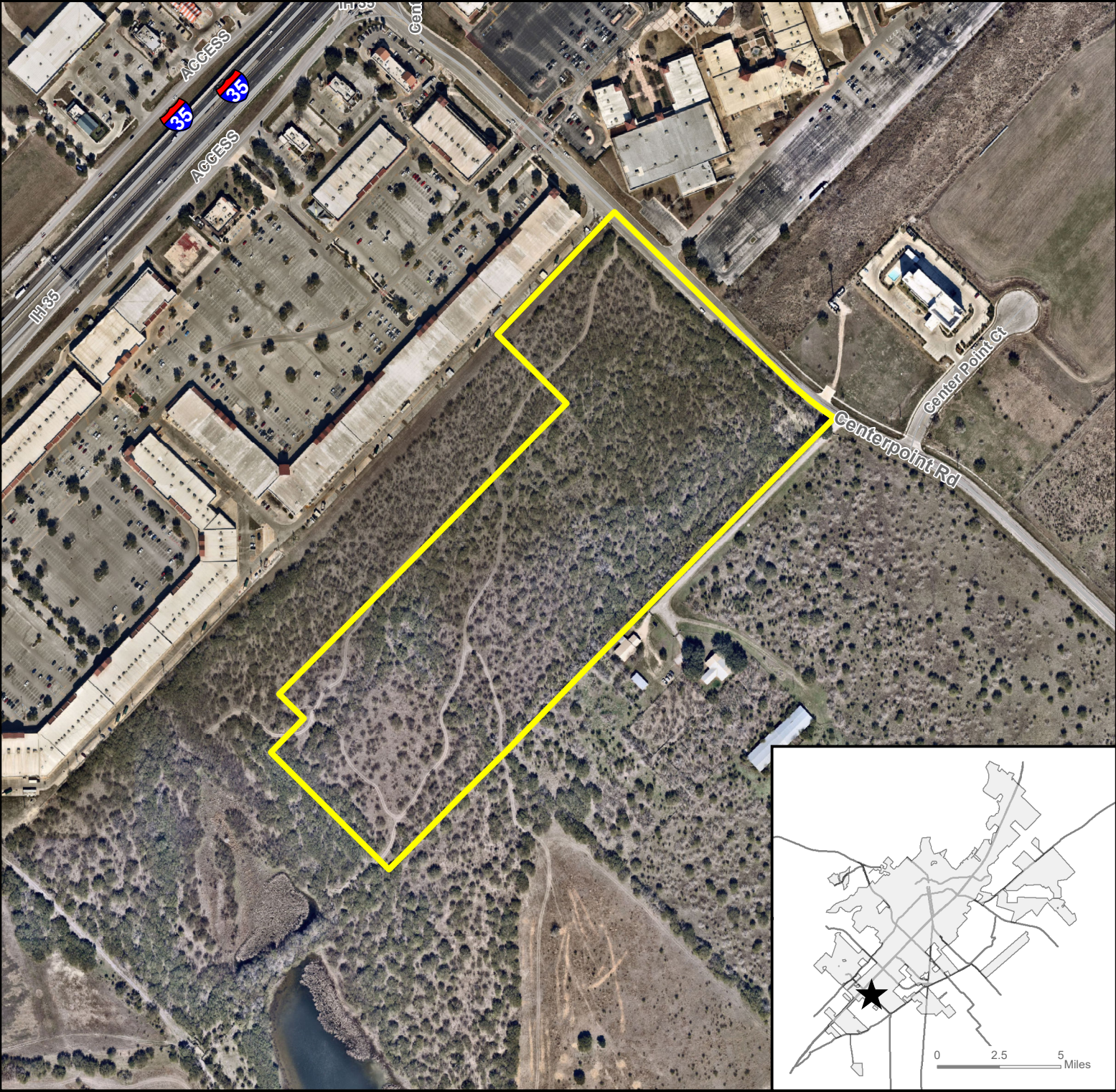
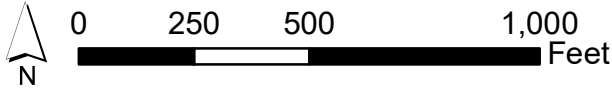


# ZC-21-08 Aerial View parchAUS CD-4 — Centerpoint Rd adjacent to Outlet Mall



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

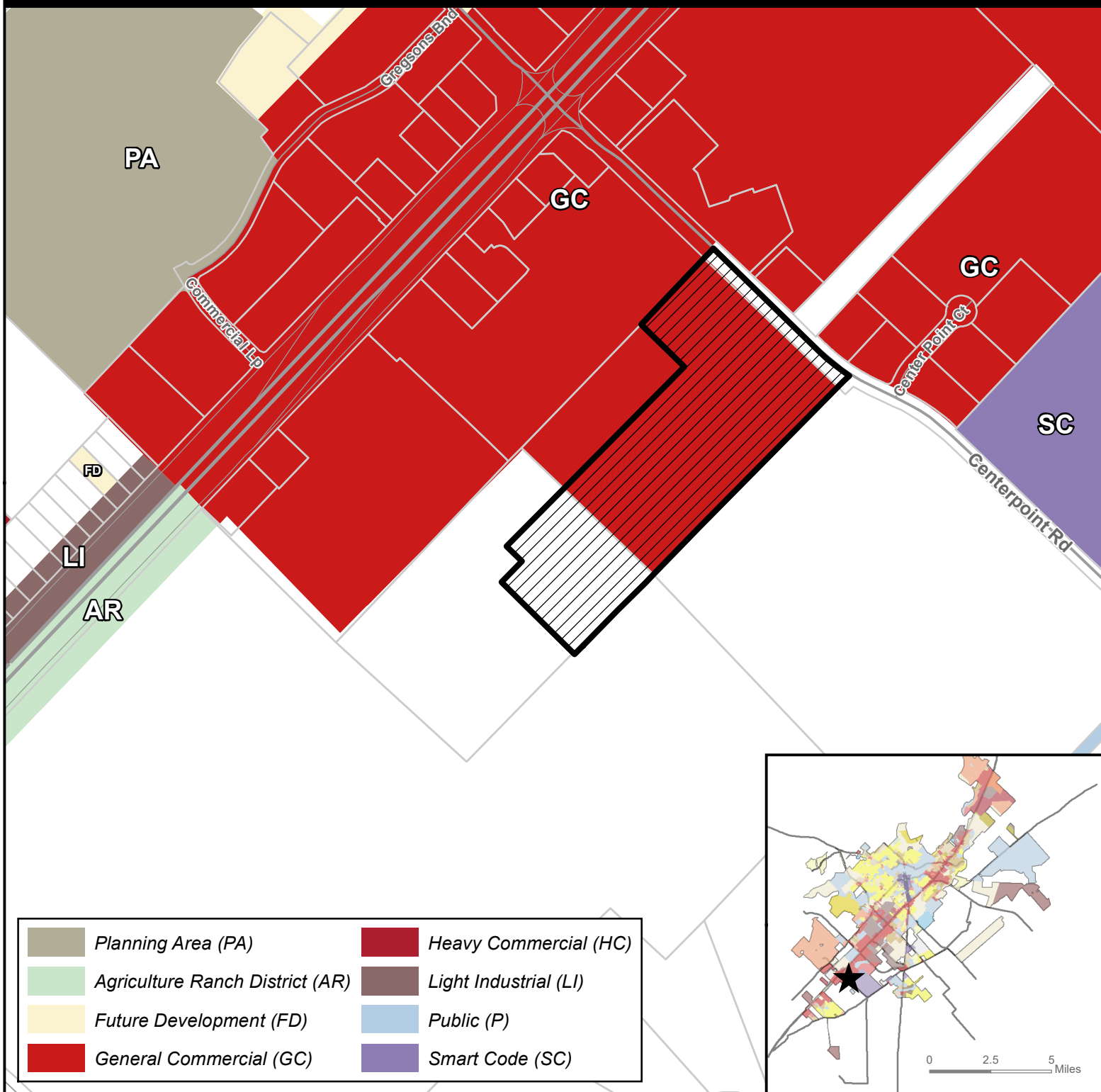


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

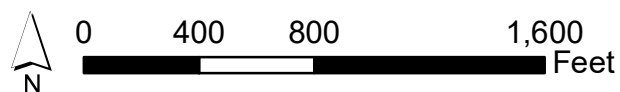
Map Date: 4/20/2021



# ZC-21-08 Existing Zoning parcHAUS CD-4 — Centerpoint Rd adjacent to Outlet Mall



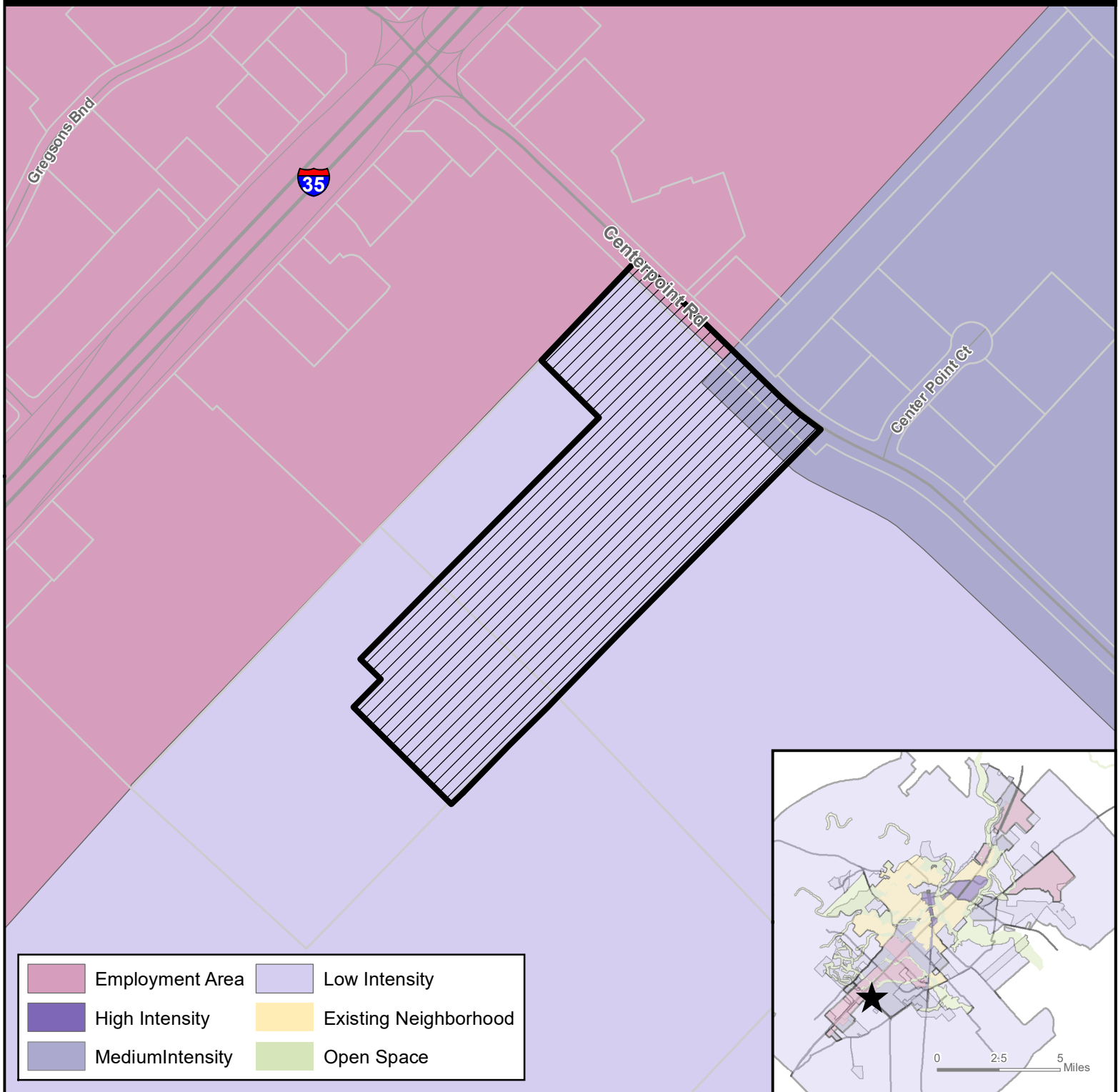
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



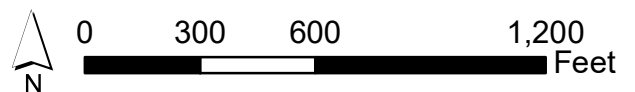
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/30/2021

# ZC-21-08 Preferred Scenario parcHAUS CD-4 — Centerpoint Rd adjacent to Outlet Mall



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



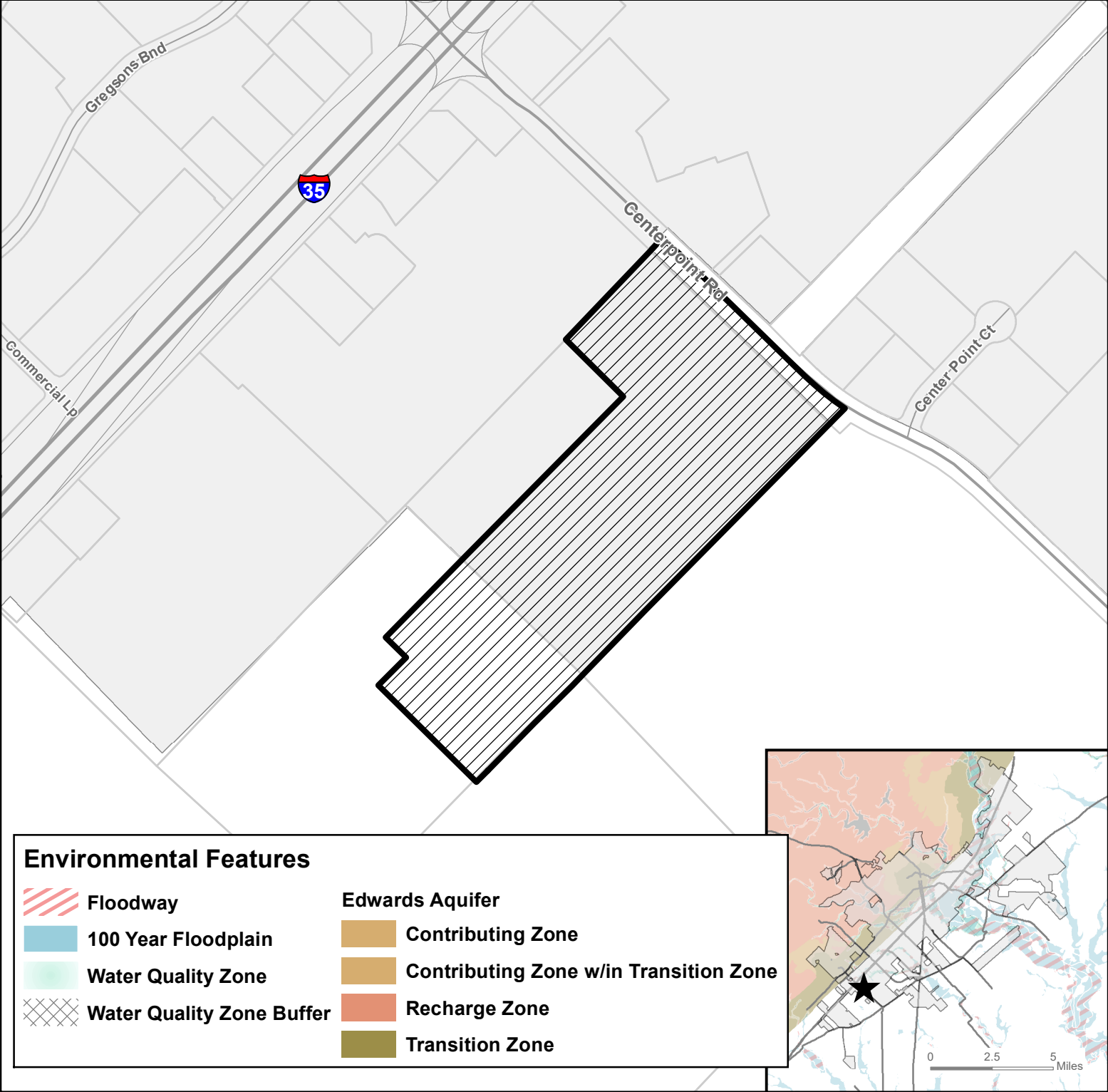
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/30/2021

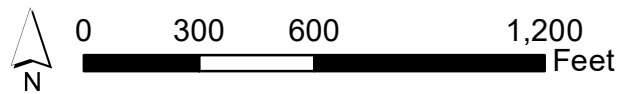
# ZC-21-08

## Environmental Features

### parcHAUS CD-4 — Centerpoint Rd adjacent to Outlet Mall



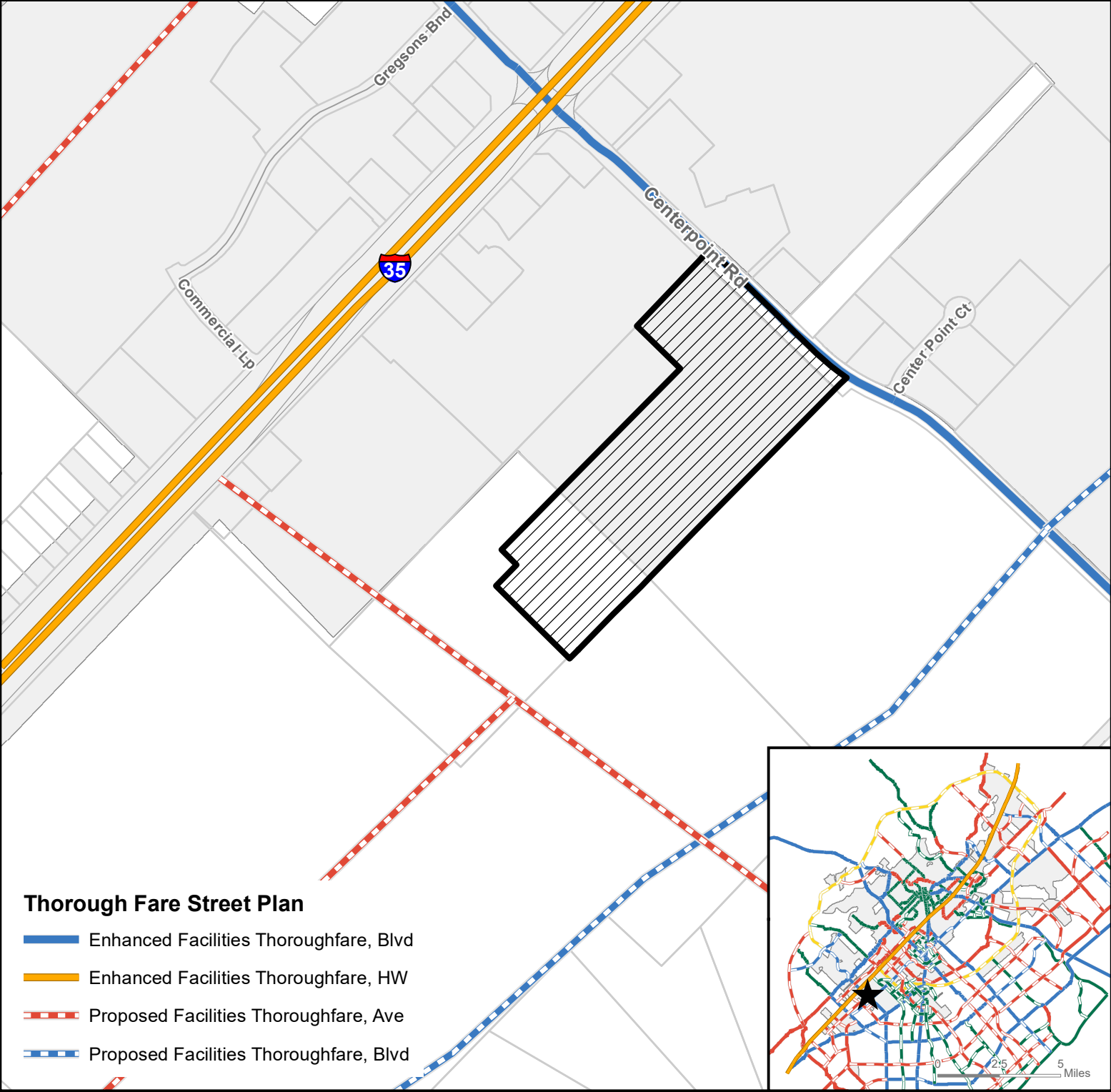
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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: 4/30/2021

# ZC-21-08 Transportation Master Plan parcHAUS CD-4 — Centerpoint Rd adjacent to Outlet Mall

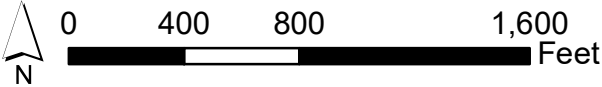


## Thorough Fare Street Plan

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



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

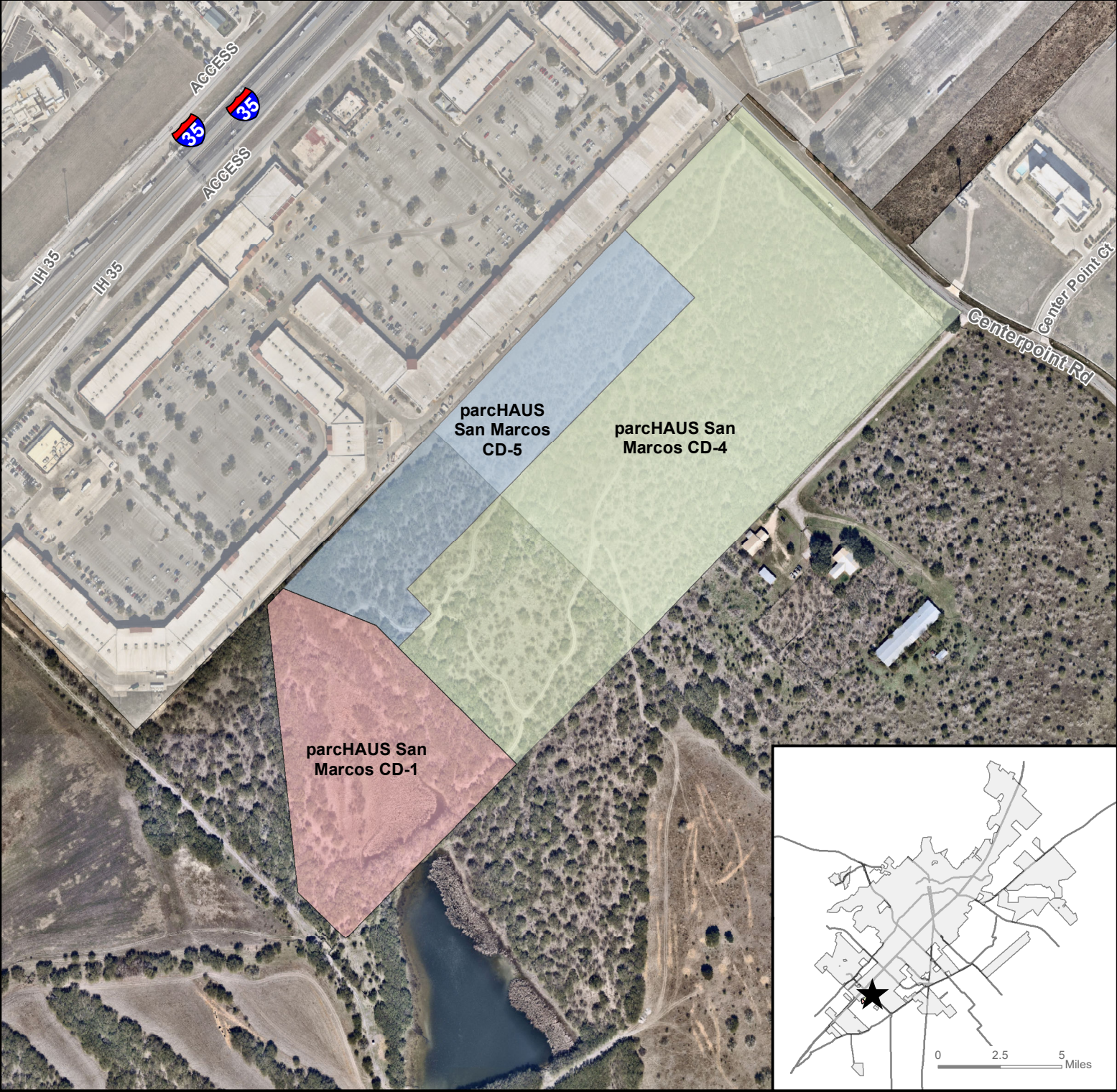


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

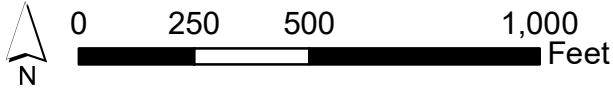
Map Date: 4/30/2021



# ZC-21-06, 07, and 08 Requested Zoning Map parcHAUS — Centerpoint Rd adjacent to Outlet Mall



- ★ Site Location
- ZC-21-06 CD-1
- ZC-21-07 CD-5
- ZC-21-08 CD-4
- City Limit

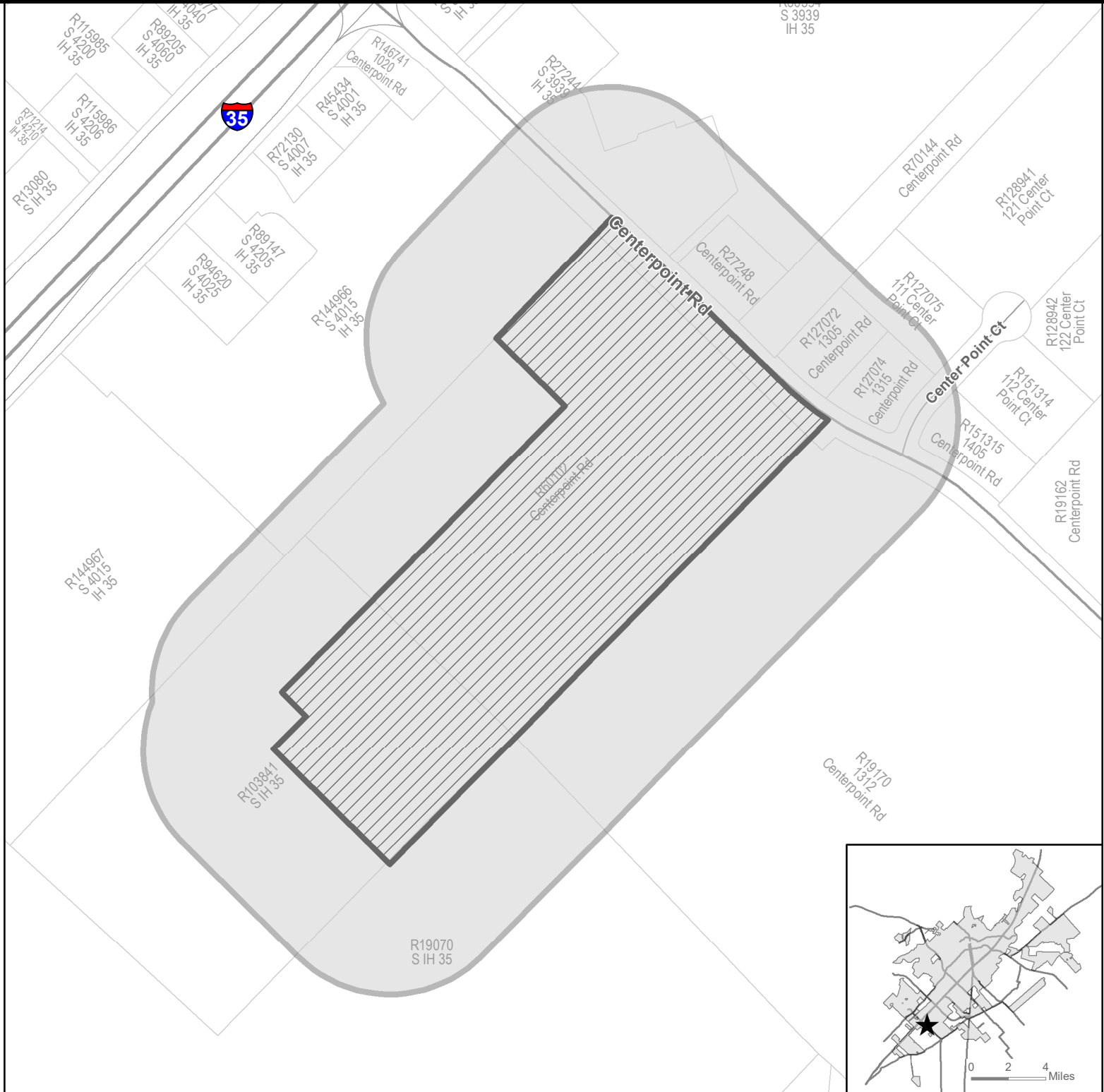






This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

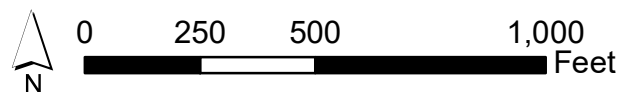
Map Date: 5/4/2021



# ZC-21-08 400' Notification Buffer parcHAUS CD-4 — Centerpoint Rd adjacent to Outlet Mall



- ★ 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: 4/20/2021

## Notification List ZC-21-08

Property ID	Property Address	Owner Name	Owner Address 1	Owner Address 2	Owner City, State, & Zip
127072	1305/13051/2 CENTERPOINT RD, SAN MARCOS, TX 78666	CORRO DE RODRIGUEZ ROSA ISELA	4109 TORONTO AVE		MCALLEN, TX 78503-8219
127074	1315 CENTER POINT CT, SAN MARCOS, TX 78666	DSA ENTERPRISES LP	1544 BEAR CREEK PIKE		COLUMBIA, TN 38401-7651
		NEIGHBORHOOD COMMISSIONER SECTOR 5 - ENRIQUEZ, ESTELLA	514 CANDLELIGHT LN		SAN MARCOS, TX 78666
113737	CENTERPOINT RD, SAN MARCOS, TX 78666	HAYS COUNTY OF AUDITORS OFFICE (ROADWAY EASEMENT)	712 S STAGECOACH TRAIL		SAN MARCOS, TX 78666-5396
19070	S IH 35, SAN MARCOS, TX 78666	HORTON JOHN COLEMAN IV 2012 TRUST HORTON JOHN COLEMAN II & HORTON NANCY MCCRAY CO-TRUSTEES & HORTON PERRY MCCRAY 2012 TRUST	903 NUECES		AUSTIN, TX 78701
19167	IH 35, SAN MARCOS, TX 78666	HORTON JOHN COLEMAN IV 2012 TRUST HORTON JOHN COLEMAN II & HORTON NANCY MCCRAY CO-TRUSTEES & HORTON PERRY MCCRAY 2012 TRUST	903 NUECES		AUSTIN, TX 78701
15729	S IH35, SAN MARCOS, TX 78666	HORTON JOHN COLEMAN IV 2012 TRUST HORTON JOHN COLEMAN II & HORTON NANCY MCCRAY CO-TRUSTEES & HORTON PERRY MCCRAY 2012 TRUST	903 NUECES		AUSTIN, TX 78701
15730	IH 35, SAN MARCOS, TX 78666	HORTON JOHN COLEMAN IV 2012 TRUST HORTON JOHN COLEMAN II & HORTON NANCY MCCRAY CO-TRUSTEES & HORTON PERRY MCCRAY 2012 TRUST	903 NUECES		AUSTIN, TX 78701
151315	1405 CENTER POINT CT, SAN MARCOS, TX 78666	JMP GENERAL PARTNERSHIP, JAY PATEL	1613 Knox DR		Brentwood, TN 37027-7356
60102	IH 35 S @ CENTERPOINT RD, SAN MARCOS, TX 78666	LOWMAN RANCH LTD	PO BOX 1021		DAHLONEGA, GA 30533
70148	CENTERPOINT RD, SAN MARCOS, TX 78666	LOWMAN RANCH LTD	PO BOX 1021		DAHLONEGA, GA 30533
103841	CENTERPOINT RD, SAN MARCOS, TX 78666	SAN MARCOS CITY OF	630 E HOPKINS ST		SAN MARCOS, TX 78666-6300
60394	3939 S IH 35, STE #204A, SAN MARCOS, TX 78666	SAN MARCOS FACTORY STORES LTD PRIME RETAIL LTD PARTNERSHIP SIMON PROPERTY GROUP	P O BOX 6120		INDIANAPOLIS, IN 46206-6120
70144	3939 S IH 35, SAN MARCOS, TX 78666	SAN MARCOS FACTORY STORES LTD	P O BOX 6120		INDIANAPOLIS, IN 46206-6120
27248	3939 S IH 35, SAN MARCOS, TX 78666	SAN MARCOS FACTORY STORES LTD	P O BOX 6120		INDIANAPOLIS, IN 46206-6120
		NEIGHBORHOOD COMMISSIONER SECTOR 5 - SAUCEDO, ROLAND	211 EBONY ST		SAN MARCOS, TX 78666
144967	4015 IH 35 S PHASE 2, SAN MARCOS, TX 78666	TANGER SAN MARC LLC	3200 NORTHLINE AVE	STE 360	GREENSBORO, NC 27408-7612
144966	4015 S IH 35, SAN MARCOS, TX 78666	TANGER SAN MARC LLC	3200 NORTHLINE AVE	STE 360	GREENSBORO, NC 27408-7612
127075	111 CENTER POINT CT, SAN MARCOS, TX 78666	TCAT HOSPITALITY LLC DBA LA QUINTA INN & SUITES	111 CENTER POINT RD		SAN MARCOS, TX 78666-6425
27244	3939 S IH 35, SAN MARCOS, TX 78666	V F FACTORY OUTLET INC	PO BOX 21647		GREENSBORO, NC 27420-1647
19170	CENTERPOINT RD, SAN MARCOS, TX 78666	WARREN GARLAND J ESTATE NORTON CHERYL L WARREN IND EXEC	1910 CENTER POINT RD		SAN MARCOS, TX 78666-9443
19176	1800 CENTERPOINT RD, SAN MARCOS, TX 78666	WARREN GARLAND J ESTATE NORTON CHERYL L WARREN IND EXEC	1910 CENTER POINT RD		SAN MARCOS, TX 78666-9443