



# Public Hearing

## A-23-02

A-23-02 (Champions Boulevard) Hold a public hearing and consider a request by Steve Ihnen, on behalf of Blanco Trace Development, LLC, for a request to abandon a 36,154 square foot right of way described as Champions Boulevard 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

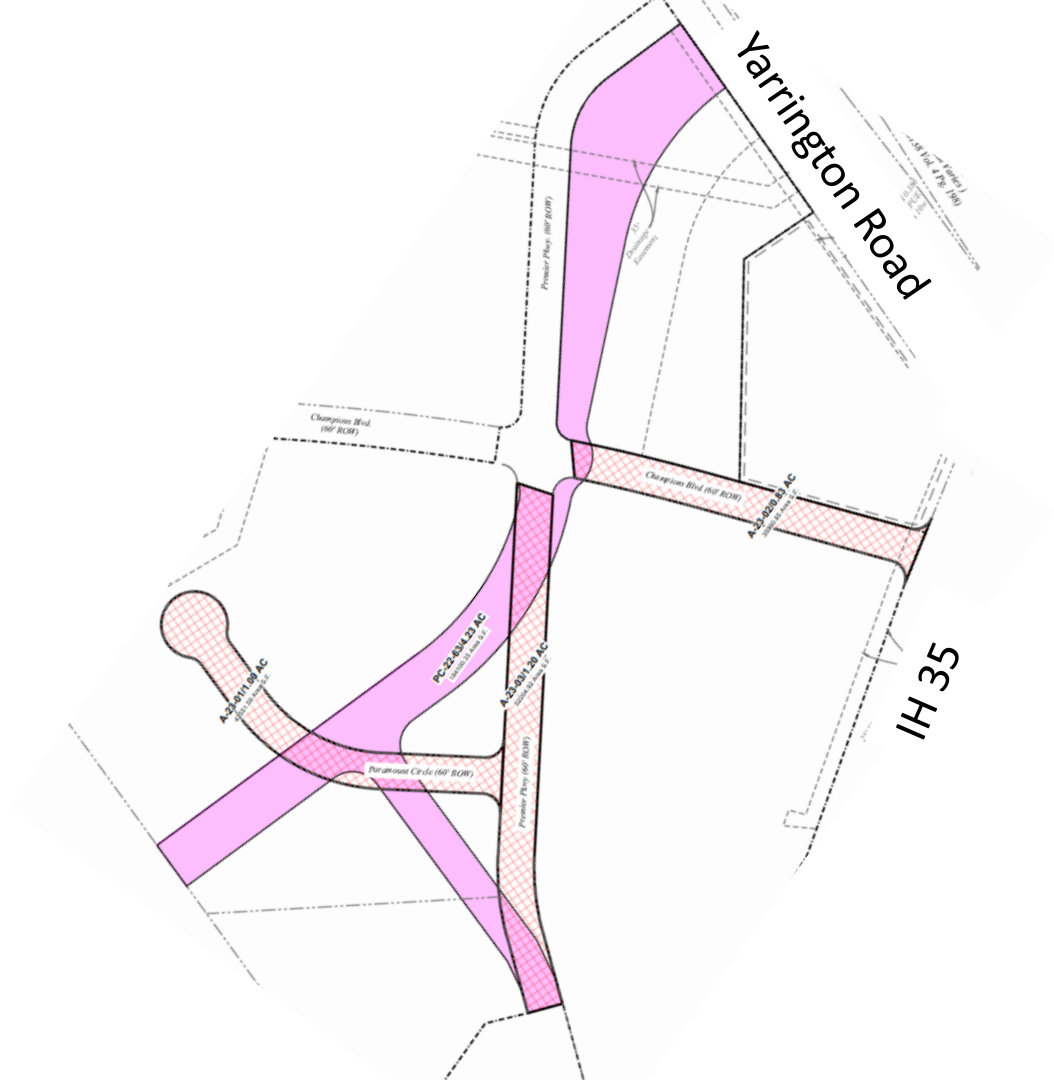
Anticipated Riverwalk Drive:

- Dedication of 184,258 square feet

52,272 square feet in total Right of Way gained



# Overall Future Development



-  ROW To Abandon
-  New ROW



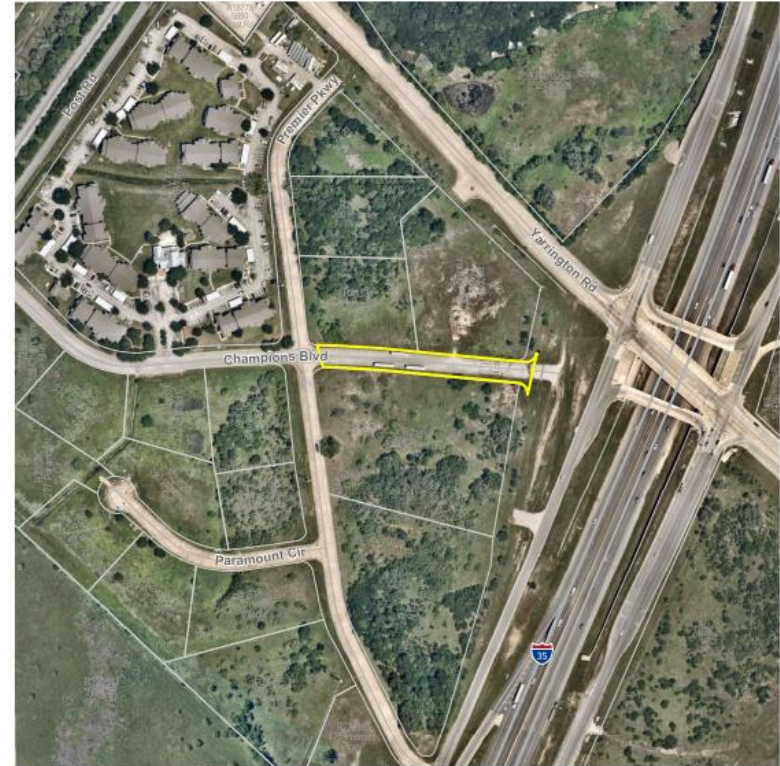
# Property Information



- 36,154 sq. ft. of Right of Way
- Located at I35 and south of Yarrington Road
- Improved Street
- Water Utilities and Easements to be removed by applicant

A-23-02

Champions Boulevard - Street Abandonment

Aerial View



 Subject Property  
 Parcel

 0 150 300 600 Feet

Site Location 

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





# 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