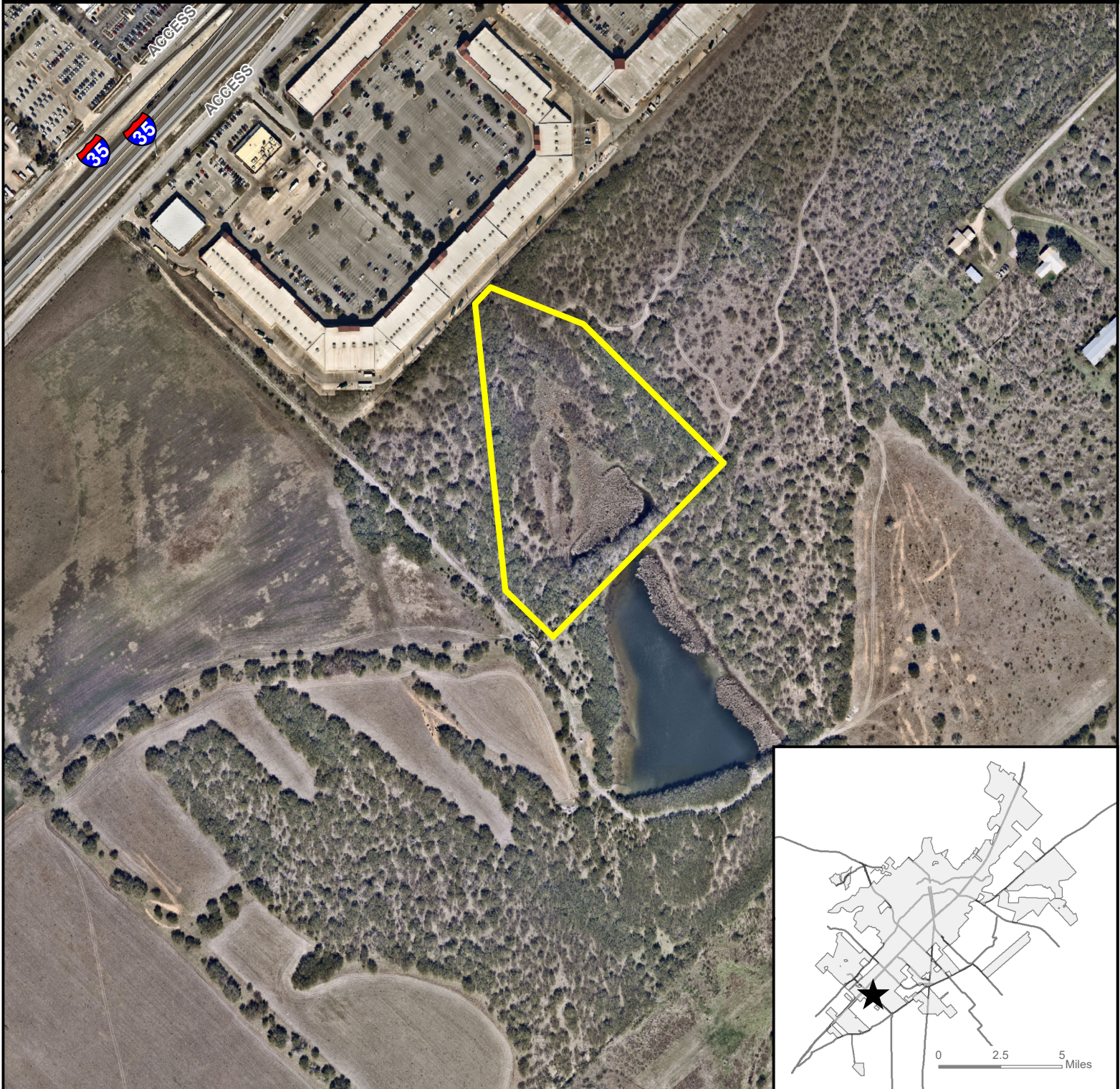


ZC-21-06 Aerial View parchAUS CD-1 — Centerpoint Rd adjacent to Outlet Mall



Site Location



Subject Property



Parcel



City Limit

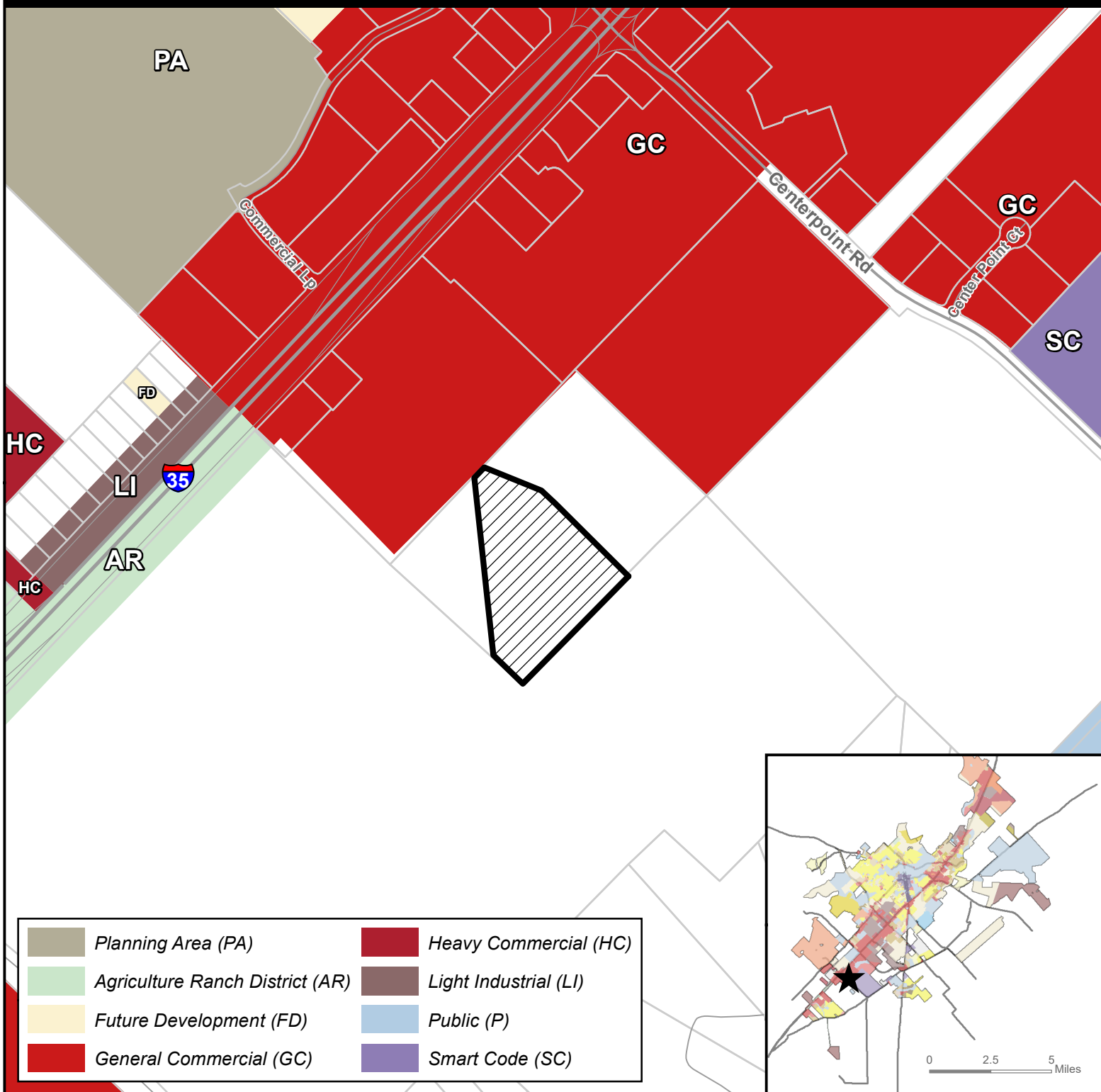


0 250 500 1,000 Feet

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.

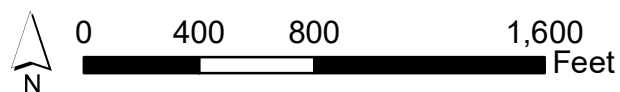
Map Date: 4/20/2021

ZC-21-06 Existing Zoning parcHAUS CD-1 — Centerpoint Rd adjacent to Outlet Mall



	Planning Area (PA)		Heavy Commercial (HC)
	Agriculture Ranch District (AR)		Light Industrial (LI)
	Future Development (FD)		Public (P)
	General Commercial (GC)		Smart Code (SC)

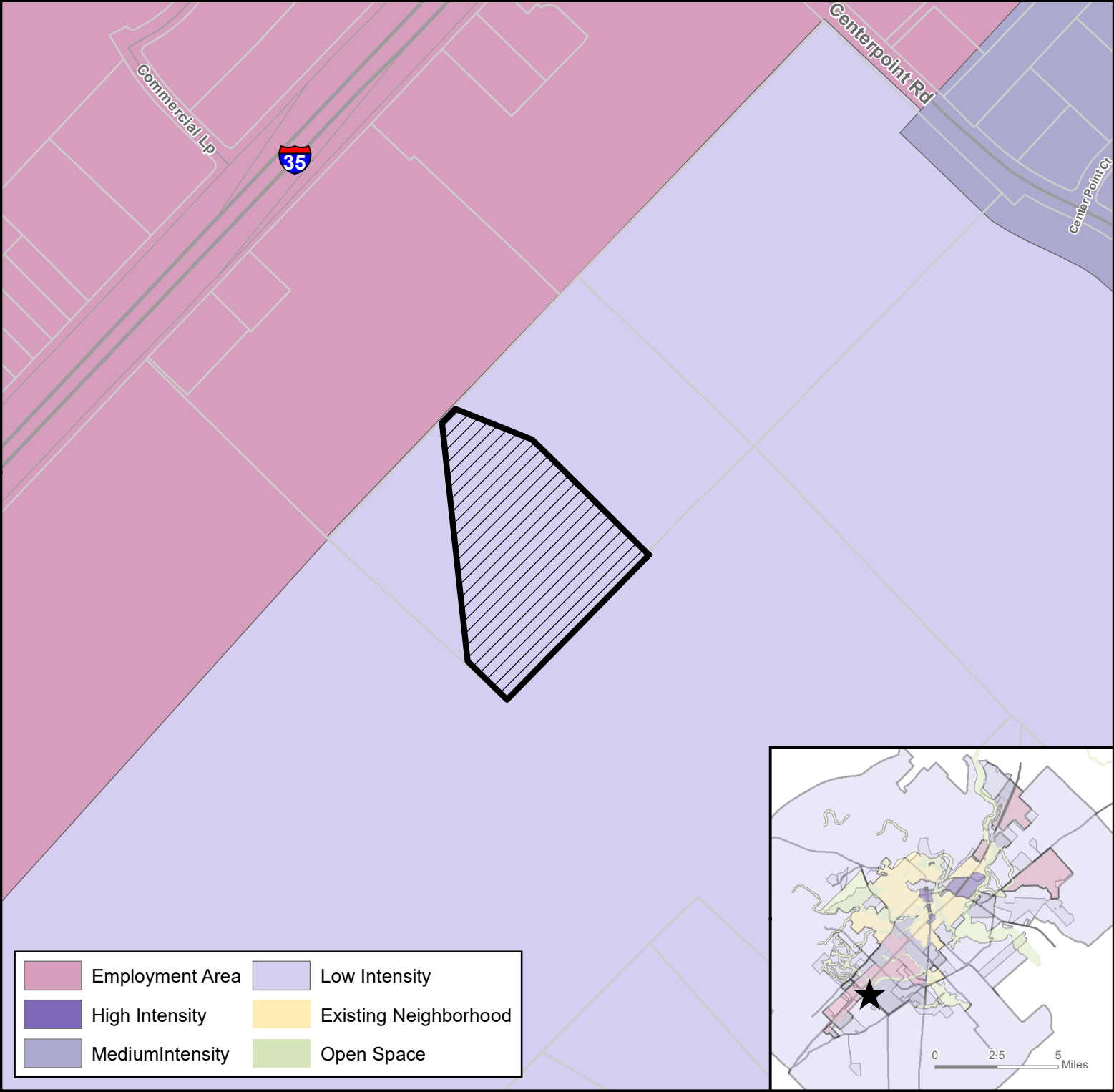
- Site Location
- Subject Property
- Parcels
- City Limit



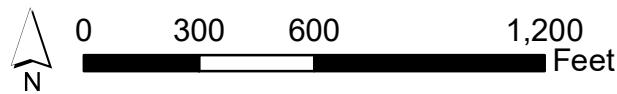
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/30/2021

ZC-21-06 Preferred Scenario parcHAUS CD-1 — Centerpoint Rd adjacent to Outlet Mall



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



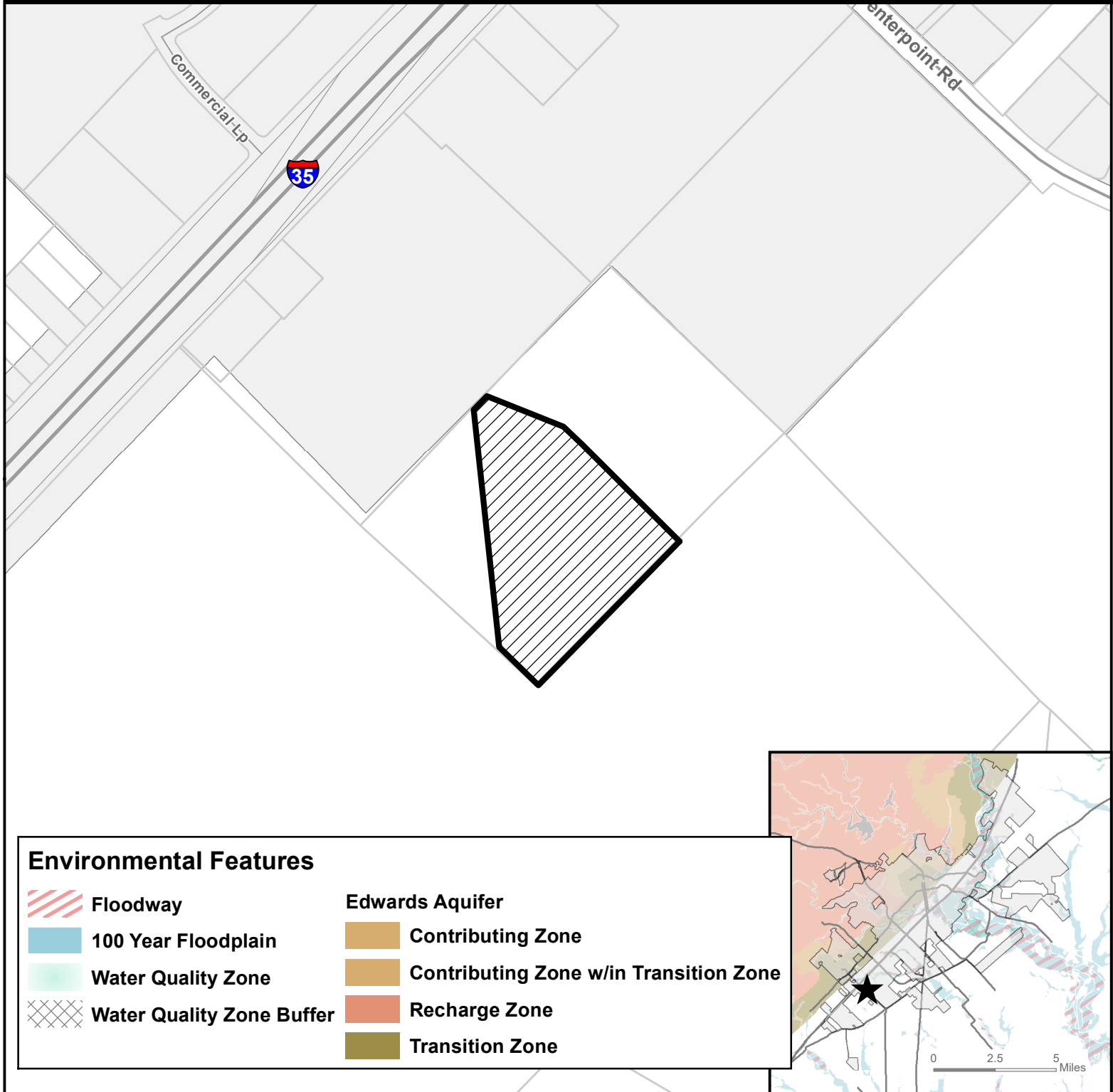
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/30/2021

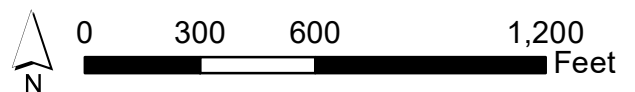
ZC-21-06

Environmental Features

parcHAUS CD-1 — Centerpoint Rd adjacent to Outlet Mall



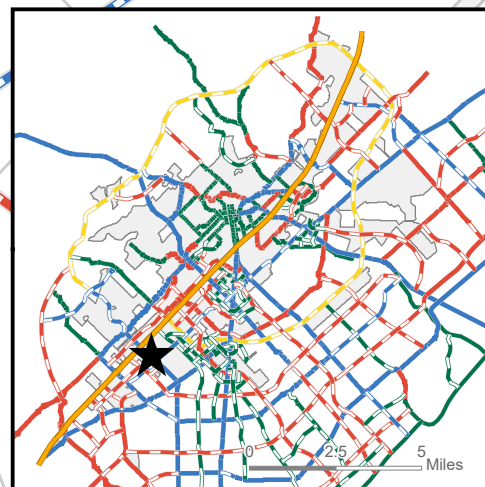
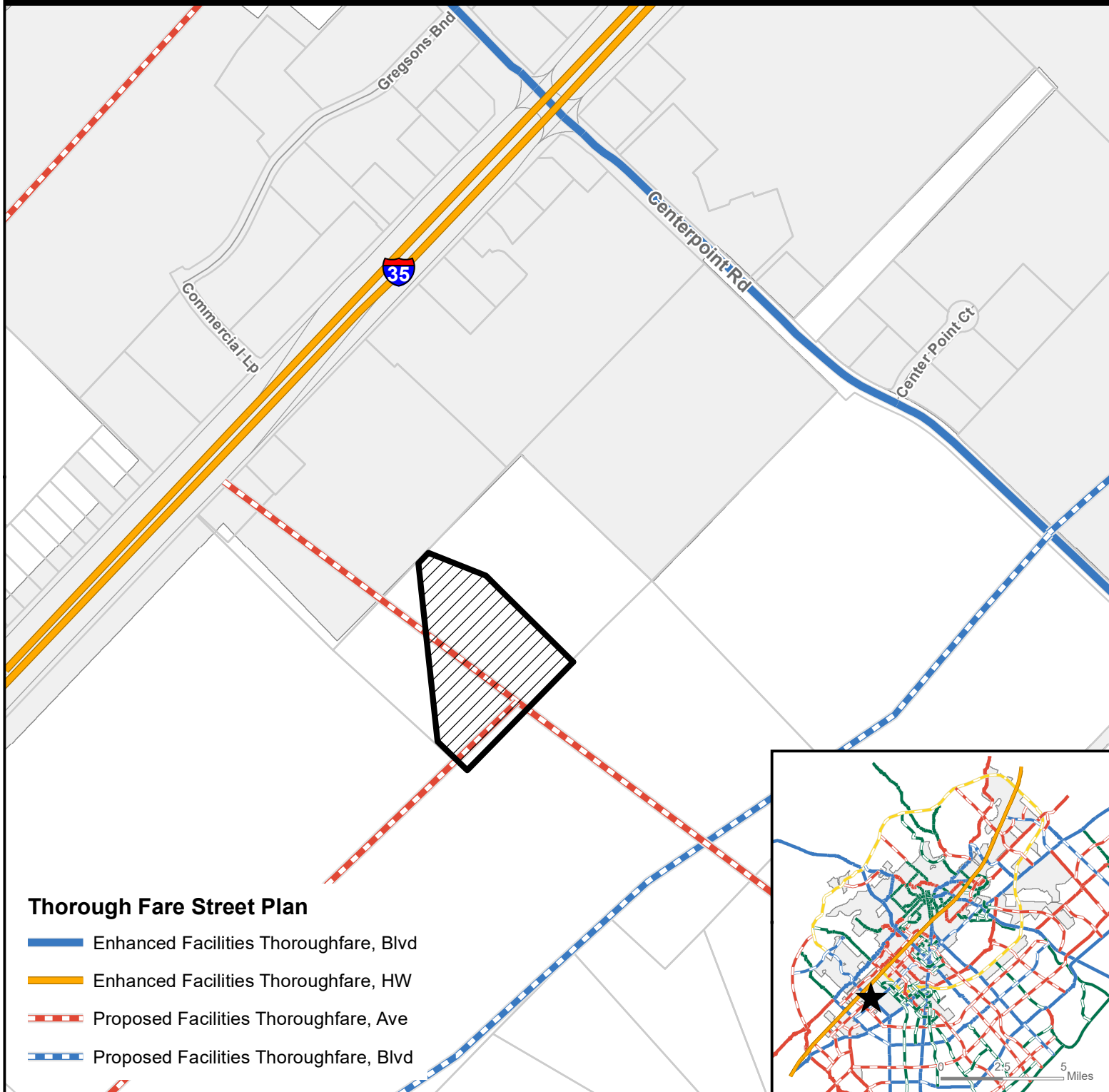
- Site Location
- Subject Property
- Parcels
- City Limit



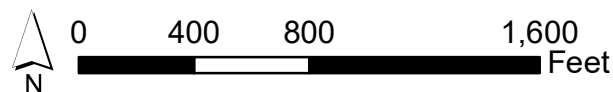
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Map Date: 4/30/2021

ZC-21-06 Transportation Master Plan parcHAUS CD-1 — Centerpoint Rd adjacent to Outlet Mall



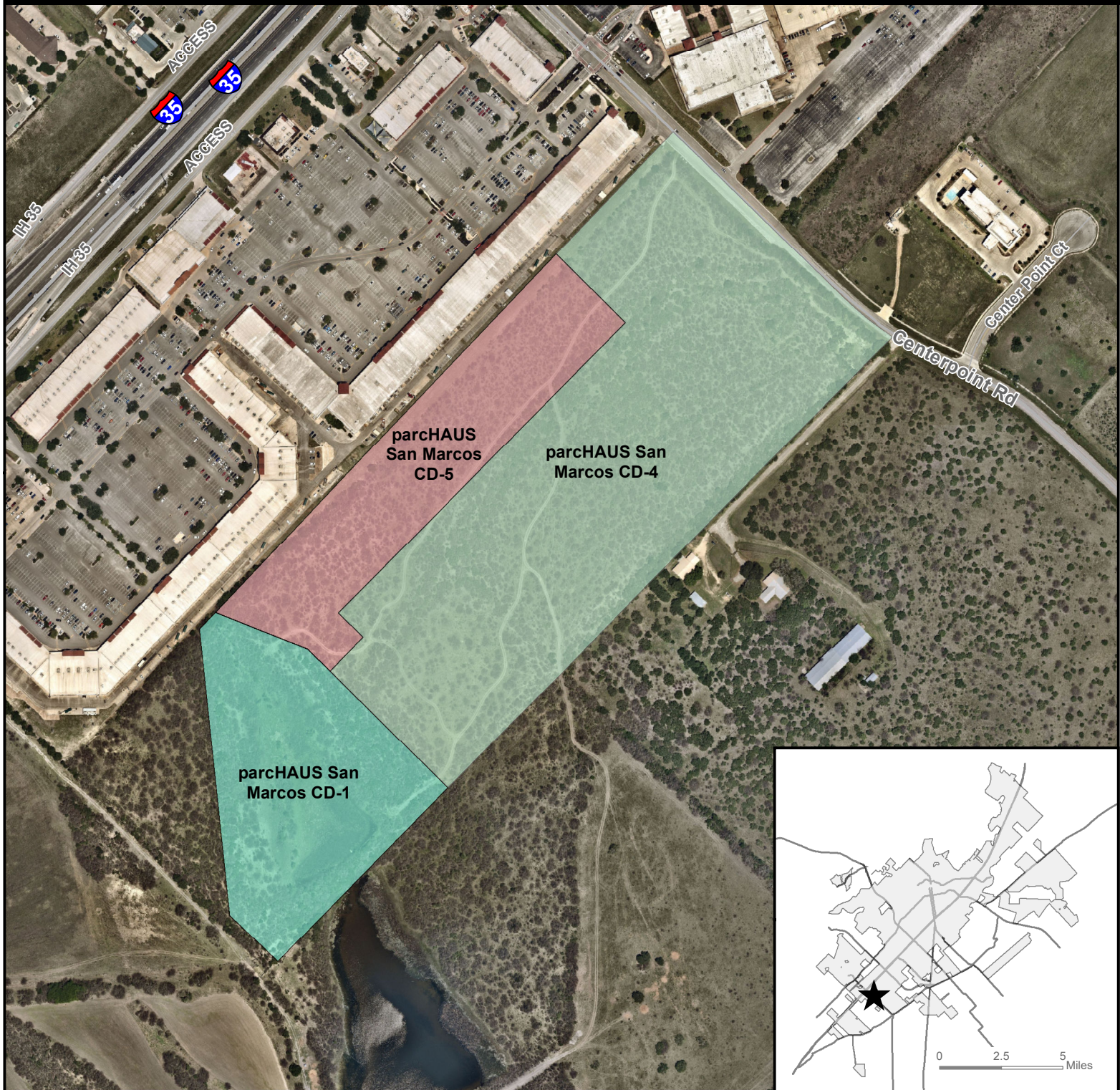
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



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Map Date: 4/30/2021

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



- ZC-21-06 CD-1
- ZC-21-07 CD-5
- ZC-21-08 CD-4

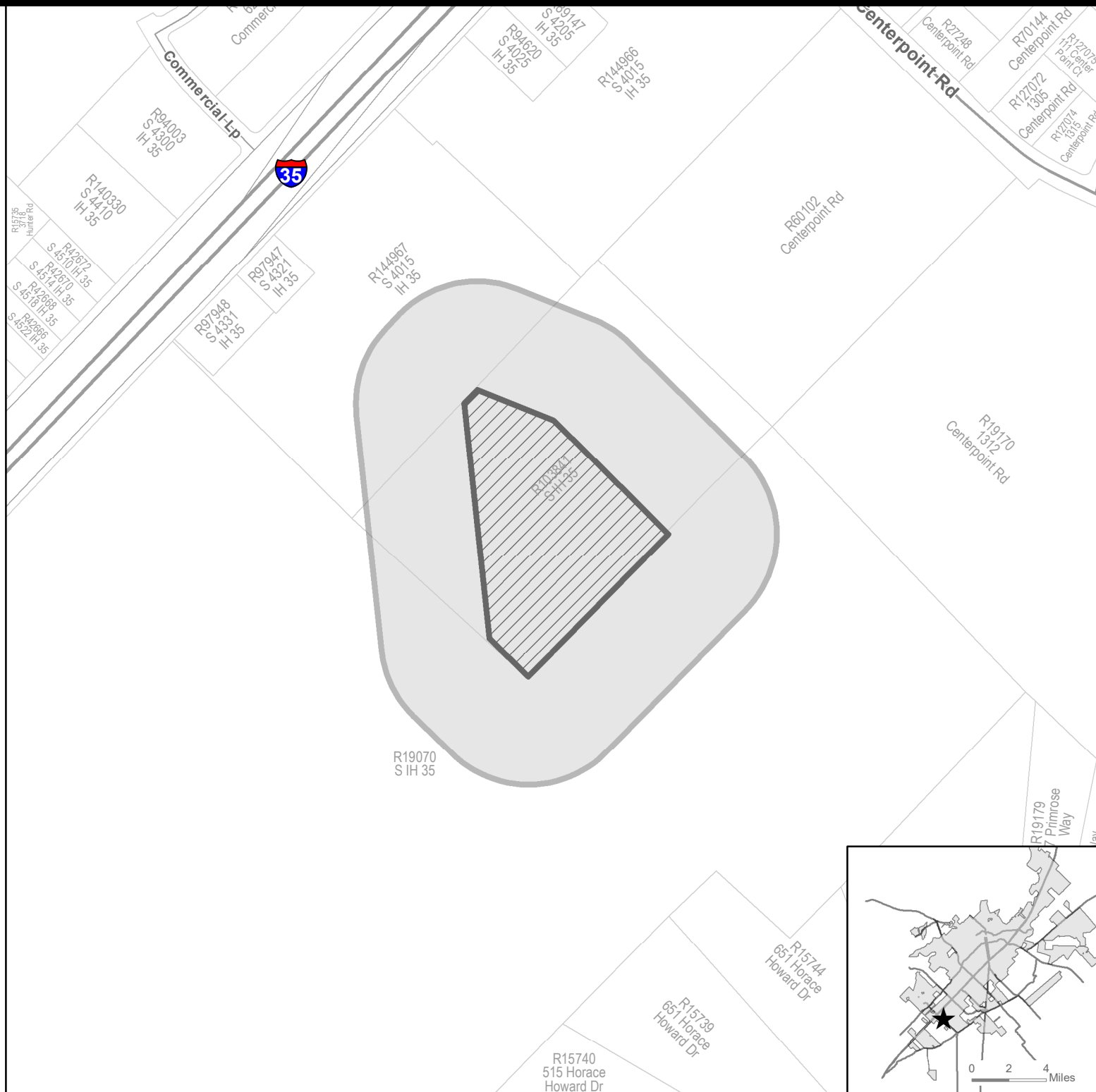







0 250 500 1,000 Feet

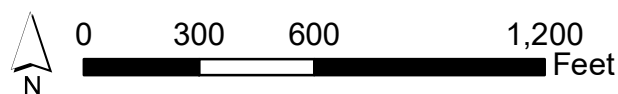
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 5/13/2021

ZC-21-06
400' Notification Buffer
parcHAUS CD-1 — Centerpoint Rd adjacent to Outlet Mall



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



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Map Date: 4/20/2021

Notification List ZC-21-06

Property ID	Property Address	Owner Name	Owner Address 1	Owner Address 2	Owner City, State, & Zip
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
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
144967	4015 IH 35 S PHASE 2, SAN MARCOS, TX 78666	TANGER SAN MARC LLC	3200 NORTHLINE AVE	STE 360	GREENSBORO, NC 27408-7612