



Public Hearing

A-23-01

A-23-01 (Paramount Circle) Hold a public hearing and consider a request by Steve Ihnen, on behalf of Blanco Trace Development, LLC, for a request to abandon a 43,560 square foot right of way described as Paramount Circle within the Champions Business Park Subdivision and located between I 35 Frontage and Post Road (C. Garrison)



Overall Context & History

Streets to be abandoned:

- **Paramount Circle (43,560 square feet)**
- Champions Boulevard (36,154 square feet)
- Premier Parkway (52,272 square feet)
- Total abandoned Right of Way: 131,986 square feet

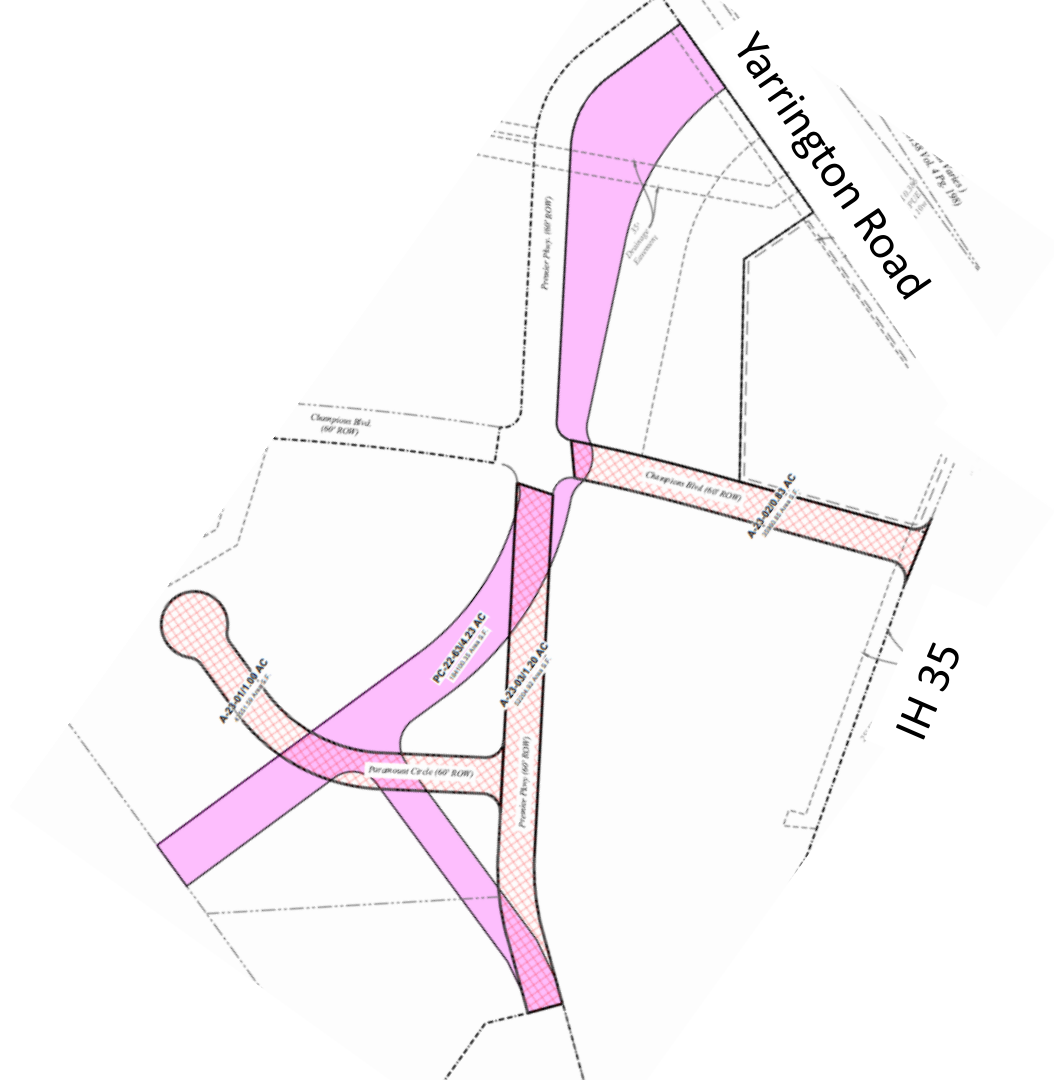
Anticipated Riverwalk Drive:

- Dedication of 184,258 square feet

52,272 square feet in total Right of Way gained



Overall Future Development



-  ROW To Abandon
-  New ROW



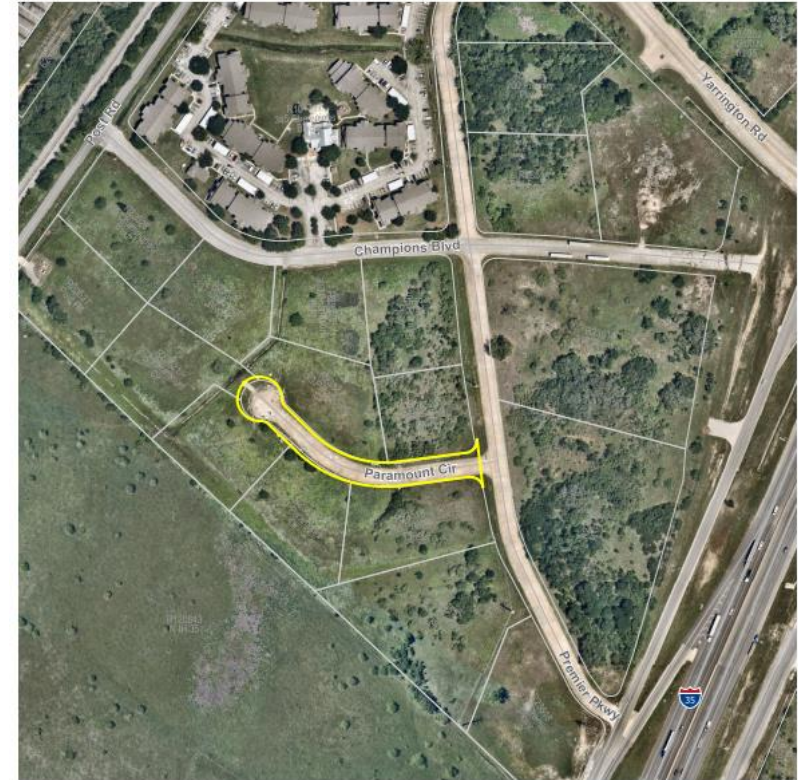
Property Information

- 43,560 sq. ft. of Right of Way
- Located north of Chuck Nash Auto Dealership and south of Yarrington Road
- Improved Street
- Water Utilities and Easements to be removed by applicant

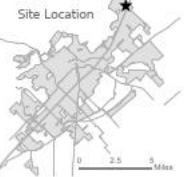
A-23-01

Paramount Circle - Street Abandonment

Aerial View



■ Subject Property
□ Parcel



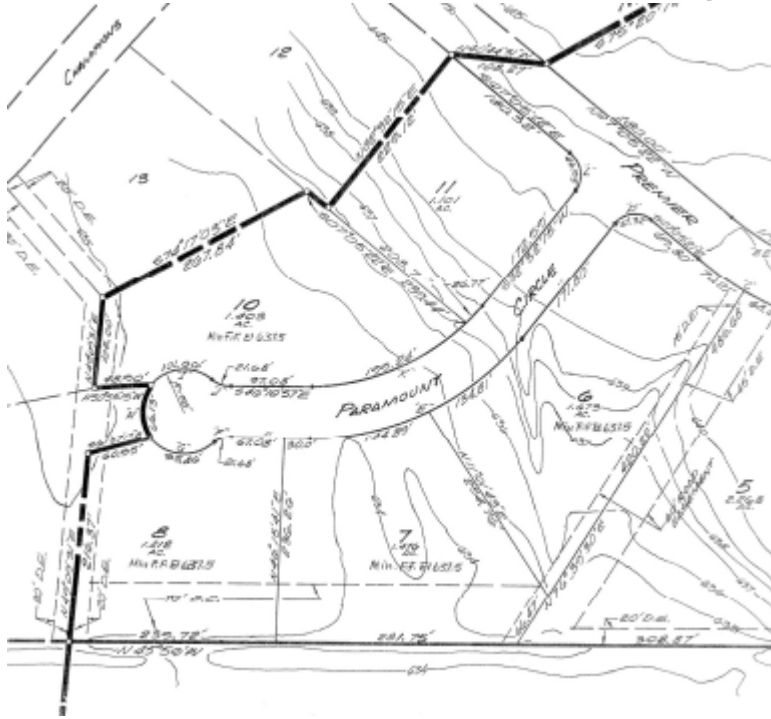
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/7/2023

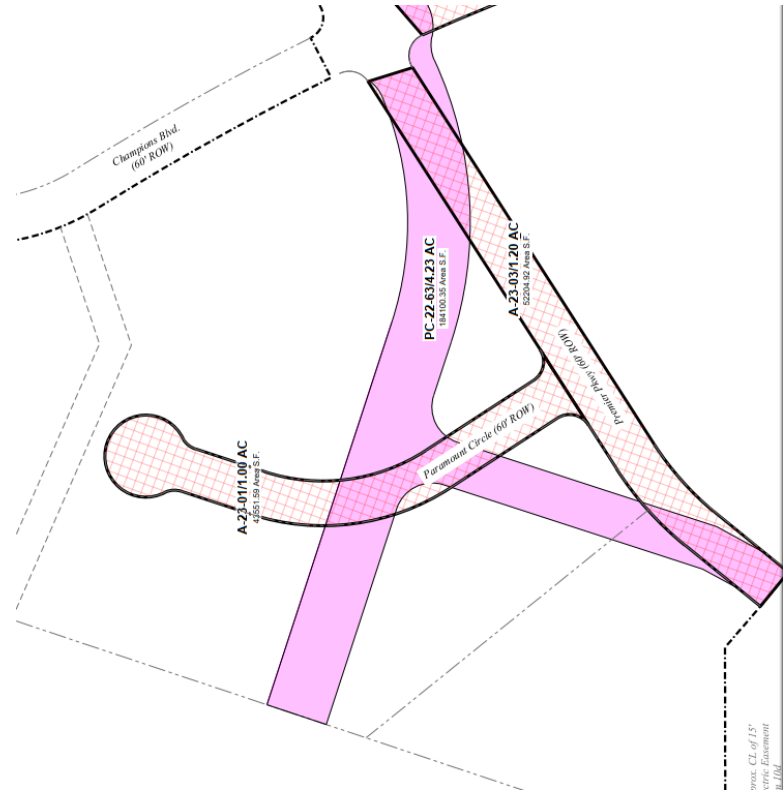
SAN MARCOS Planning and Development Services



Context & History



Recorded Plat from 1986



Proposed Yarrington Commons Preliminary Plat
PC-22-63 ROW Configuration



Code Requirements and Requested Action

Per Section 74.089 and 74.090 of the Municipal Code:

- “A street or alley abandonment will be approved only if the street or alley is not needed for future road or utility improvements.”
- Planning and Zoning recommend approval or denial of the abandonment to City Council and City Council has final review.



Recommendation

- Staff recommends approval of the street abandonment