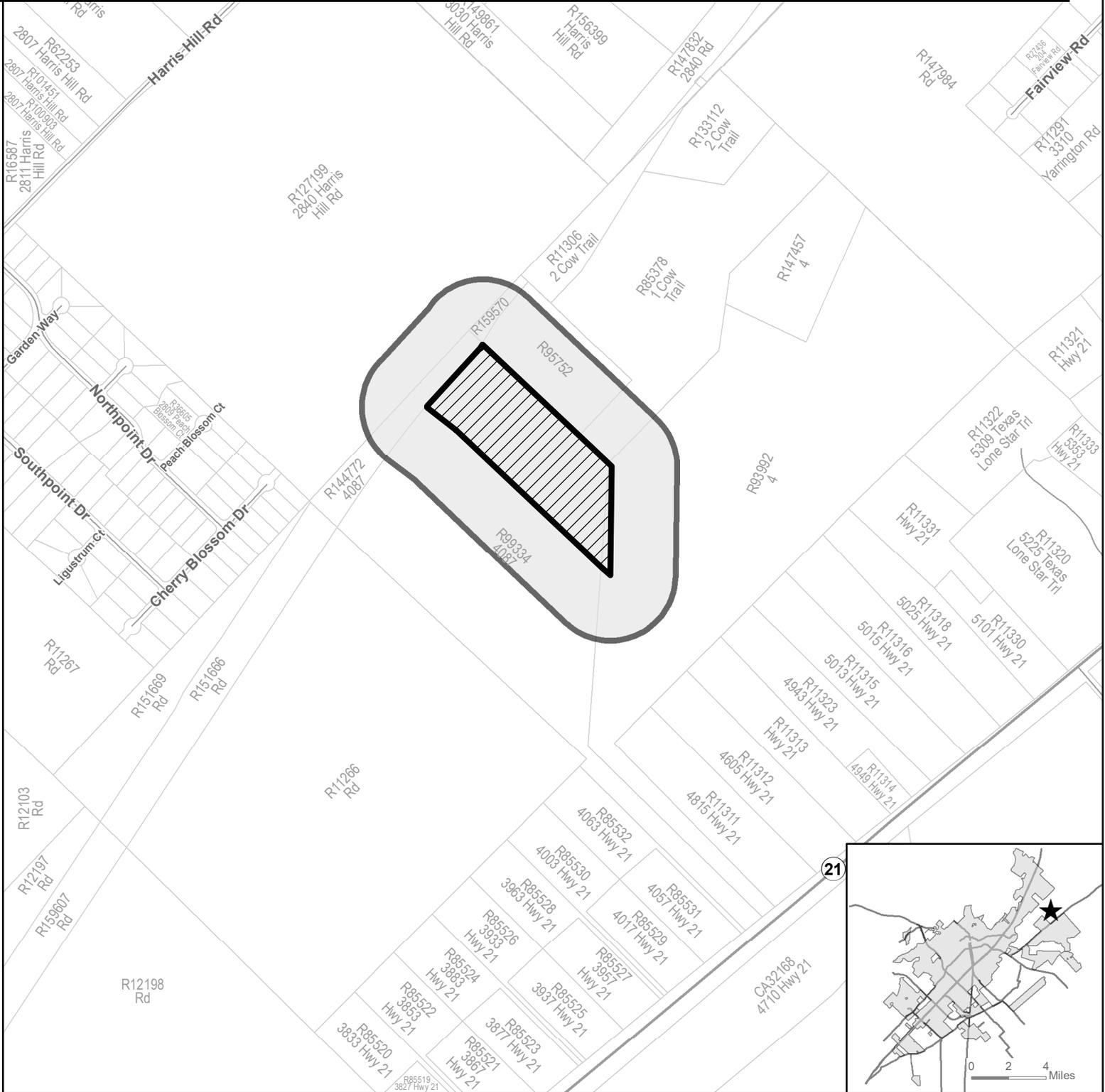
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit
- ▭ FM 110



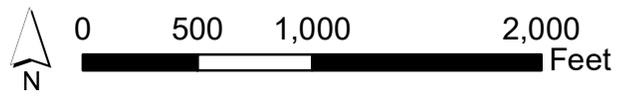
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 4/6/2020

ZC-20-07 400' Notification Buffer Palace Way LI Zoning — 4087 Hwy 21



- ★ 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: 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