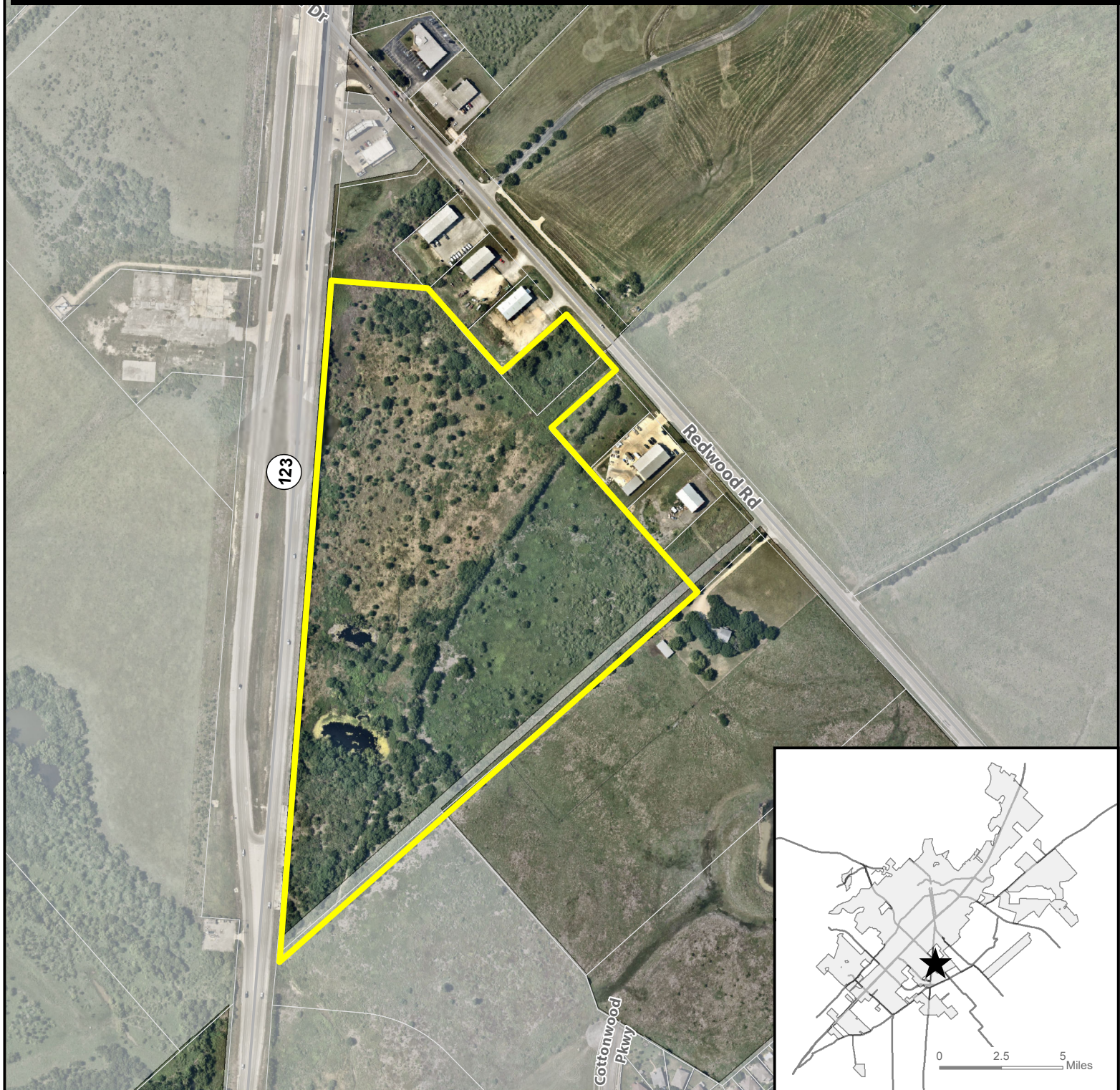


ZC-20-24

Aerial View

Picoma CD-5 Zoning – 2400 Block of Hwy 123



Site Location



Subject Property



Parcel



City Limit



0 250 500 1,000 Feet

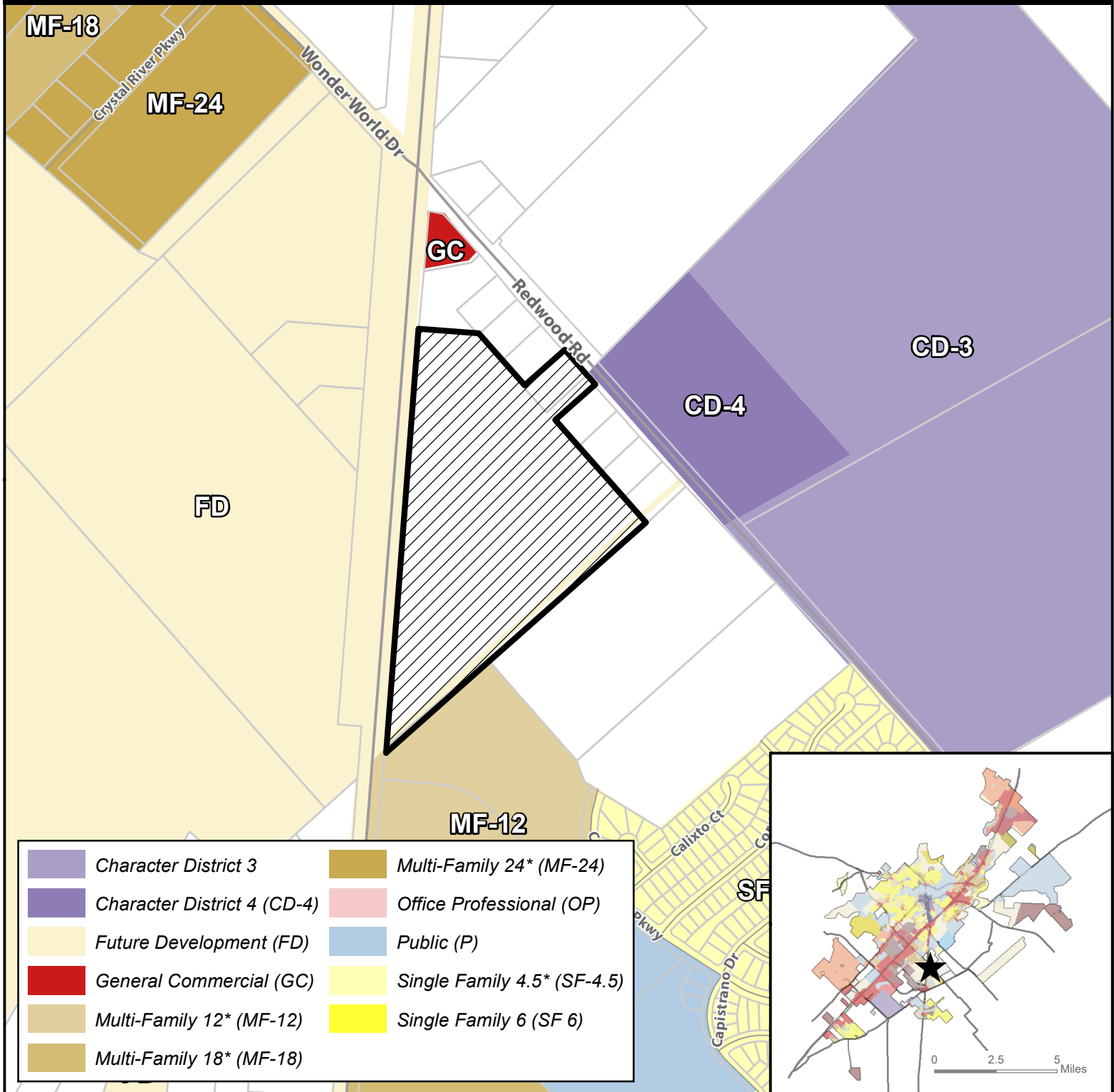
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 10/6/2020

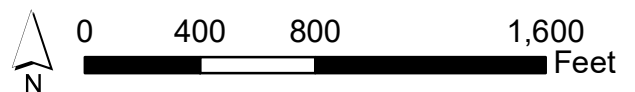
ZC-20-24

Existing Zoning

Picoma CD-5 Zoning – 2400 Block of Hwy 123



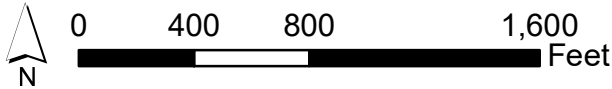
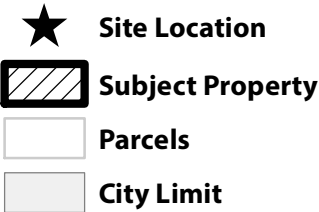
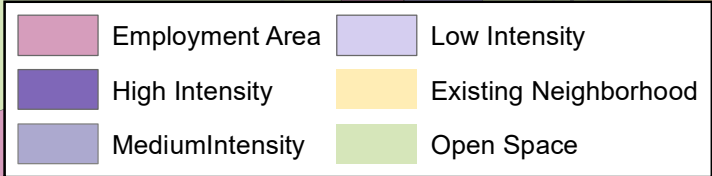
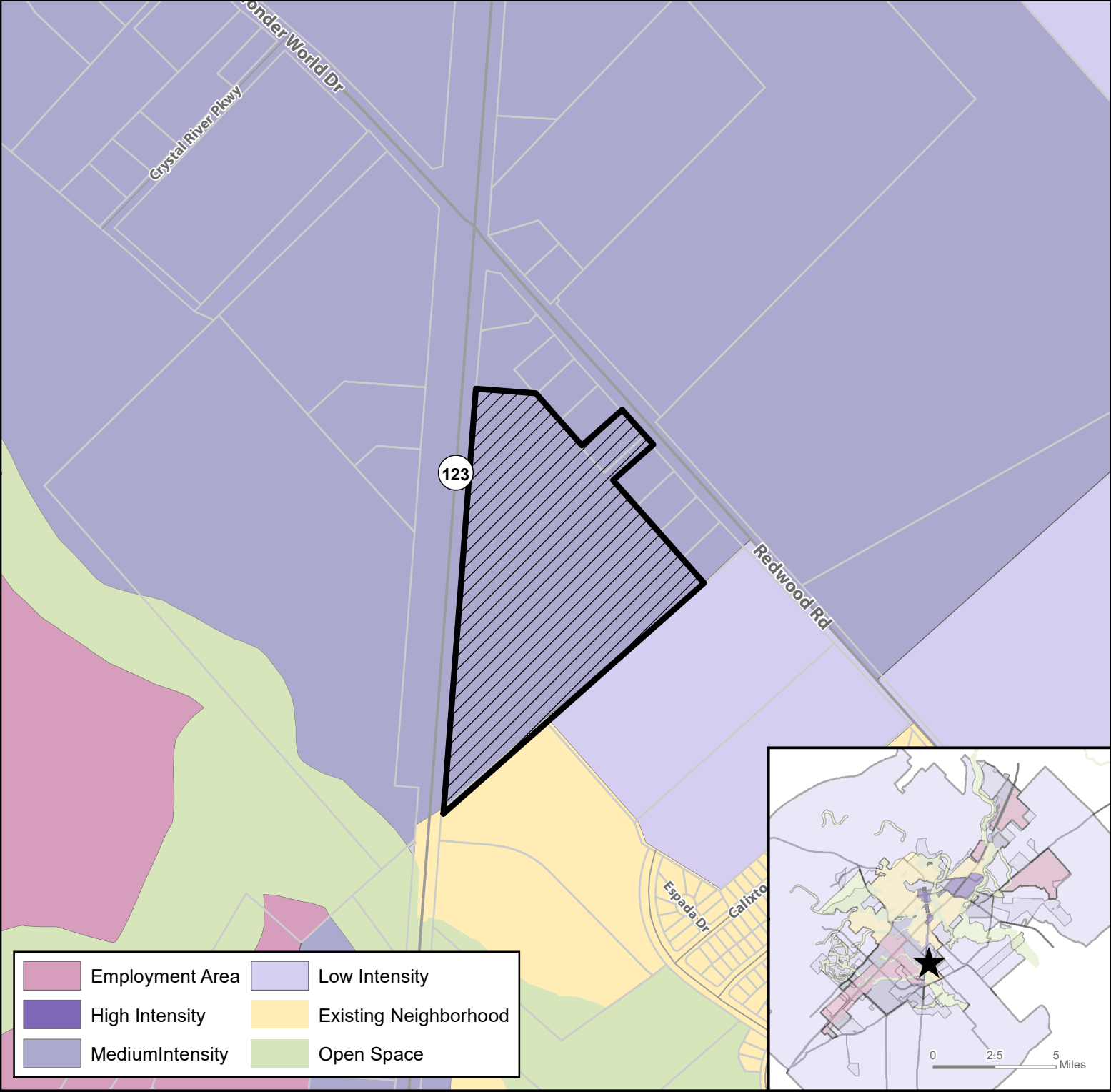
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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Map Date: 10/6/2020

ZC-20-24
Preferred Scenario
Picoma CD-5 Zoning – 2400 Block of Hwy 123



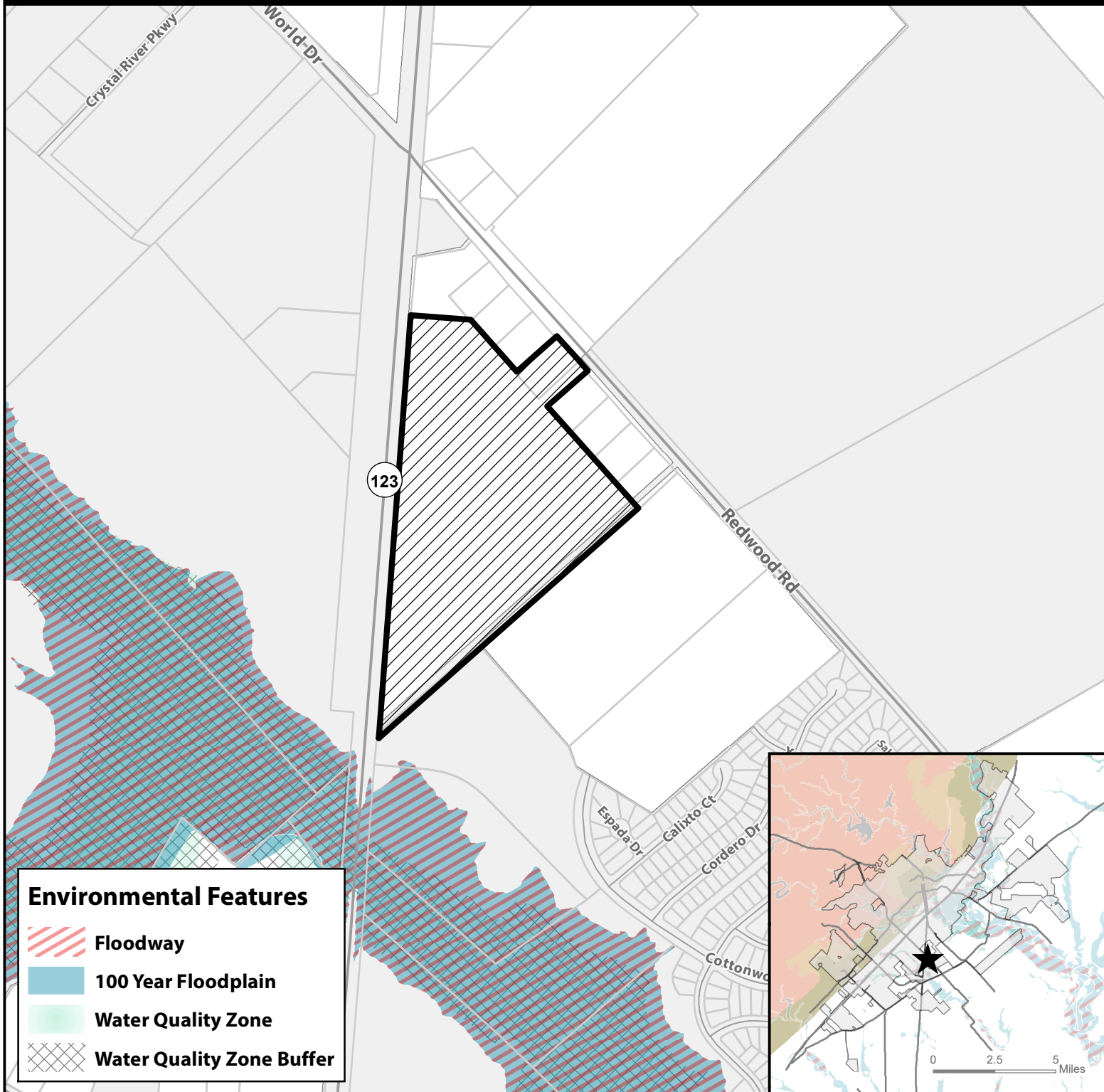
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Map Date: 10/6/2020

ZC-20-24

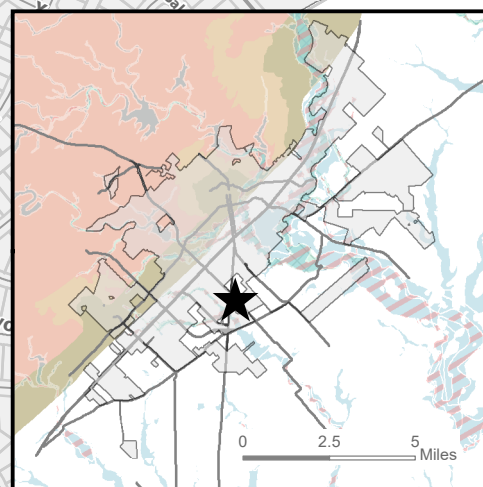
Environmental Features

Picoma CD-5 Zoning – 2400 Block of Hwy 123

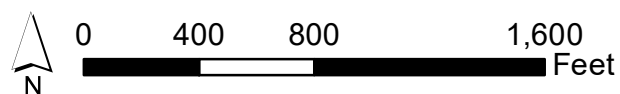


Environmental Features

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



- Site Location
- Subject Property
- Parcels
- City Limit



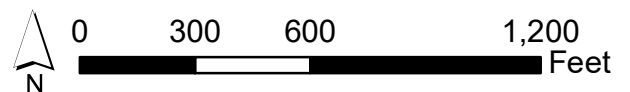
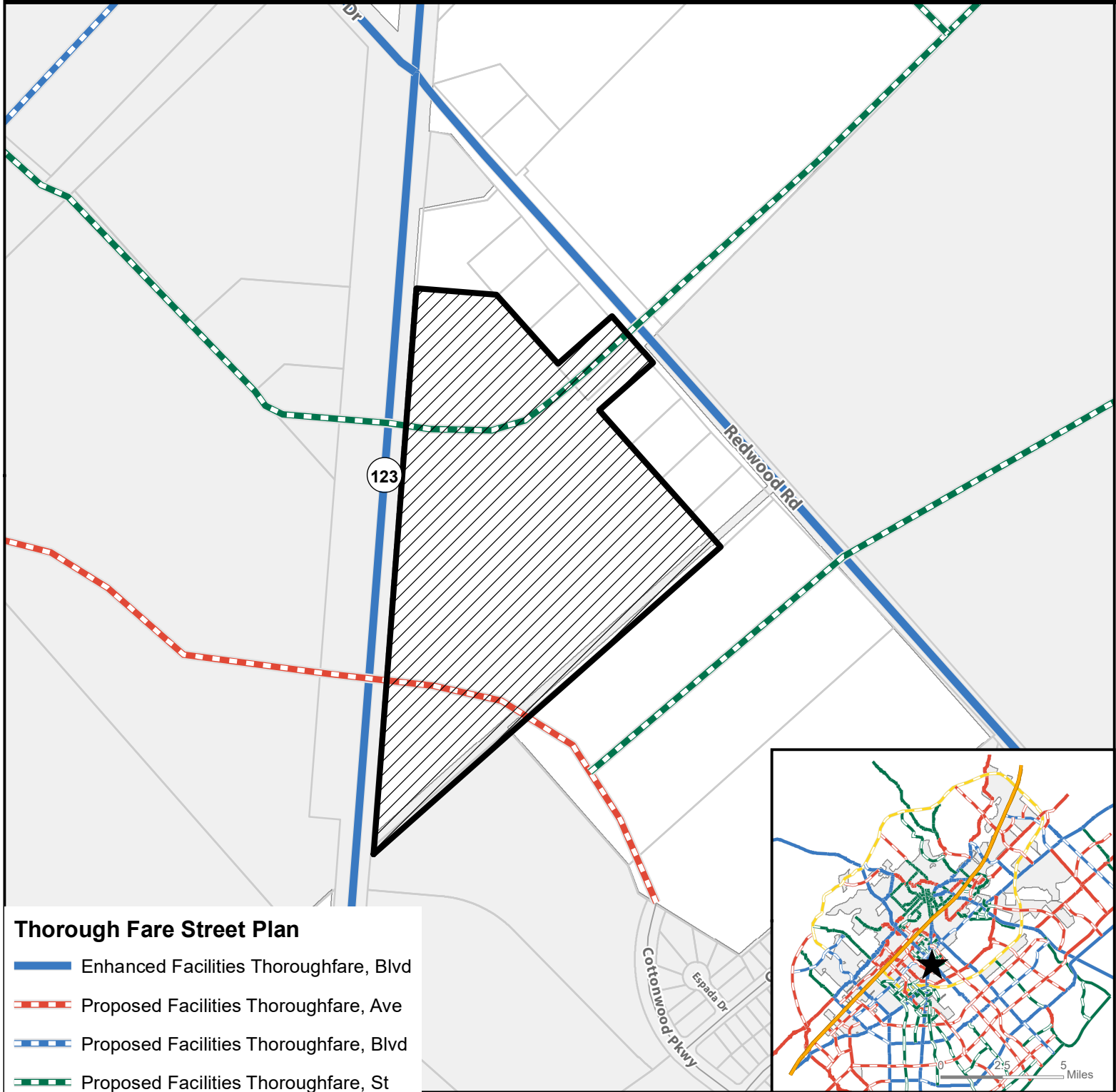
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Map Date: 10/6/2020

ZC-20-24

Transportation Master Plan

Picoma CD-5 Zoning – 2400 Block of Hwy 123



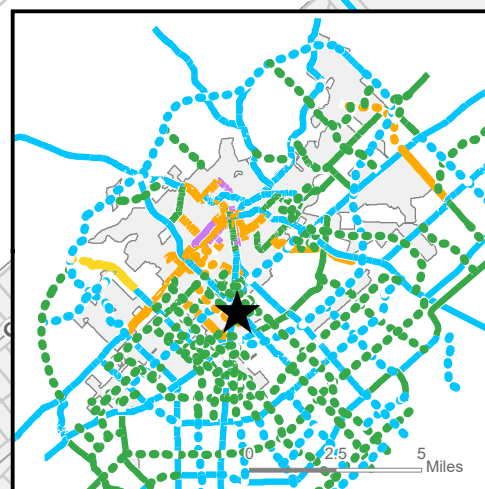
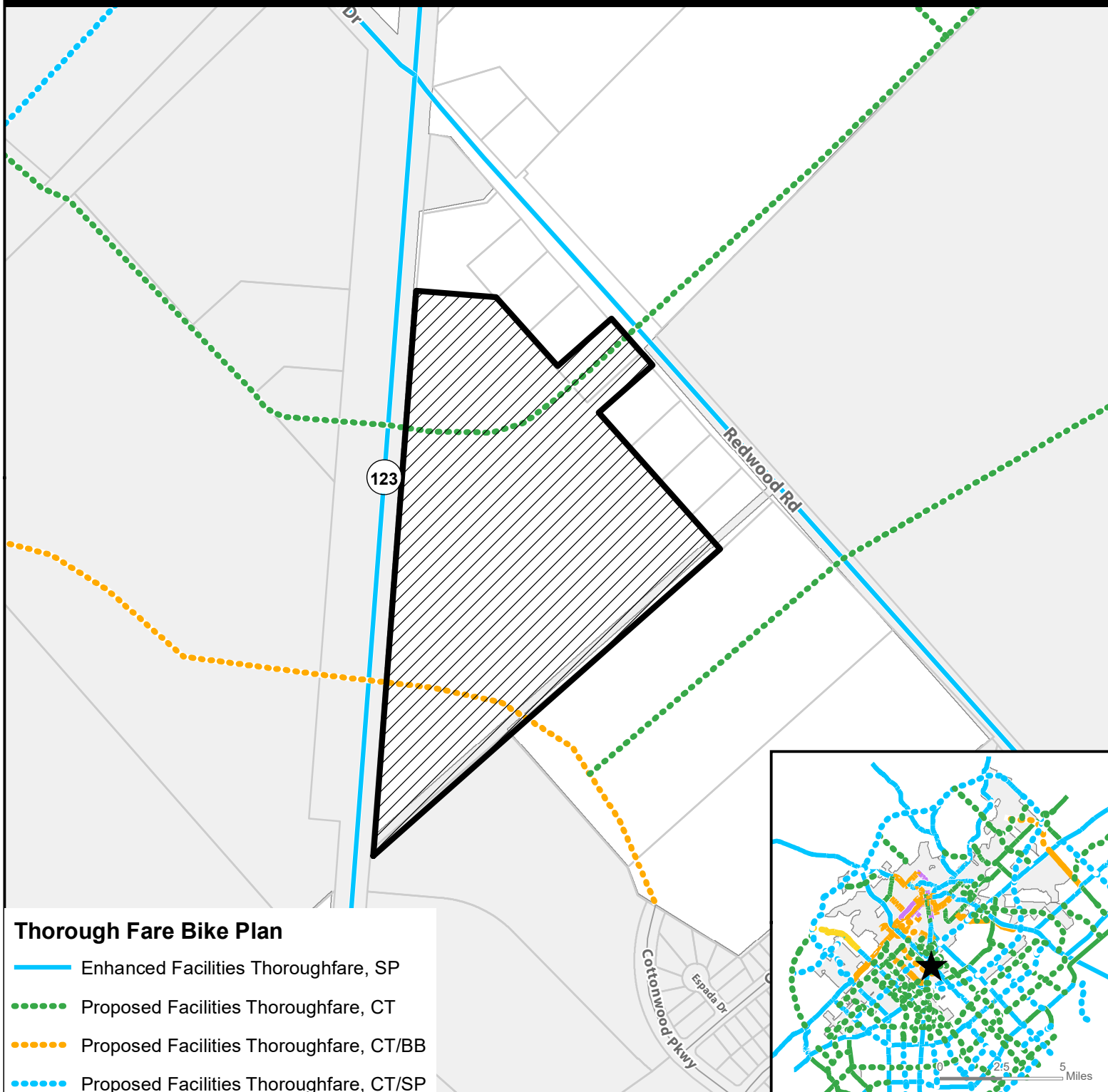
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 10/6/2020

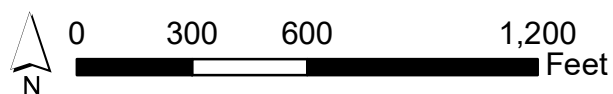
ZC-20-24

Transportation Master Plan - Bicycle Facilities

Picoma CD-5 Zoning – 2400 Block of Hwy 123



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



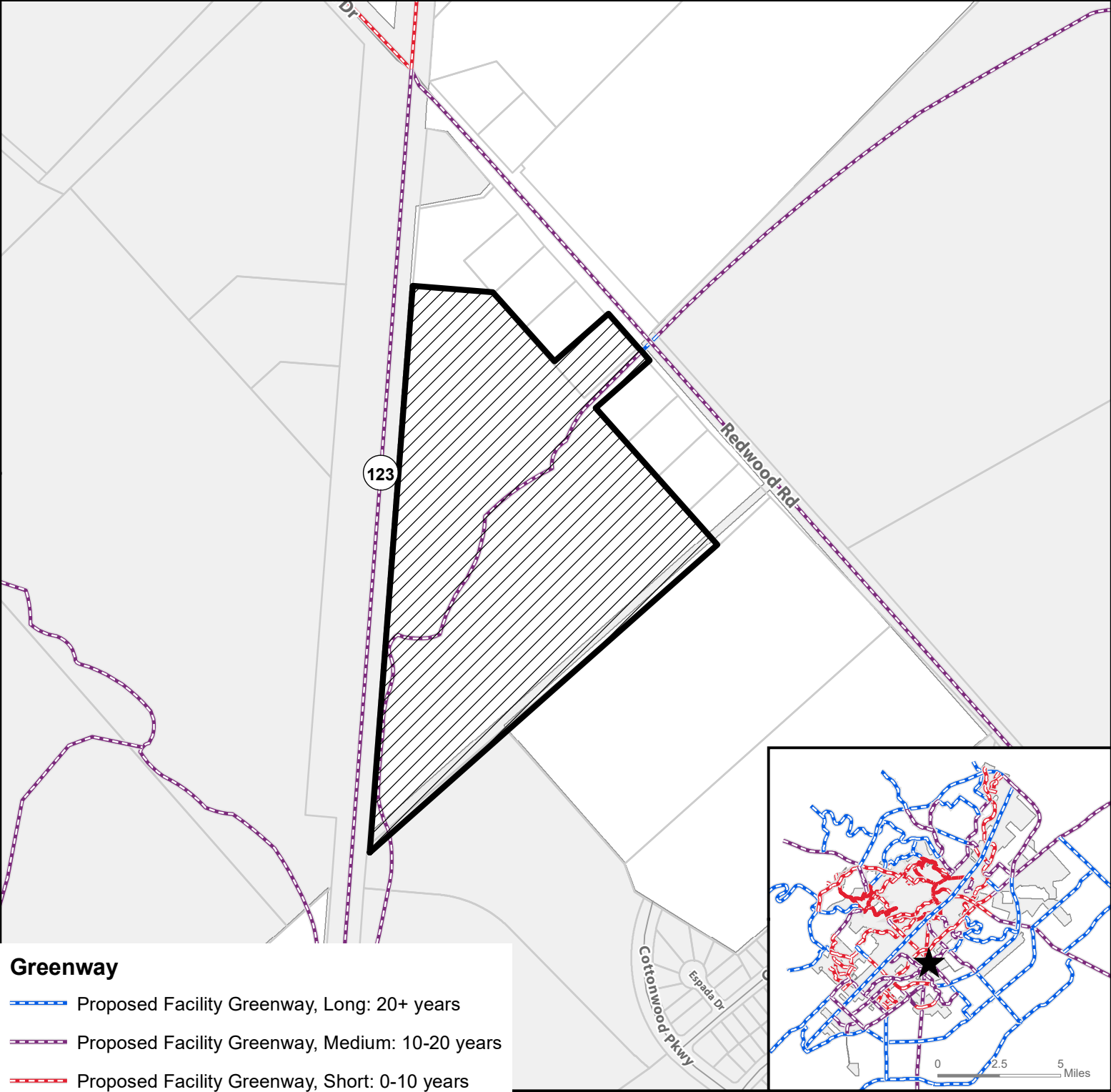
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 10/6/2020

ZC-20-24

Transportation Master Plan - Greenways

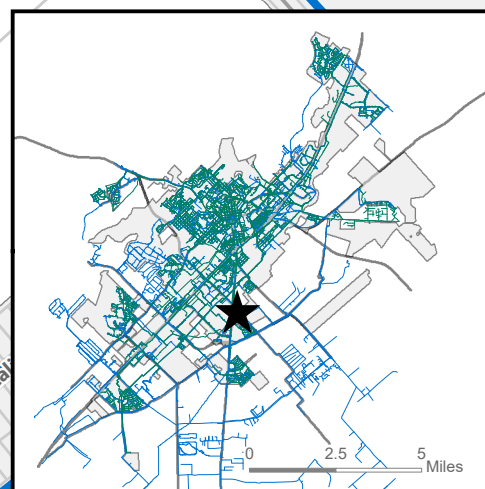
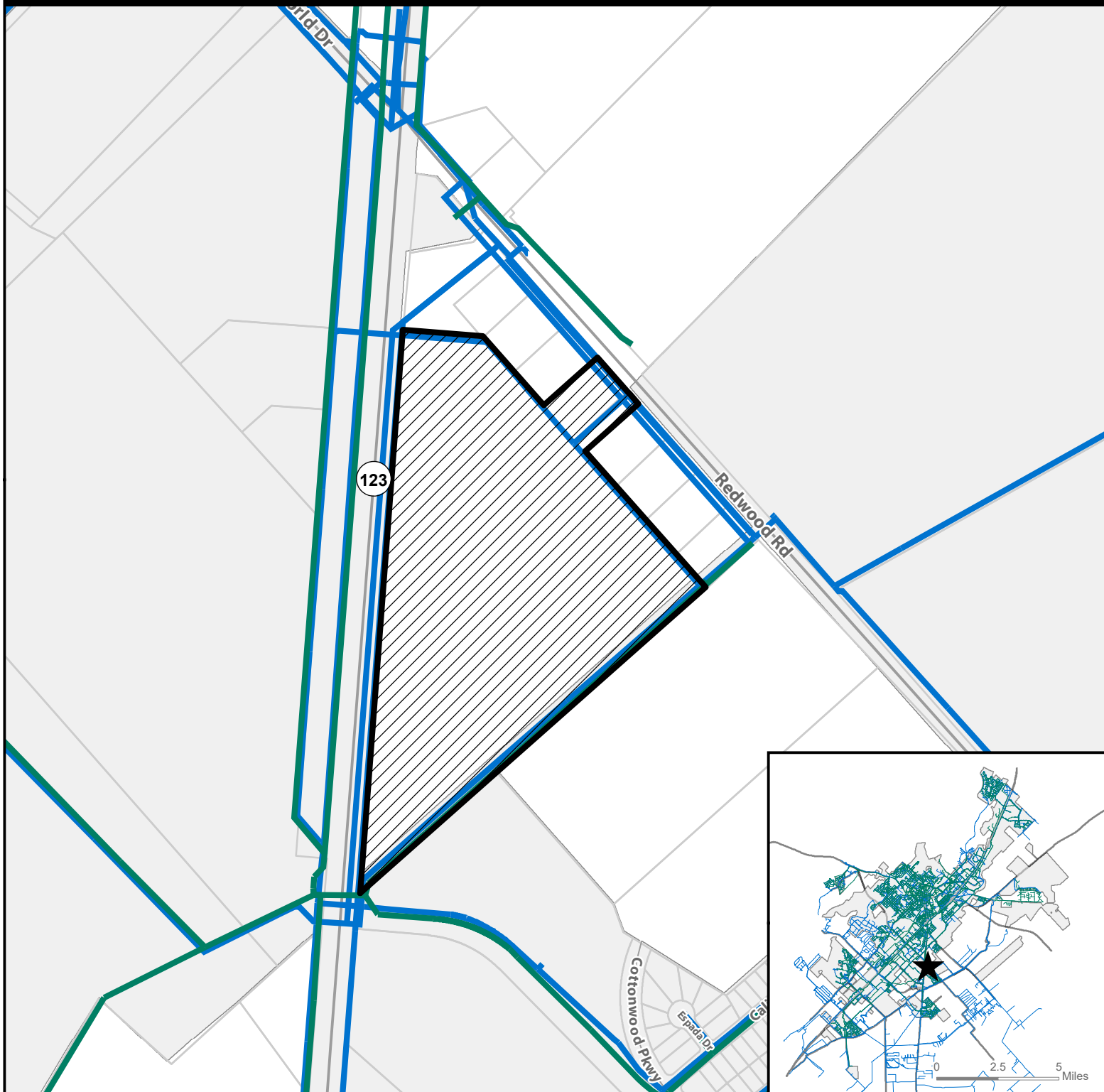
Picoma CD-5 Zoning – 2400 Block of Hwy 123



ZC-20-24

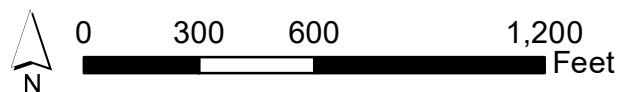
Water/Wastewater Lines

Picoma CD-5 Zoning – 2400 Block of Hwy 123



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

- Sanitary Main
- Water Main



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Map Date: 10/6/2020

Picoma CD-5 Zoning – 2400 Block of Hwy 123



Notification List (ZC-20-24)

Property ID	Site Address	Owner Name	Owner Address	Owner Address 2	Owner Address 3	Owner City	Owner State	Owner Zip
R100696	Hwy 123	REMME-MCCOY PROPERTY SOLUTIONS LLC	2206 LAKE AUSTIN BLVD			AUSTIN	TX	78703-4548
R100773	Hwy 123	RIO MARC DEVELOPMENT LTD	407 S STAGECOACH TRL	STE 203		SAN MARCOS	TX	78666-5063
R110538	REDWOOD RD	GUNNARSON KIMBERLEY	P O BOX 746			SAN MARCOS	TX	78667-0746
R115717	REDWOOD RD	HAYS COUNTY OF	AUDITORS OFFICE	(ROADWAY EASEMENT)	712 S STAGECOACH TRAIL	SAN MARCOS	TX	78666-5396
R116401	REDWOOD RD	HAYS COUNTY OF	AUDITORS OFFICE	(ROADWAY EASEMENT)	712 S STAGECOACH TRAIL	SAN MARCOS	TX	78666-5396
R15895	2006 REDWOOD RD	BRADEN JAMES E & GERALDYNE B REVOCABLE LIVING TRUST	2006 REDWOOD RD			SAN MARCOS	TX	78666
R15896	2006 REDWOOD RD	BRADEN JAMES E & GERALDYNE B REVOCABLE LIVING TRUST	2006 REDWOOD RD			SAN MARCOS	TX	78666
R15899	HWY 123	MARTINEZ JAIME J RUSSEK	910 RIO VERDE			NEW BRANFELS	TX	78130-2419
R15913	1620 HWY 123	CCMCCOY LLC	8608 CALERA DR			AUSTIN	TX	78735-1570
R15914	HWY 123	MCCOY FAMILY PARTNERSHIP TWO	P O BOX 1028			SAN MARCOS	TX	78667-1028
R63038	2101 HWY 123	MDC COAST 9 LLC	11995 EL CAMINO REAL			SAN DIEGO	CA	92130
R71251	2200 HWY 123	REMME-MCCOY PROPERTY SOLUTIONS LLC	2206 LAKE AUSTIN BLVD			AUSTIN	TX	78703-4548
R91299	1850 REDWOOD RD	MARTINEZ JAIME J RUSSEK	910 RIO VERDE			NEW BRANFELS	TX	78130-2419
R91300	1820 REDWOOD RD	SEARCY TOM & JOAN	200 MATZIG CV			BUDA	TX	78610-3153
R91301	1770 REDWOOD RD	MACKY HOLDINGS LLC	PO BOX 4385			HORSESHOE BAY	TX	78657-4385
R91302	1970 REDWOOD RD	MACKY HOLDINGS LLC	PO BOX 4385			HORSESHOE BAY	TX	78657-4385
R91303	1720 REDWOOD RD	C S MEEKS LLC	310 W SAN ANTONIO ST			SAN MARCOS	TX	78666-5515
R91304	1950 REDWOOD RD	MAGANA ALEJANDRO & GRISELDA	1022 DAILEY ST			SAN MARCOS	TX	78666
R91305	1920 REDWOOD RD	CHUCK ENTERPRISES LLC	4255 CLAY BUSINESS RD			KATY	TX	77449-2497
R91306	1890 REDWOOD RD	CHUCK ENTERPRISES LLC	P.O. BOX 2670			SAN MARCOS	TX	78667
R93223	1615 REDWOOD RD	LA VISTA FOUNDATION I LIMITED PARTNERSHIP	Attn: RET DEPT - P SEIDENSTRICKER	2335 N BANK DR		COLUMBUS	OH	43220-5499
R119269	COTTONWOOD PKWY	RIO MARC DEVELOPMENT LTD	407 S STAGECOACH TRL	STE 203		SAN MARCOS	TX	78666-5063
R137799	2751 HWY 123	RIO MARC DEVELOPMENT LTD	407 S STAGECOACH TRL	STE 203		SAN MARCOS	TX	78666-5063
R142093	HWY 123	STATE OF TEXAS	TEXAS TRANSPORTATION COMMISSION	125 E 11TH ST		AUSTIN	TX	78701
R142096	HWY 123	STATE OF TEXAS	TEXAS TRANSPORTATION COMMISSION	125 E 11TH ST		AUSTIN	TX	78701
R142099	HWY 123	STATE OF TEXAS	TEXAS TRANSPORTATION COMMISSION	125 E 11TH ST		AUSTIN	TX	78701
R142394	HWY 123	STATE OF TEXAS	TEXAS TRANSPORTATION COMMISSION	125 E 11TH ST		AUSTIN	TX	78701
R163108	WONDER WORLD DRIVE	SMITHCO REDWOOD LLC	1400 POST OAK BLVD	STE 900		HOUSTON	TX	77056
R164954	WONDER WORLD DRIVE	SMITHCO REDWOOD LLC	1400 POST OAK BLVD	STE 900		HOUSTON	TX	77056