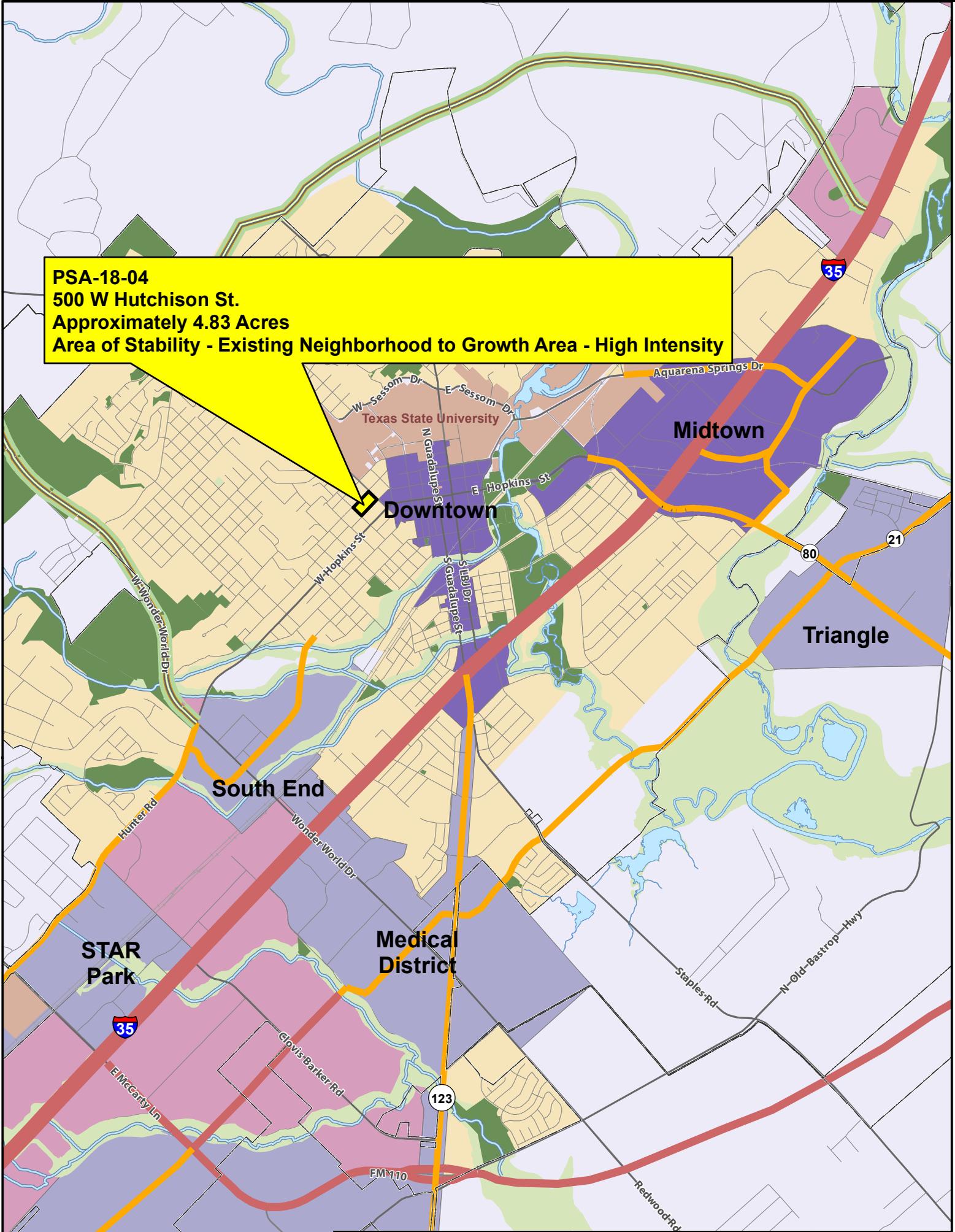


Preferred Scenario Application

PSA-18-04
500 W Hutchison St.
Approximately 4.83 Acres
Area of Stability - Existing Neighborhood to Growth Area - High Intensity



Growth Areas	Land Use Corridors	Stability Areas
High Intensity	Conservation	Low Intensity
Medium Intensity	Employment	Open Space
Employment Area	Mixed Use	Existing Neighborhood
		River/Creek
		Park or Natural Area
		Texas State University
		Rail Road

0 0.5 1 Miles

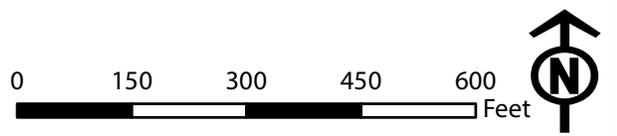
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PSA-18-04 Lindsey Hill—Notification Map Date: 8/2/2018

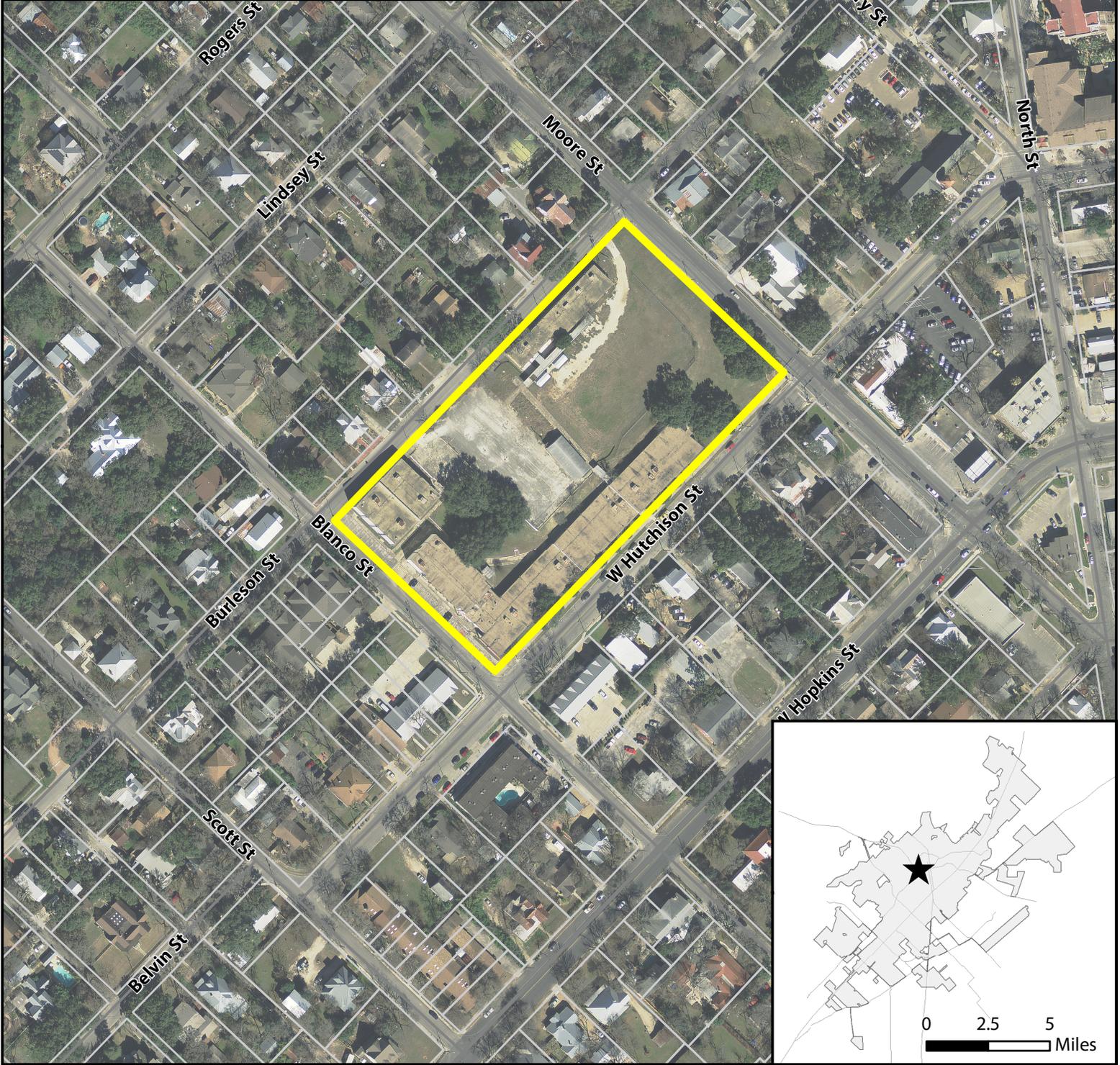


-  **Site Location**
-  **PSA-18-04**
-  **400 ft Buffer**
-  **Parcels**
-  **City Limit**

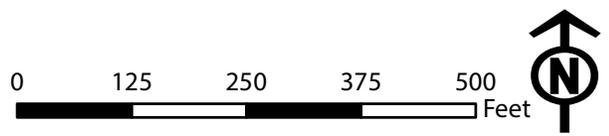


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PSA-18-04 Lindsey Hill—Aerial View Map Date: 8/1/2018

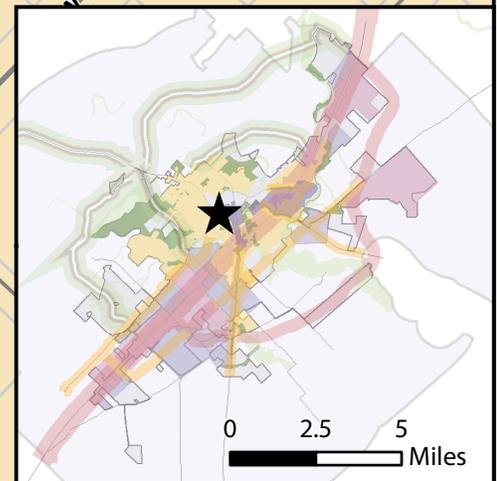
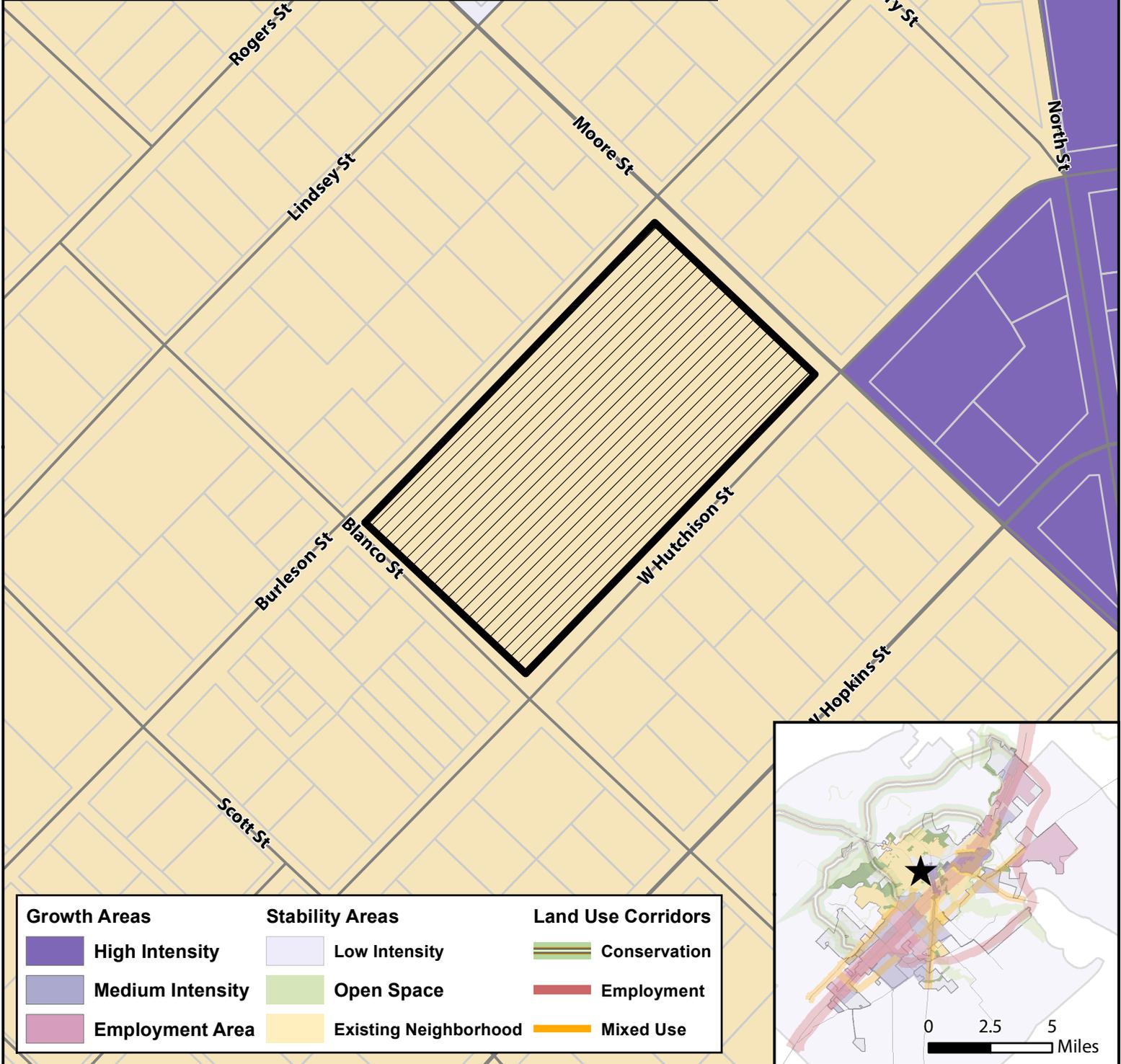


- ★ Site Location
- PSA-18-04
- Parcels
- City Limit



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PSA-18-04 Lindsey Hill—Preferred Scenario Map Date: 8/2/2018

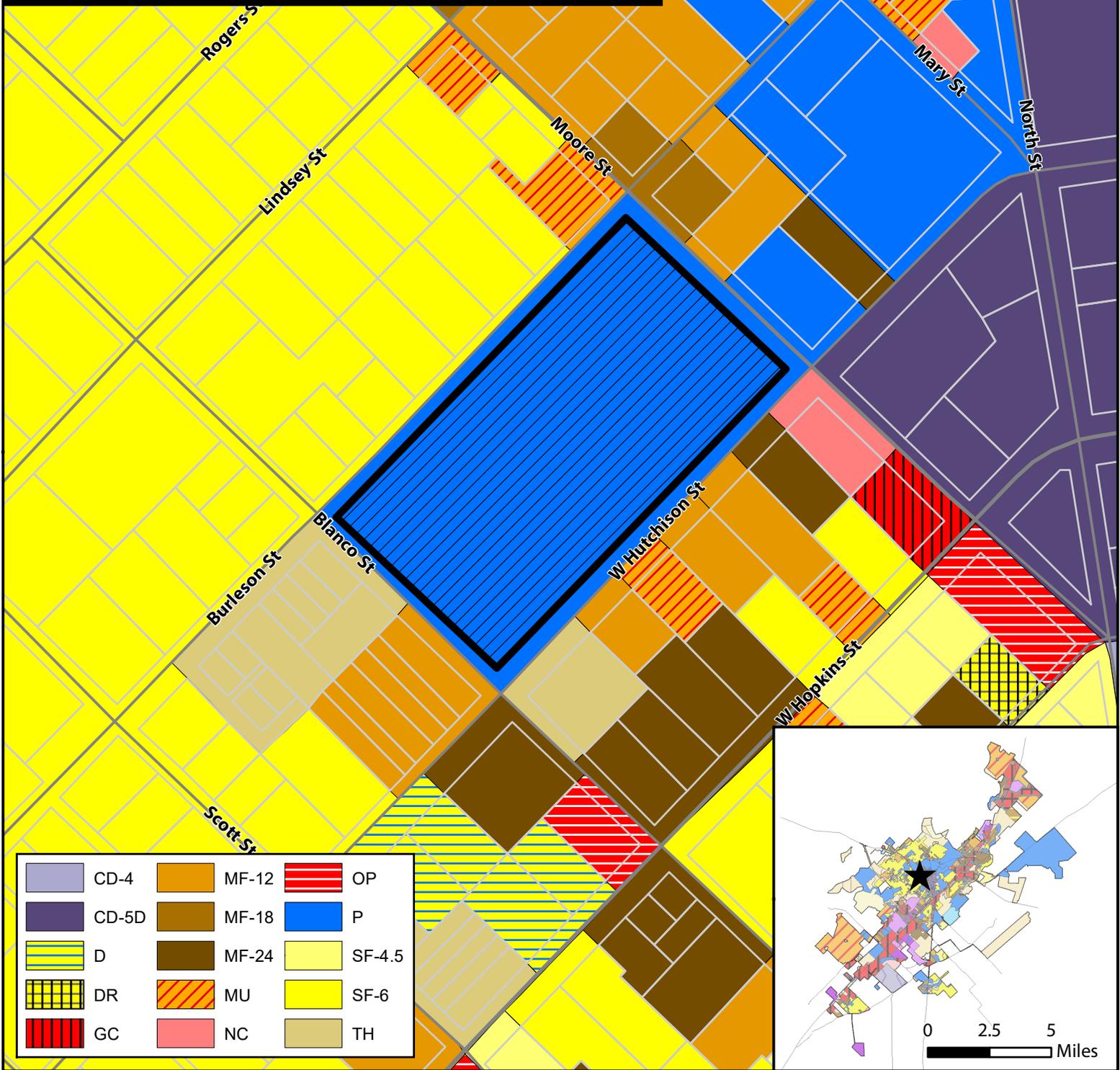


	Site Location		
	Parcels		
	City Limit		

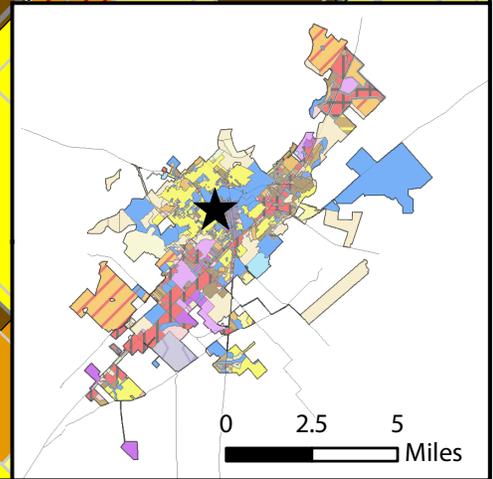
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PSA-18-04 Lindsey Hill—Existing Zoning Map Date: 8/1/2018



	CD-4		MF-12		OP
	CD-5D		MF-18		P
	D		MF-24		SF-4.5
	DR		MU		SF-6
	GC		NC		TH

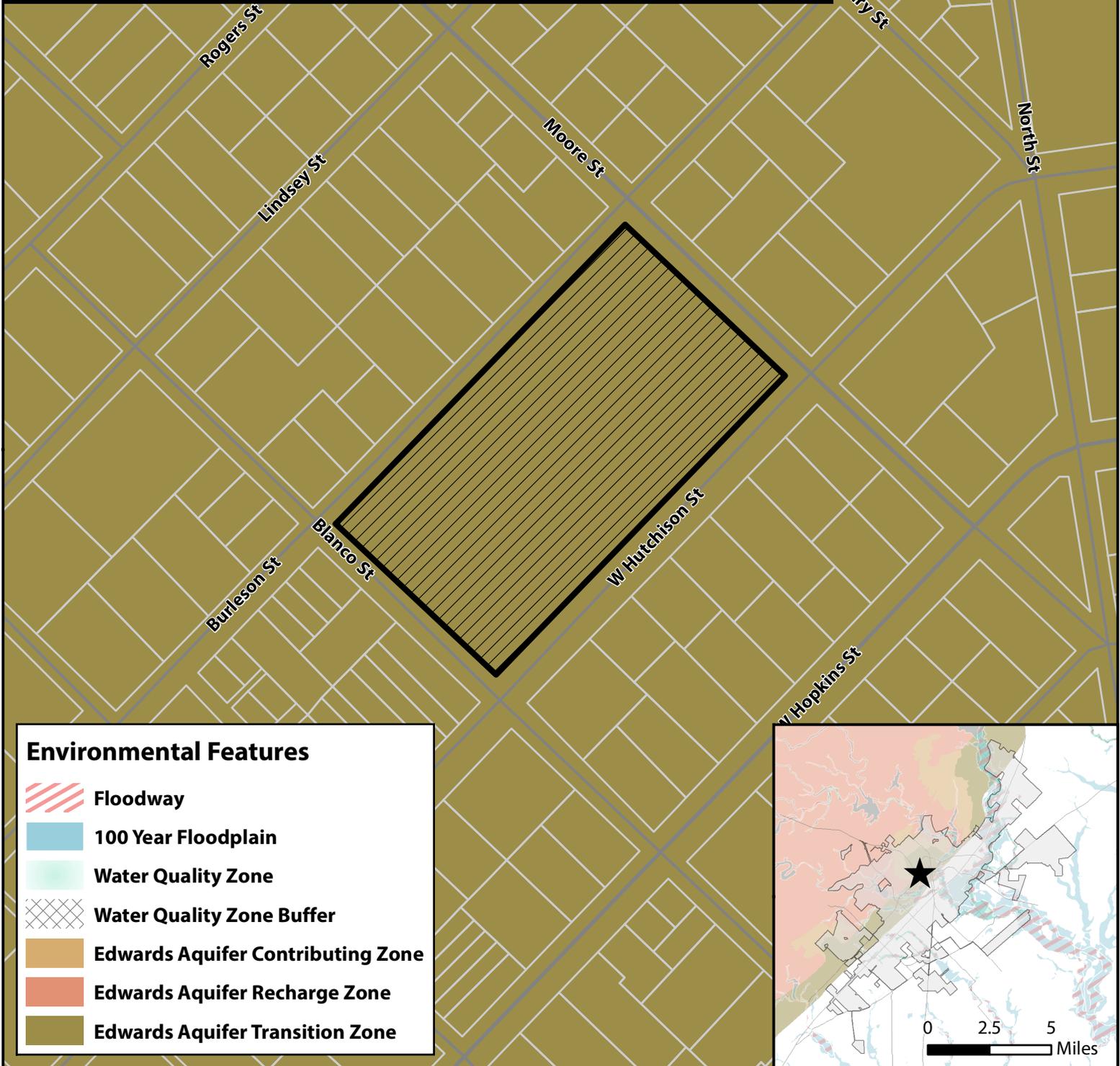


- Site Location**
- PSA-18-04**
- Parcels**
- City Limit**



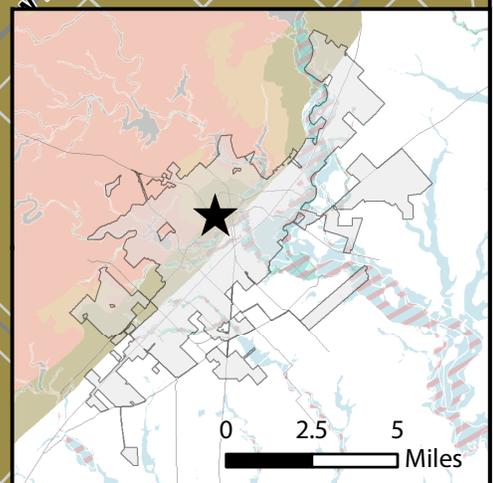
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PSA-18-04 Lindsey Hill—Environmental Features Map Date: 8/1/2018

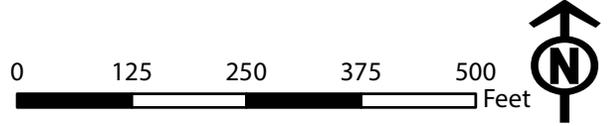


Environmental Features

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

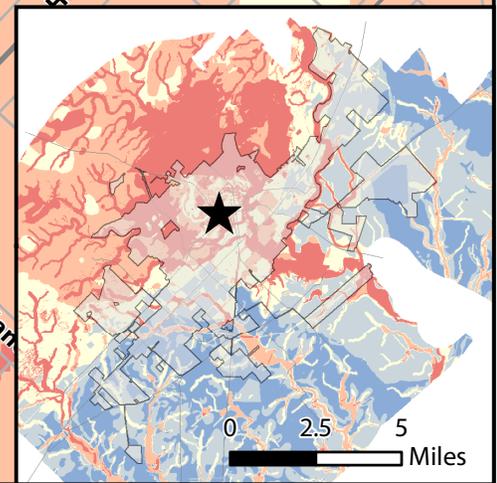
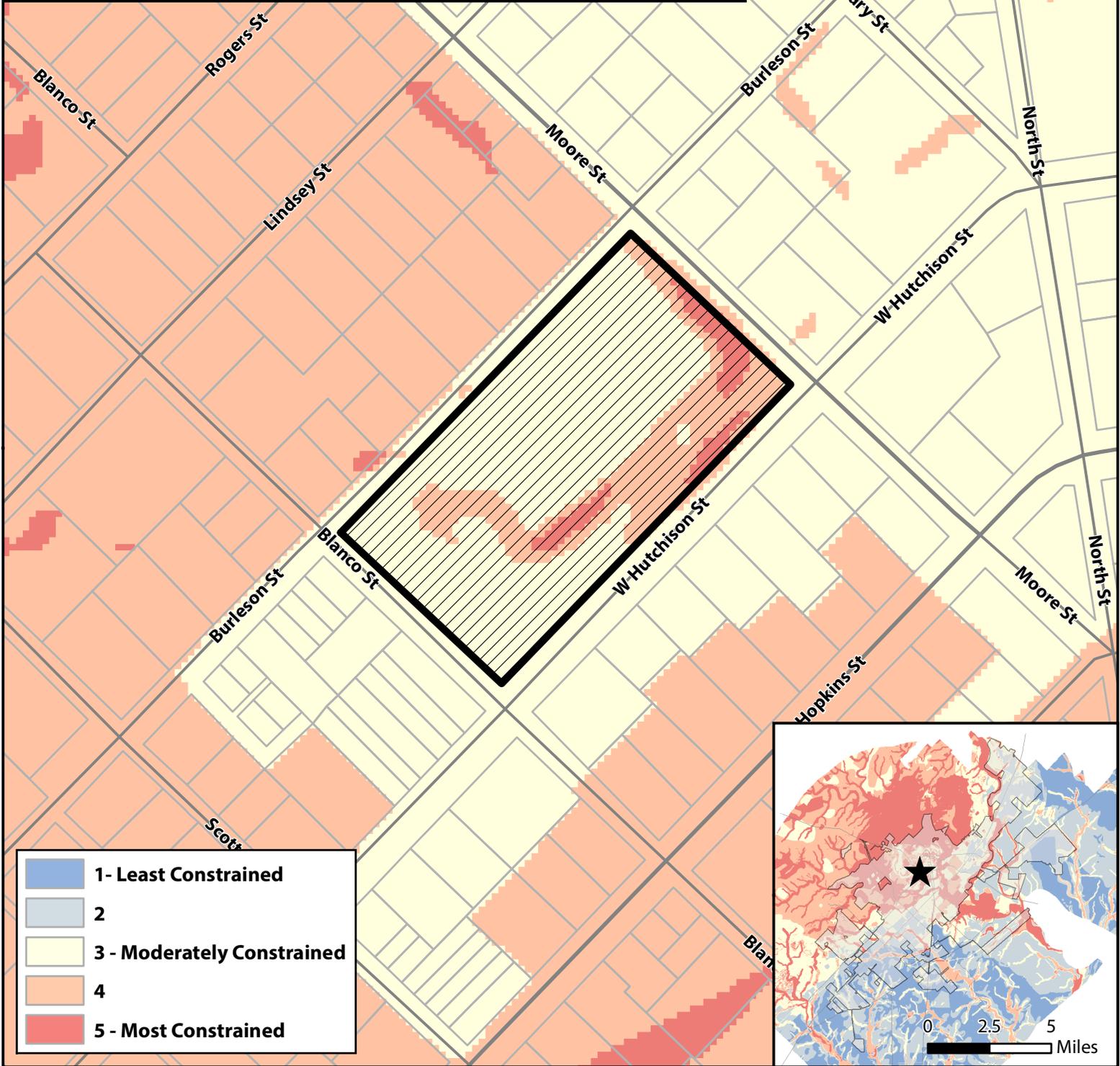


-  Site Location
-  PSA-18-04
-  Parcels
-  City Limit



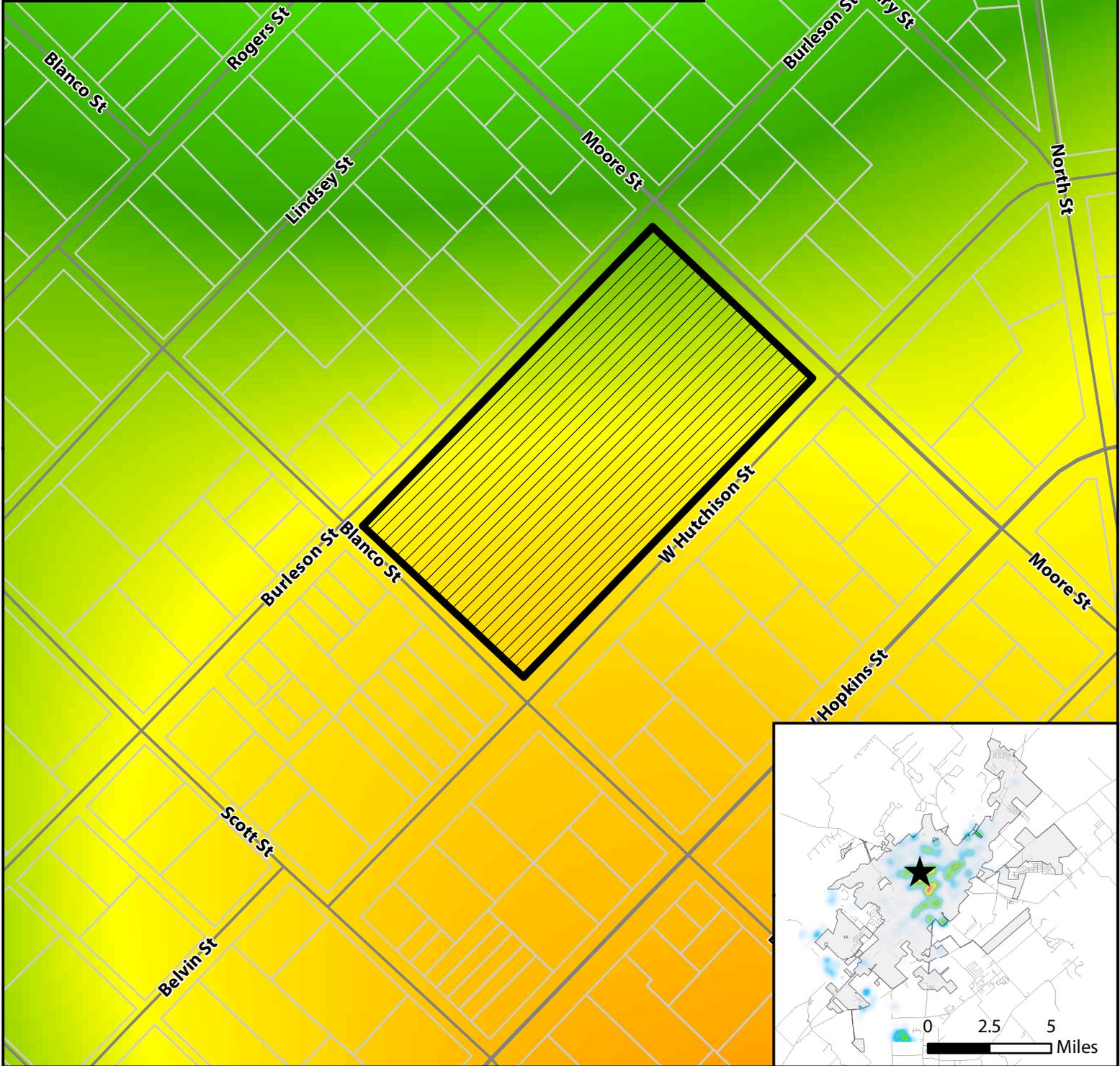
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PSA-18-04 Lindsey Hill—Land Use Suitability Map Date: 8/1/2018

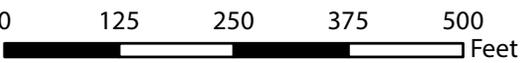


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PSA-18-04 Lindsey Hill—Water Hotspots Map Date: 8/2/2018



	Site Location		Hot
	PSA-18-04		Cold
	Parcels		
	City Limit		



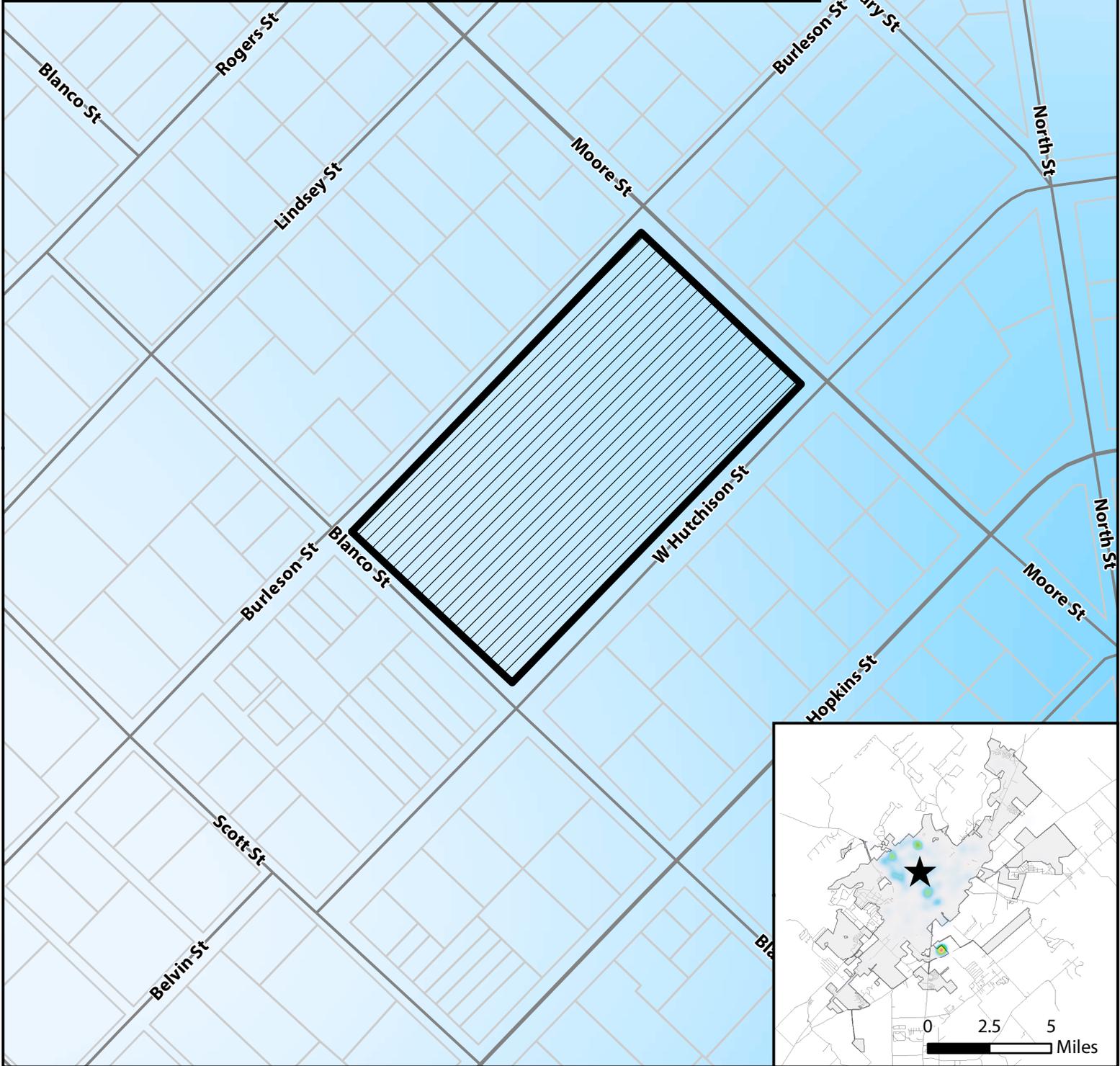
0 125 250 375 500 Feet



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Document Path: \\san_marcos\files\DeptShares\Planning & Dev\Planning\Planning Current\P&Z\2018 Staff Reports\PSA\PSA-18-04 Lindsey Hill\GIS\PSA-18-04_W_Hotspots.mxd

PSA-18-04 Lindsey Hill—Wastewater Hotspots Map Date: 8/2/2018

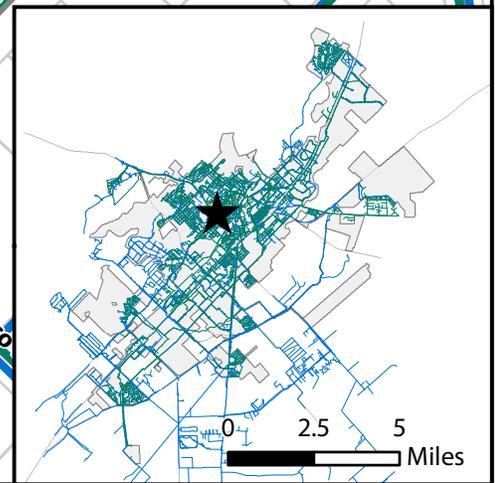
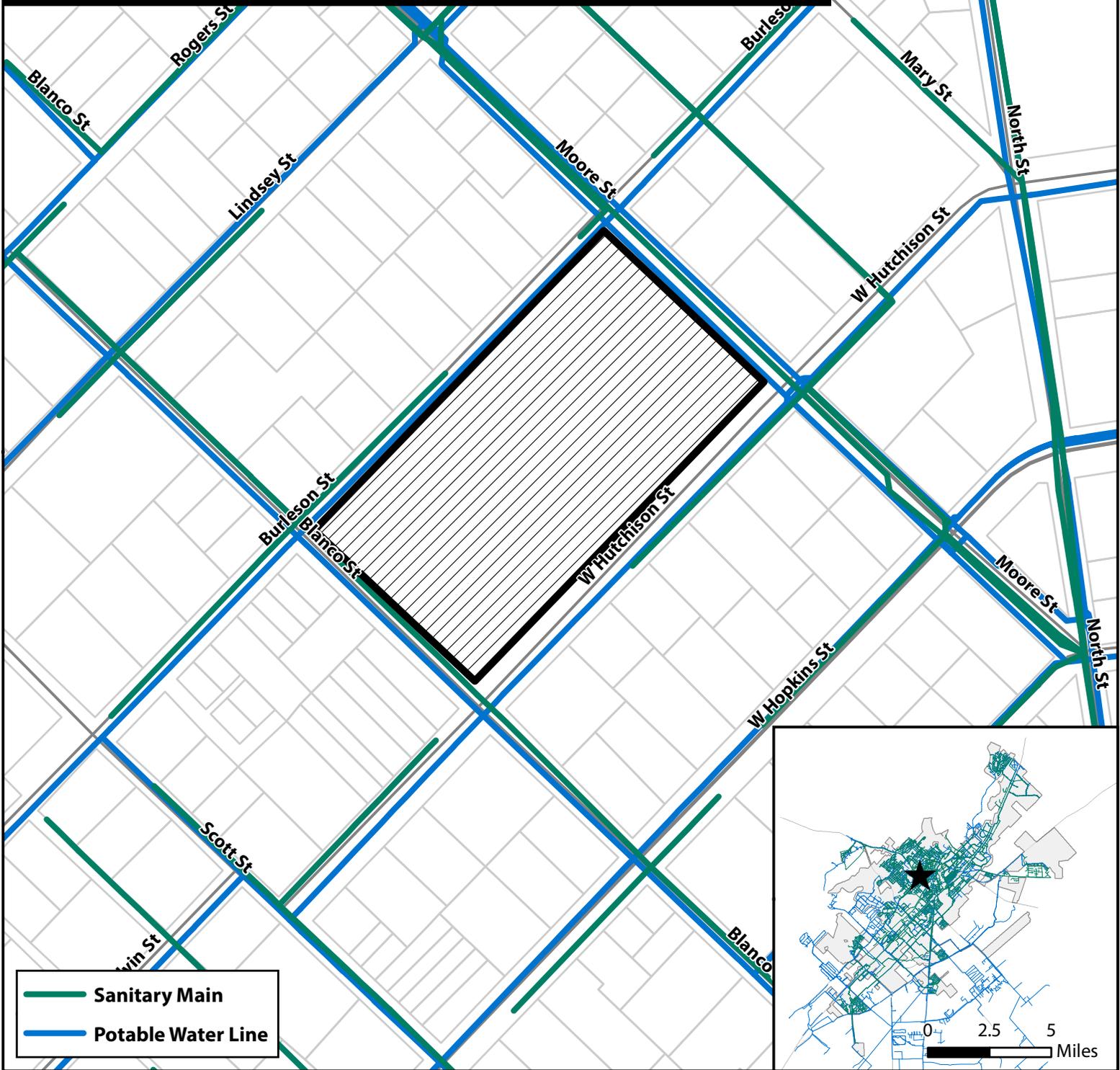


-  **Site Location**
-  **PSA-18-04**
-  **Parcels**
-  **City Limit**
-  **Hot**
Cold



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PSA-18-04 Lindsey Hill—Water/Wastewater Lines Map Date: 8/2/2018



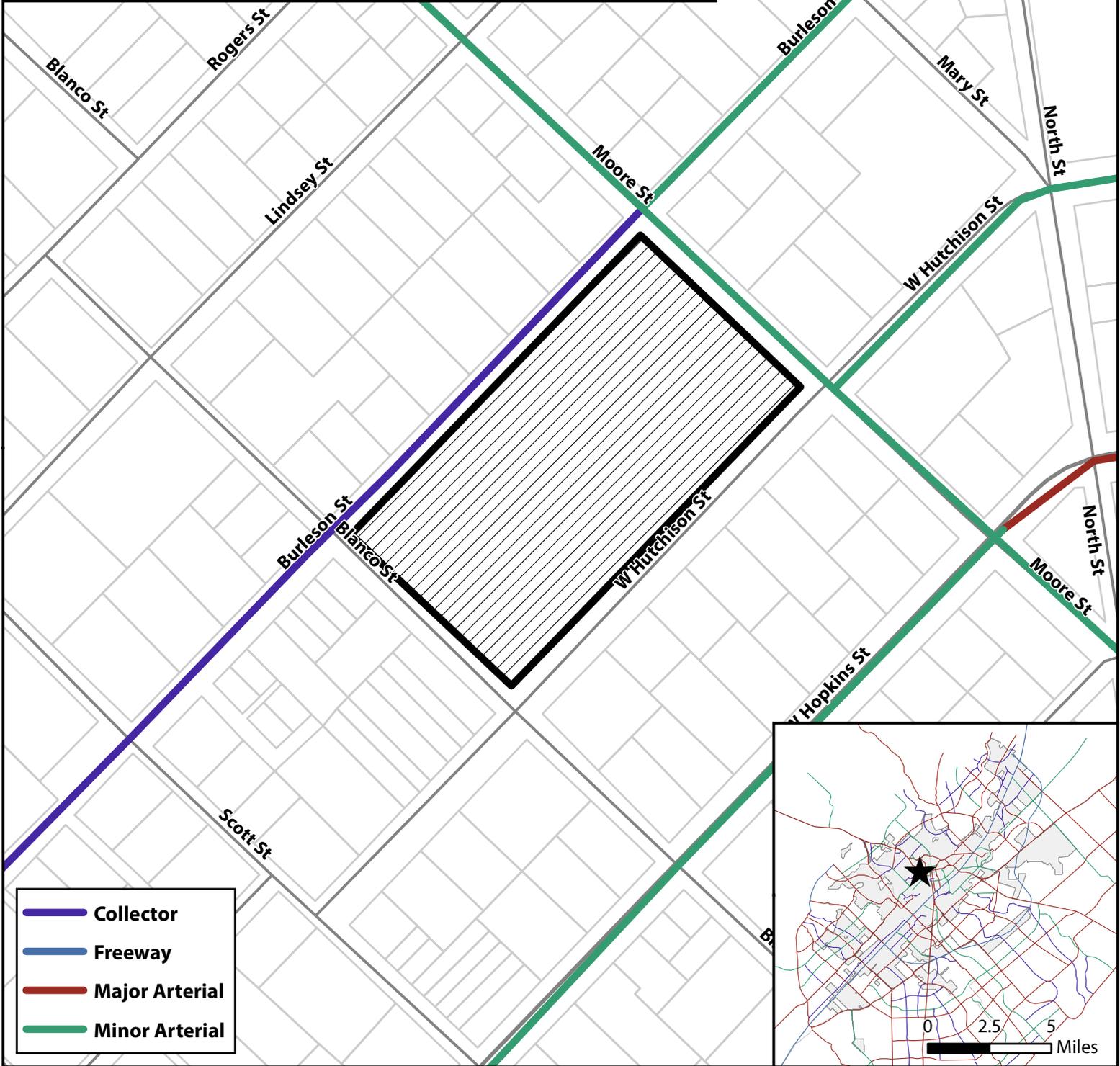
— Sanitary Main
— Potable Water Line

★ Site Location
 PSA-18-04
 Parcels
 City Limit

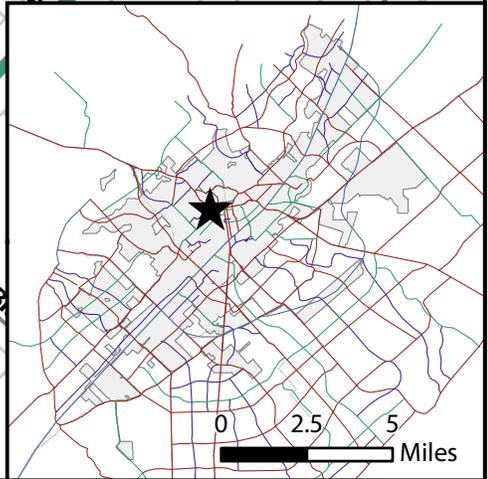


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PSA-18-04 Lindsey Hill—Thoroughfare Plan Map Date: 8/2/2018



-  Collector
-  Freeway
-  Major Arterial
-  Minor Arterial



-  Site Location
-  PSA-18-04
-  Parcels
-  City Limit

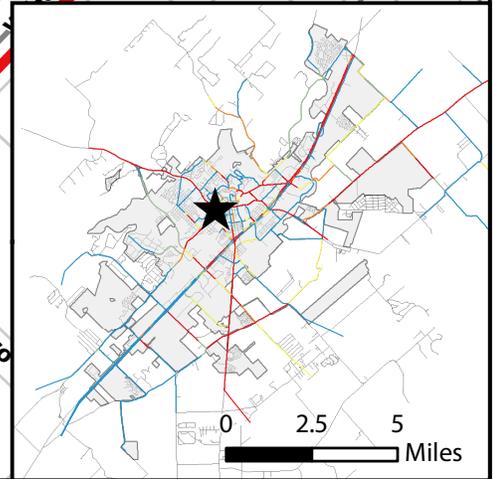
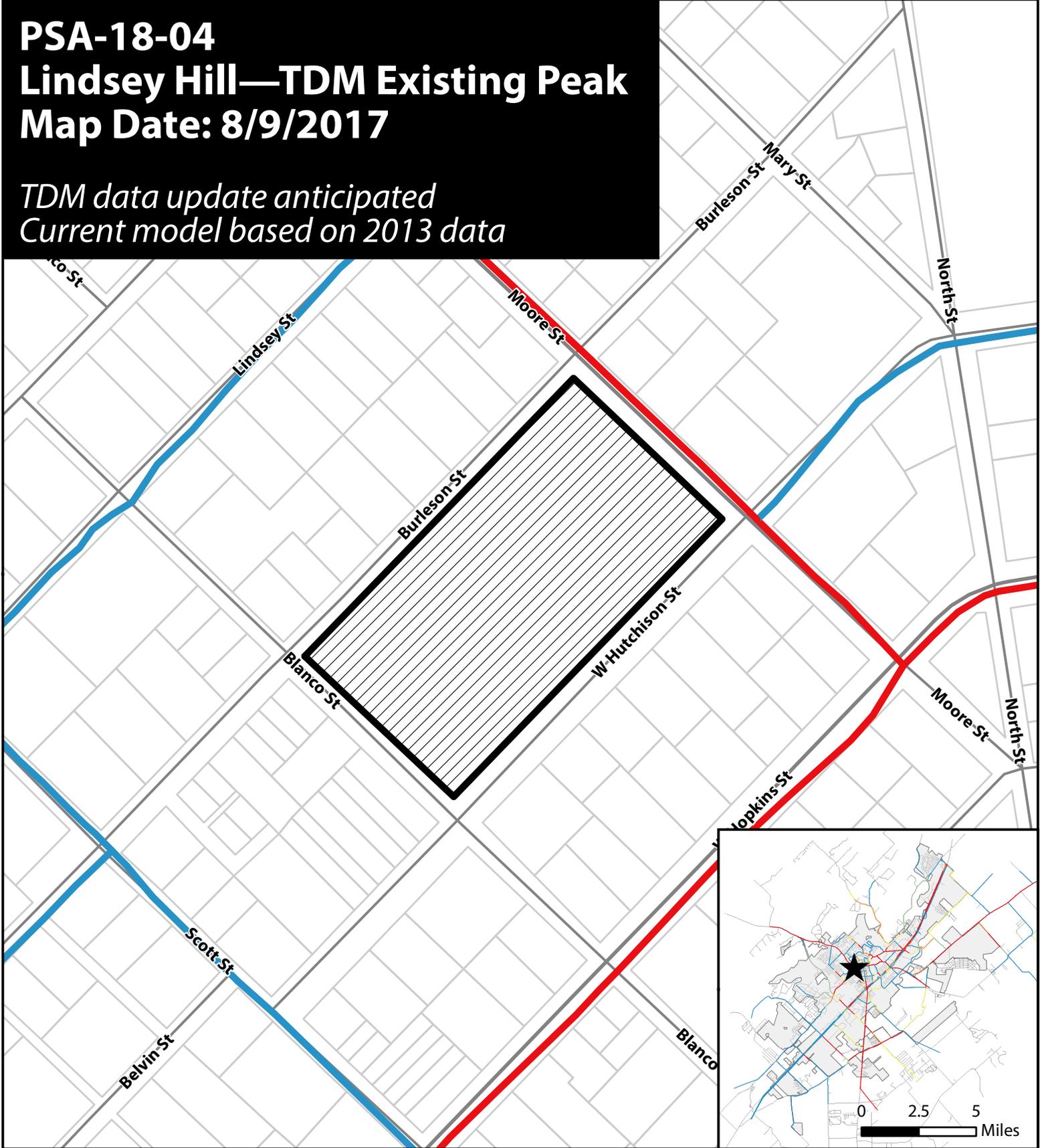
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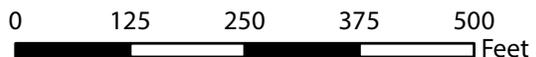
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PSA-18-04 Lindsey Hill—TDM Existing Peak Map Date: 8/9/2017

*TDM data update anticipated
Current model based on 2013 data*



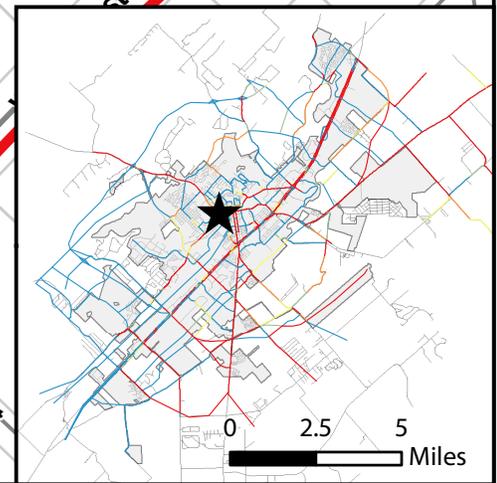
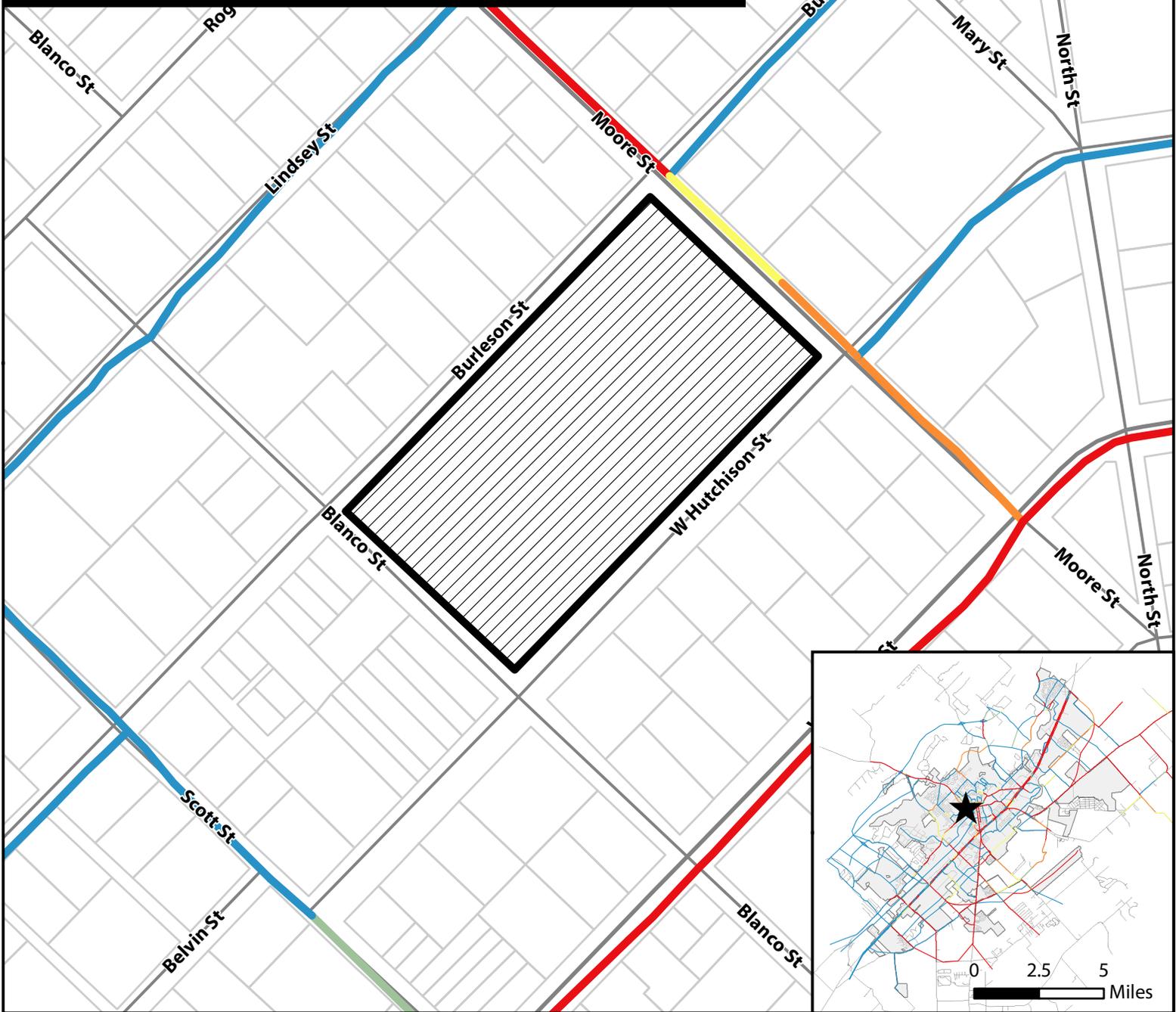
★	Site Location		Traffic Demand Model
	PSA-18-04		LOS A
	Parcels		LOS B
	City Limit		LOS C
			LOS D
			LOS F



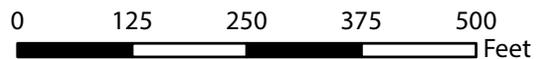
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PSA-18-04 Lindsey Hill—TDM Future Daily Map Date: 8/2/2018

*TDM data update anticipated
Current model based on 2013 data*



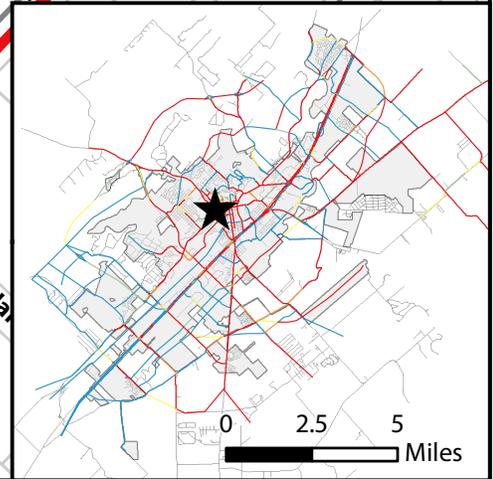
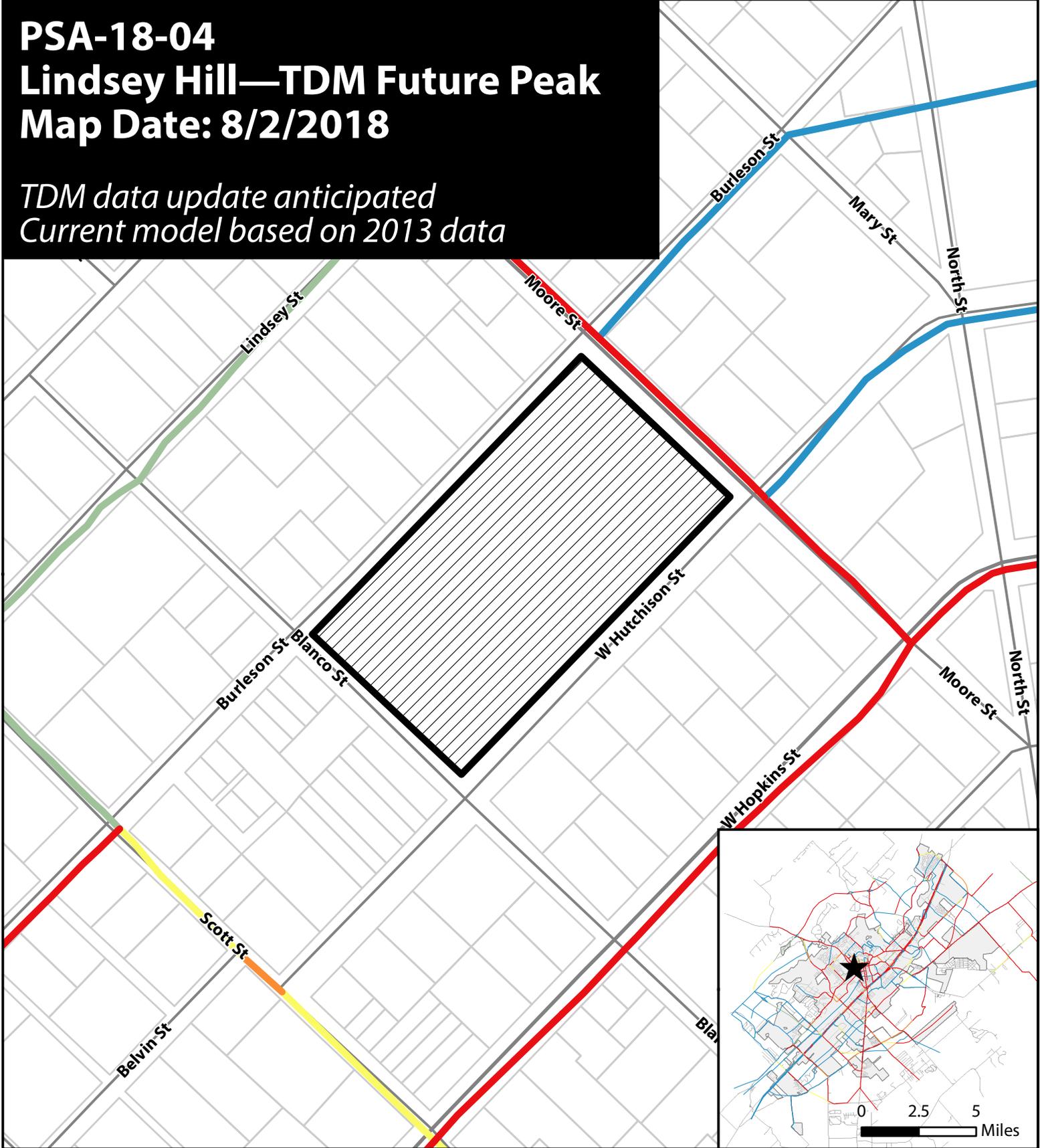
★	Site Location		Traffic Demand Model
	PSA-18-04		LOS A
	Parcels		LOS B
	City Limit		LOS C
			LOS D
			LOS F



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PSA-18-04 Lindsey Hill—TDM Future Peak Map Date: 8/2/2018

*TDM data update anticipated
Current model based on 2013 data*



★ Site Location

PSA-18-04
 Parcels
 City Limit

LOS A
 LOS B
 LOS C
 LOS D
 LOS F



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