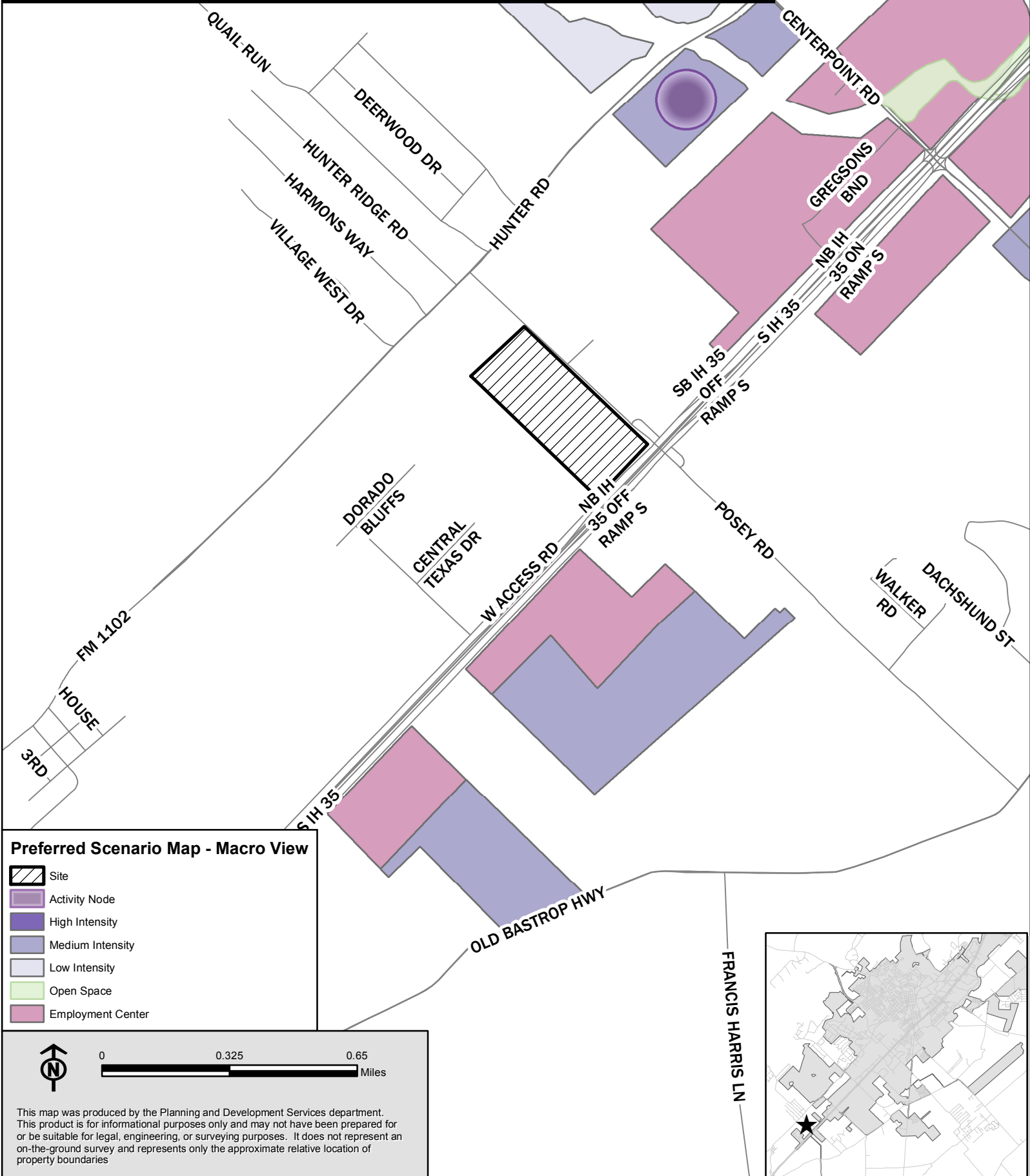


PSA-15-05

IH-35 & Posey Road

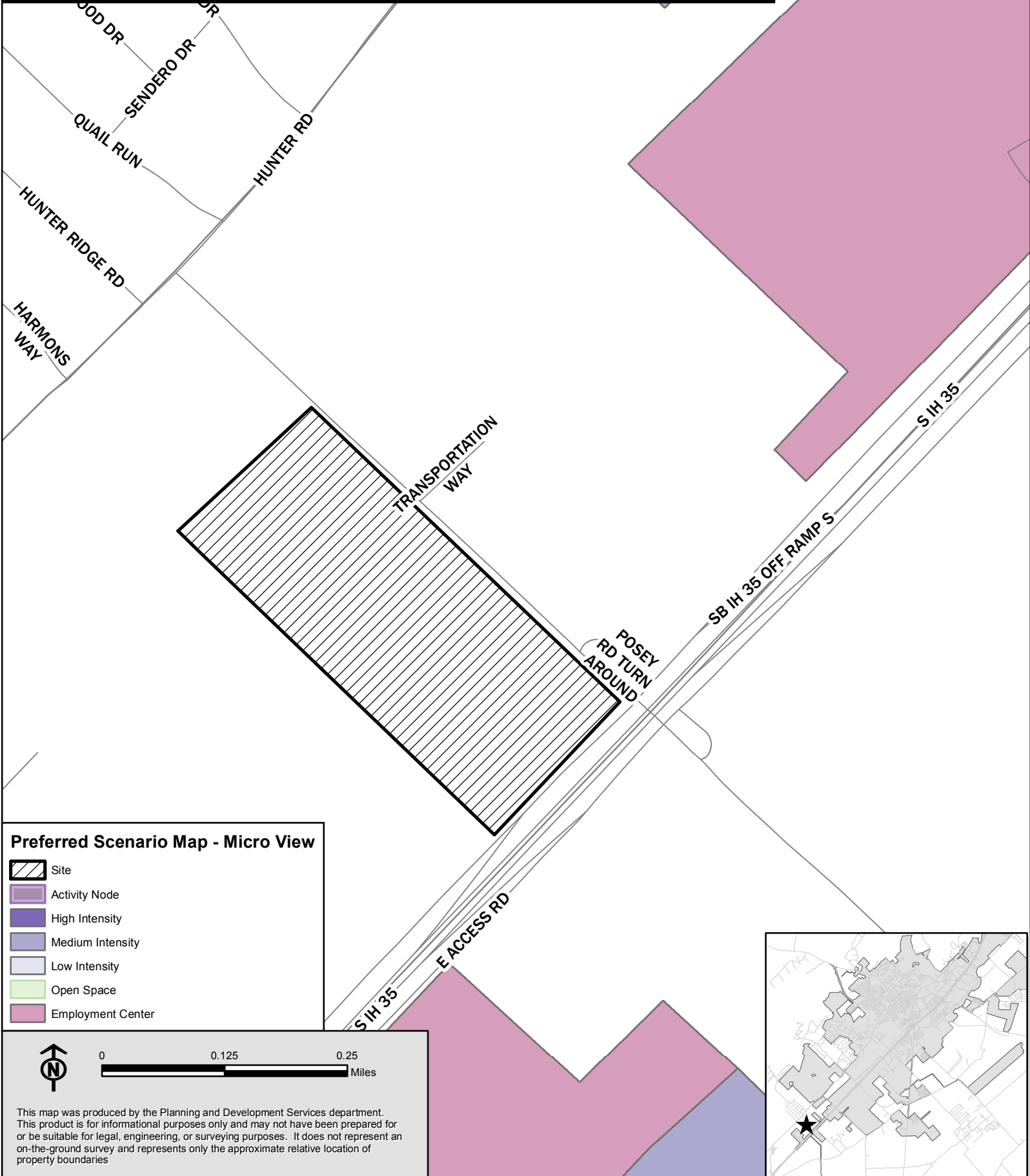
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PSA-15-05

IH-35 & Posey Road

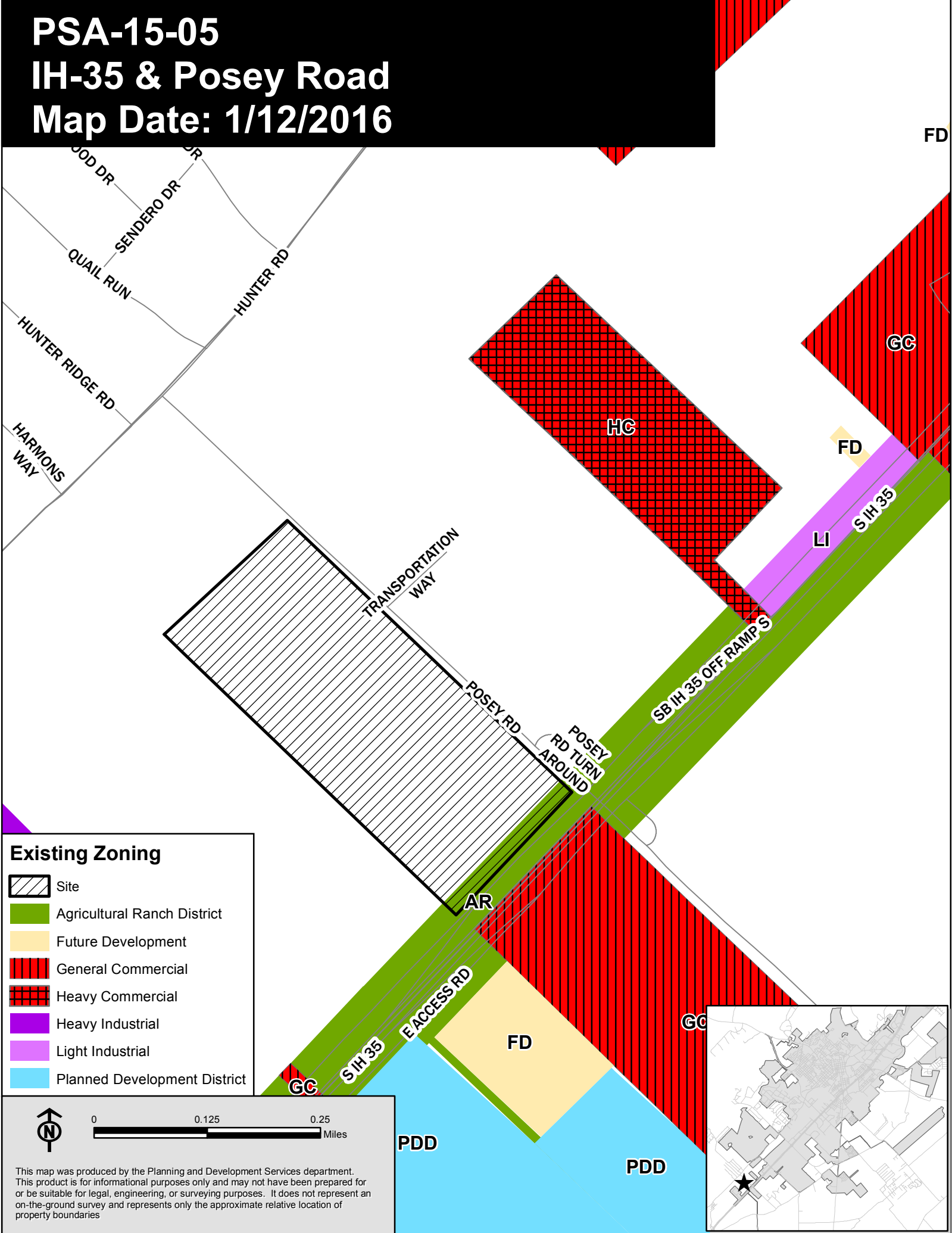
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PSA-15-05

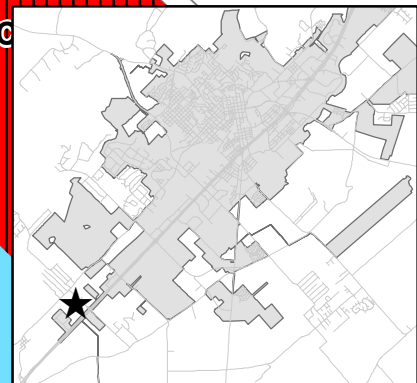
IH-35 & Posey Road

Map Date: 1/12/2016



0 0.125 0.25 Miles

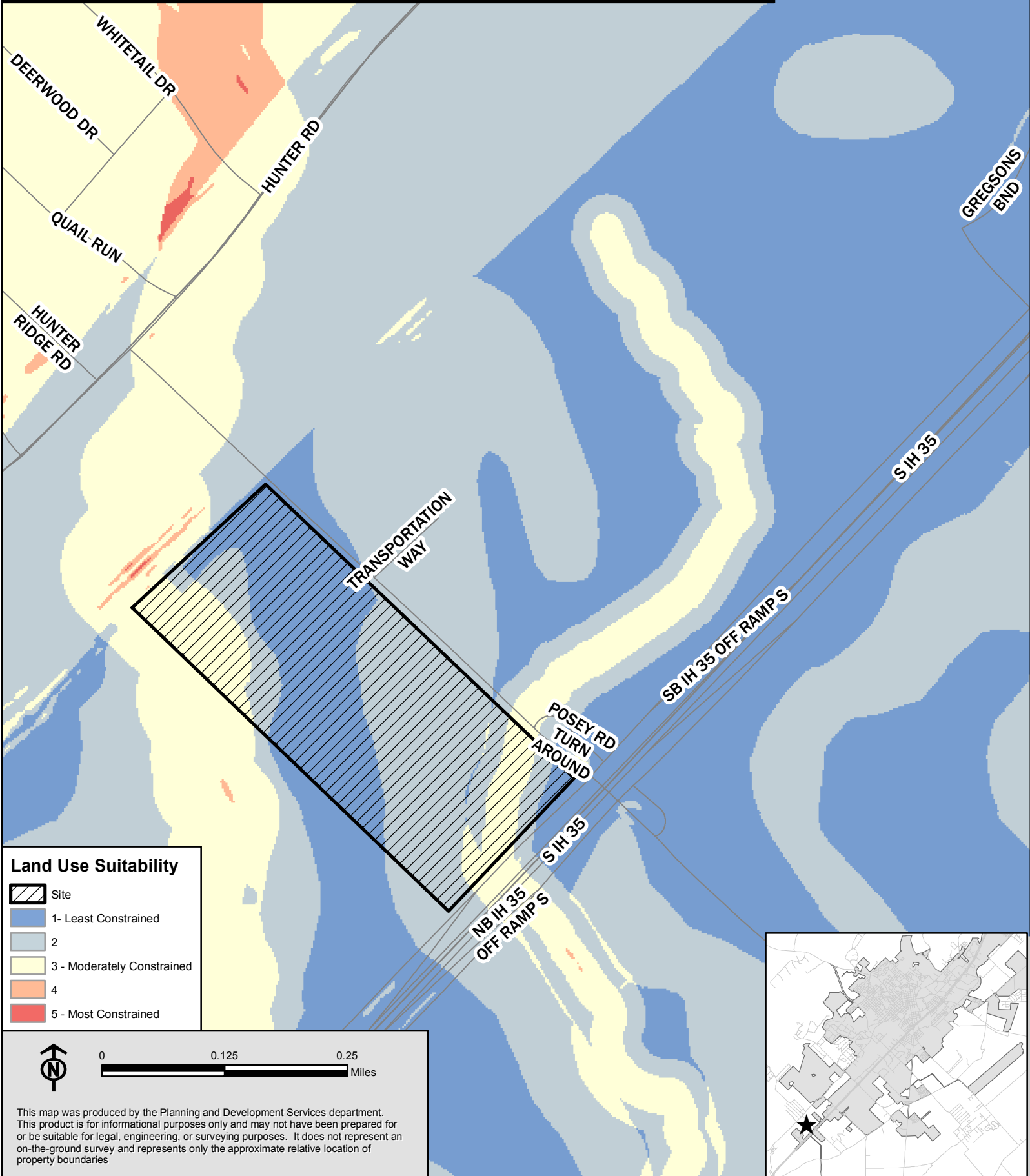
This map was produced by the Planning and Development Services department. This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate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



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IH-35 & Posey Road

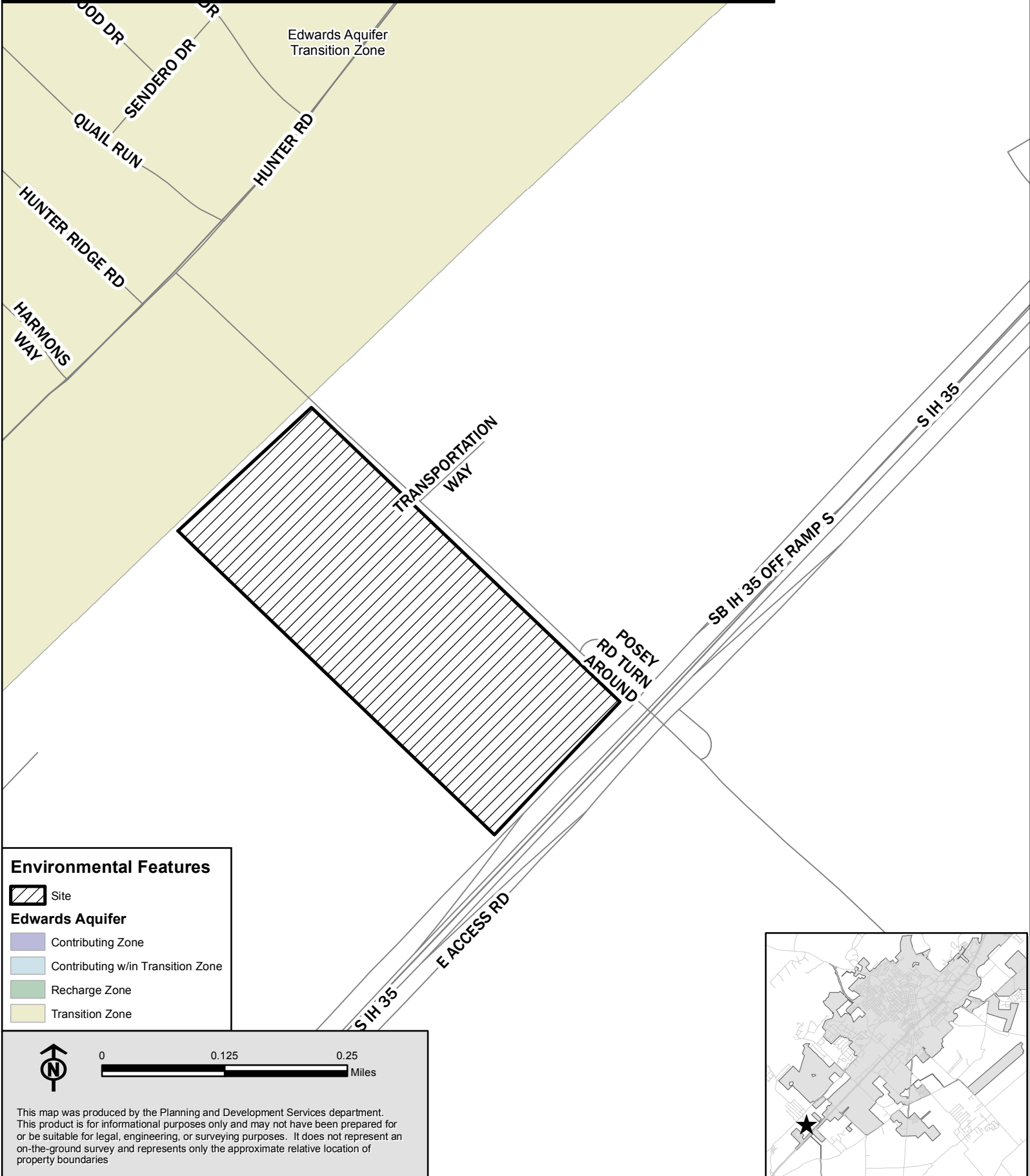
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PSA-15-05

IH-35 & Posey Road

Map Date: 1/11/2016

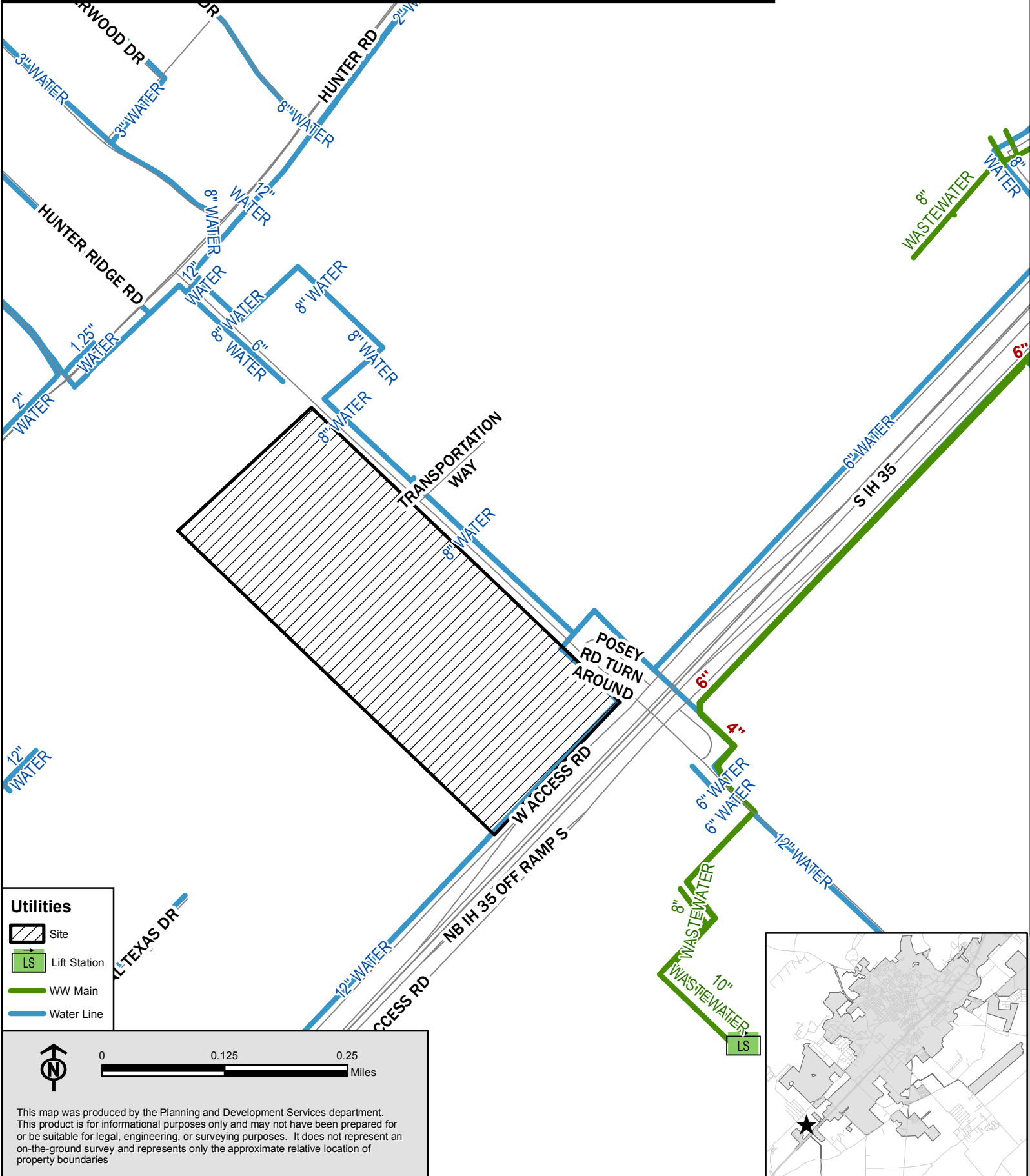


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IH-35 & Posey Road

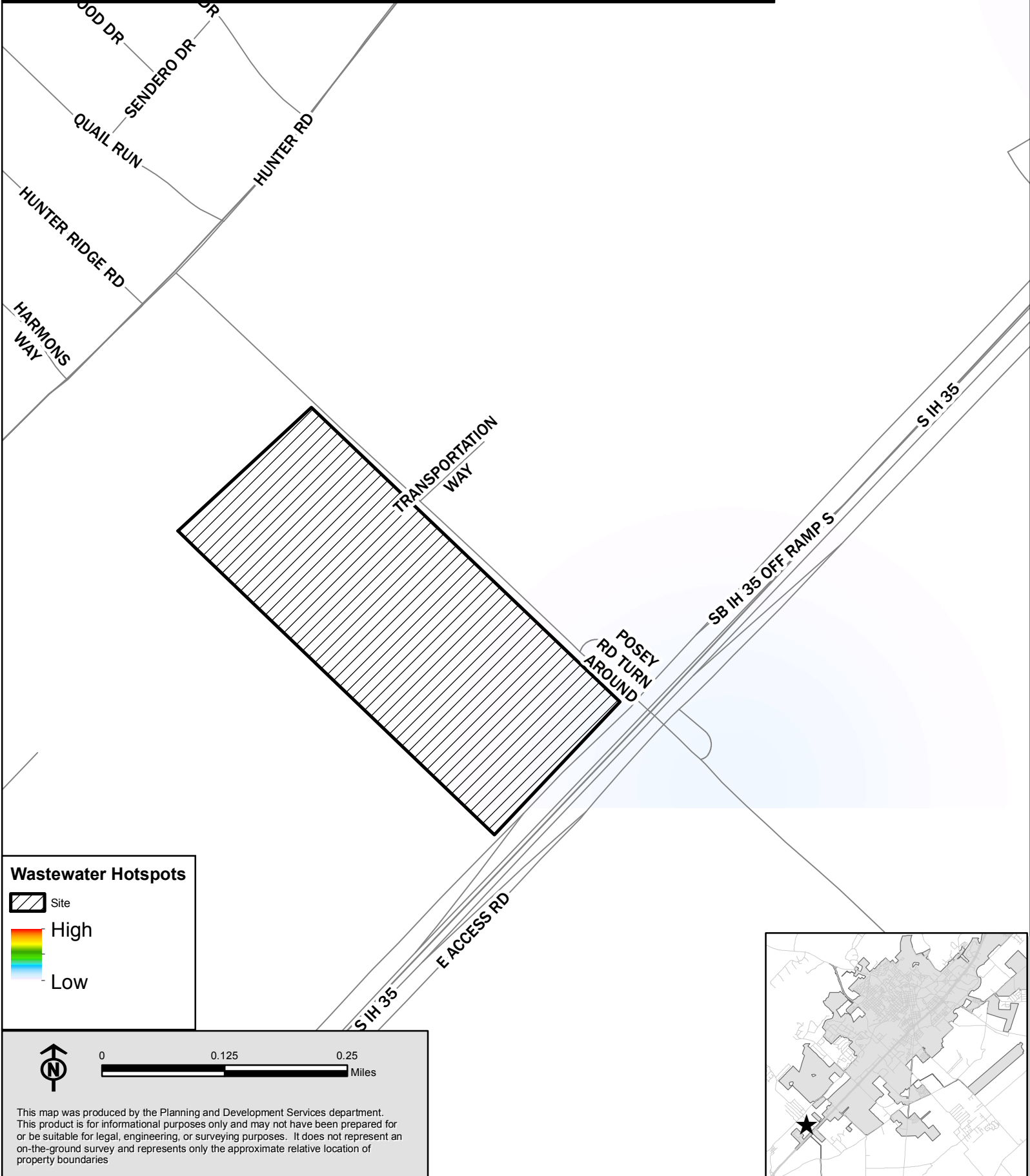
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IH-35 & Posey Road

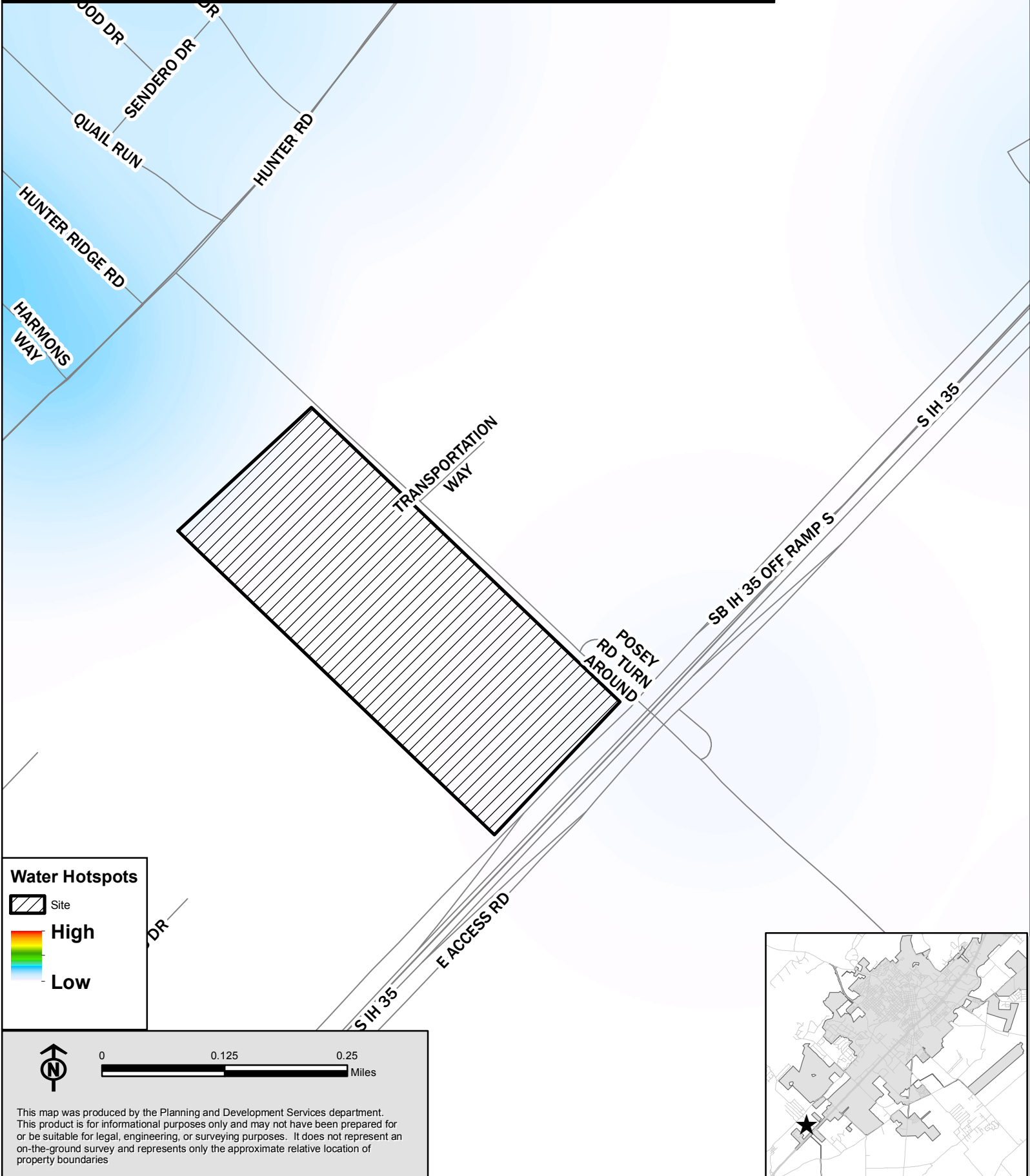
Map Date: 1/11/2016



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IH-35 & Posey Road

Map Date: 1/11/2016



Water Hotspots

Site

High

Low



0 0.125 0.25 Miles

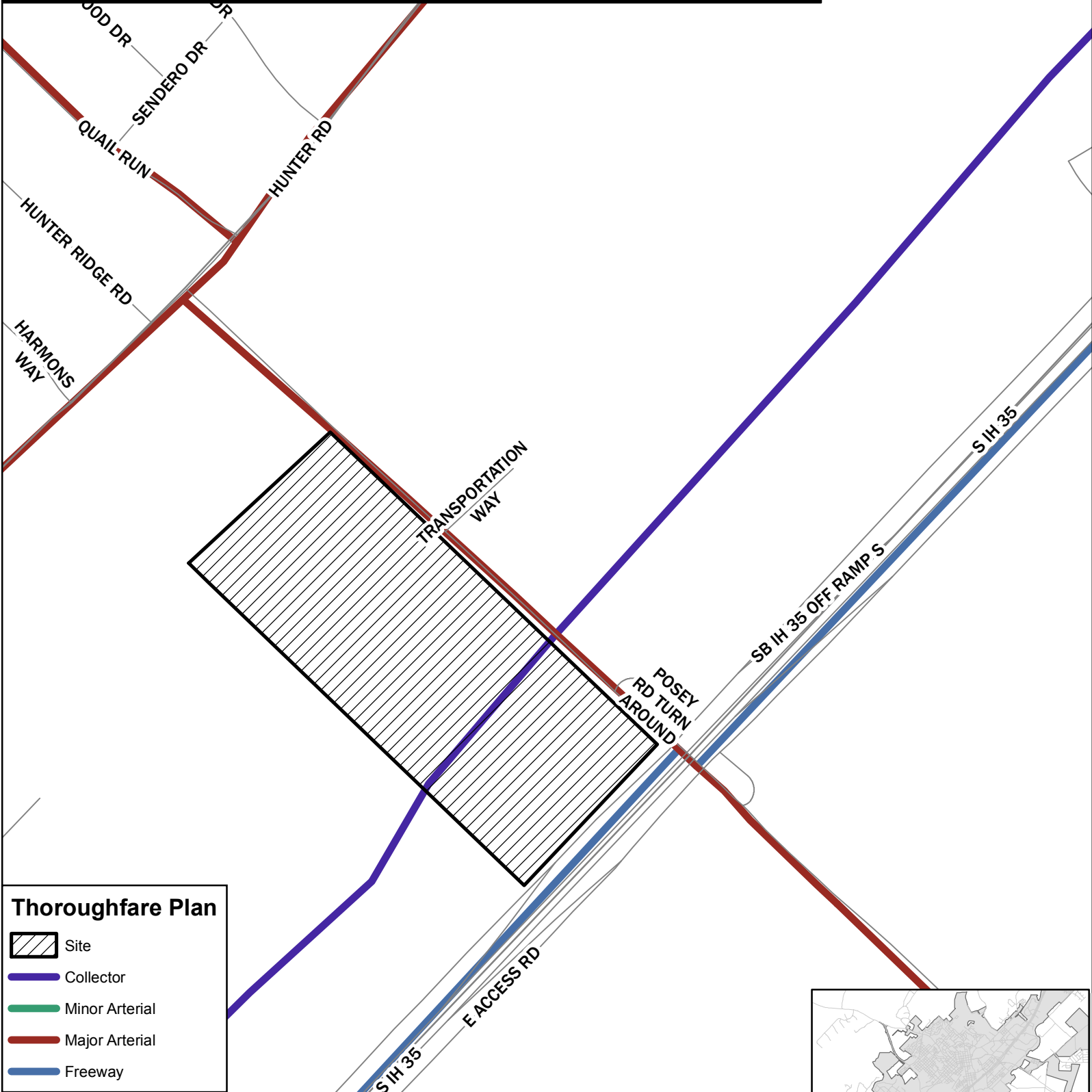
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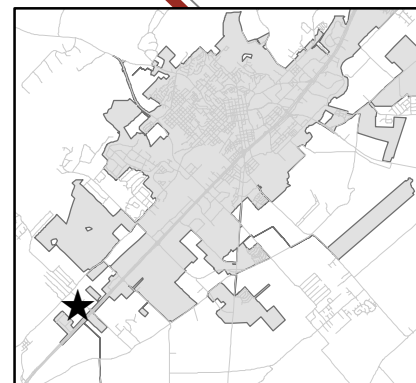
IH-35 & Posey Road

Map Date: 1/11/2016



0 0.125 0.25 Miles

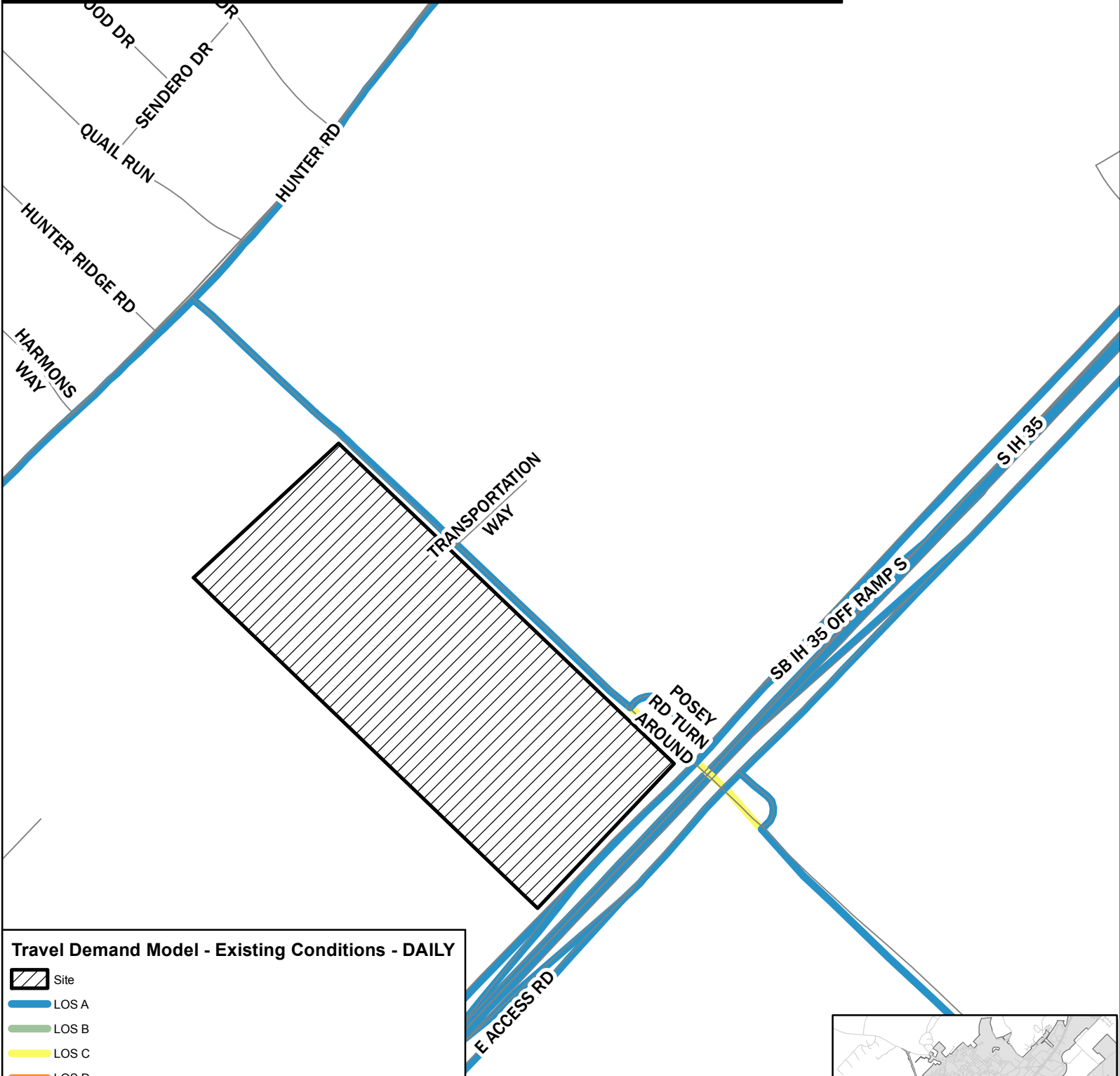
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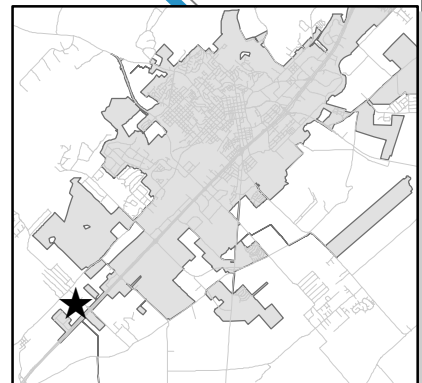
Travel Demand Model - Existing Conditions - DAILY

- Site
- LOS A
- LOS B
- LOS C
- LOS D
- LOS F



0 0.125 0.25 Miles

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IH-35 & Posey Road

Map Date: 1/11/2016



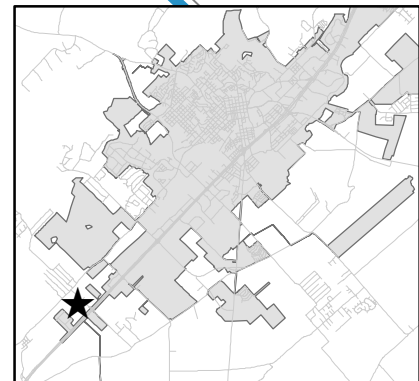
Travel Demand Model - Existing Conditions - PEAK

- Site
- LOS A
- LOS B
- LOS C
- LOS D
- LOS F



0 0.125 0.25 Miles

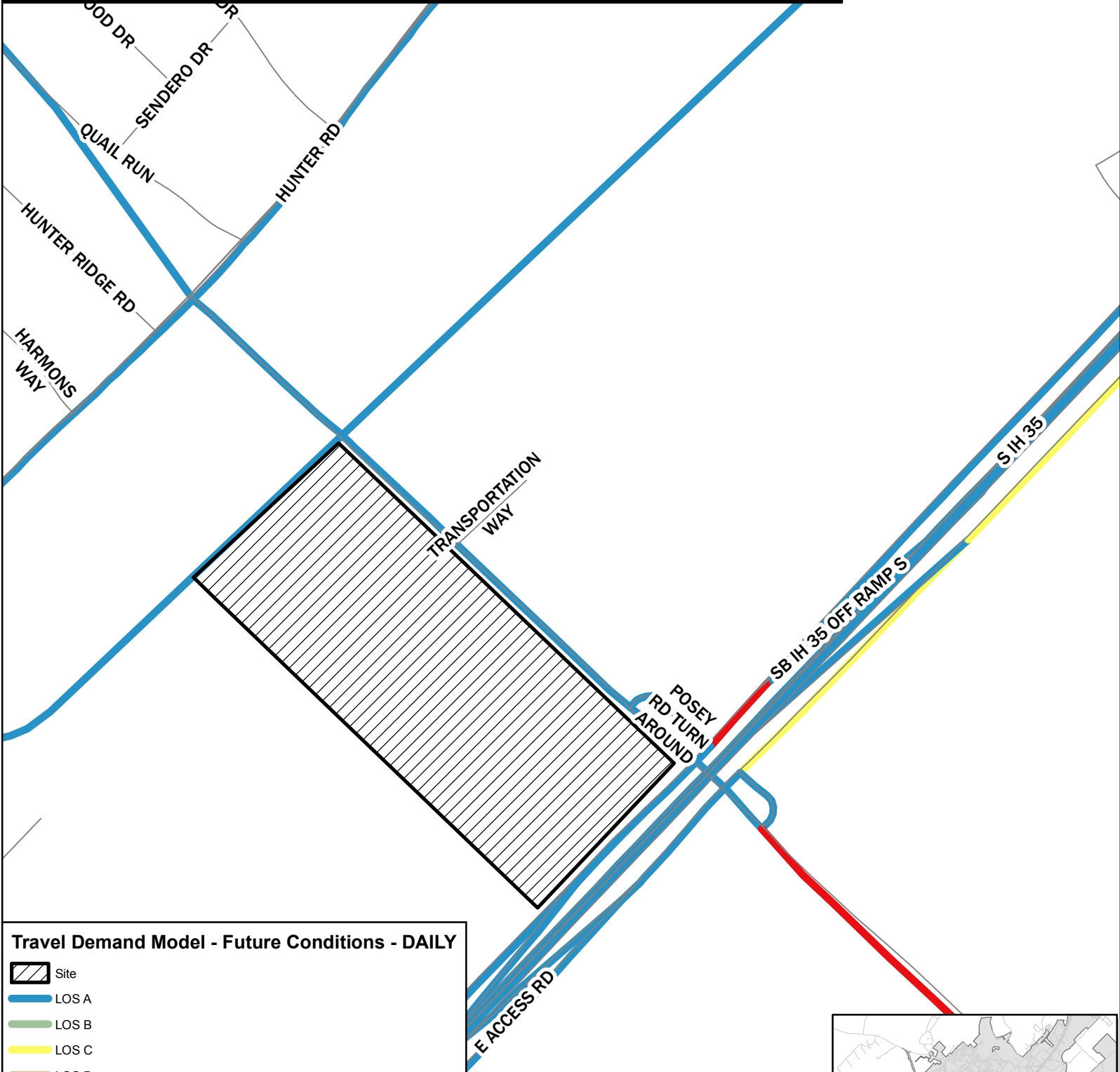
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PSA-15-05

IH-35 & Posey Road

Map Date: 1/11/2016



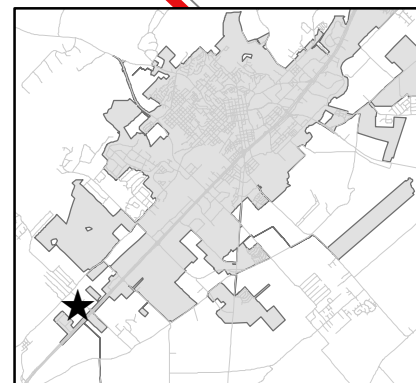
Travel Demand Model - Future Conditions - DAILY

- Site
- LOS A
- LOS B
- LOS C
- LOS D
- LOS F



0 0.125 0.25 Miles

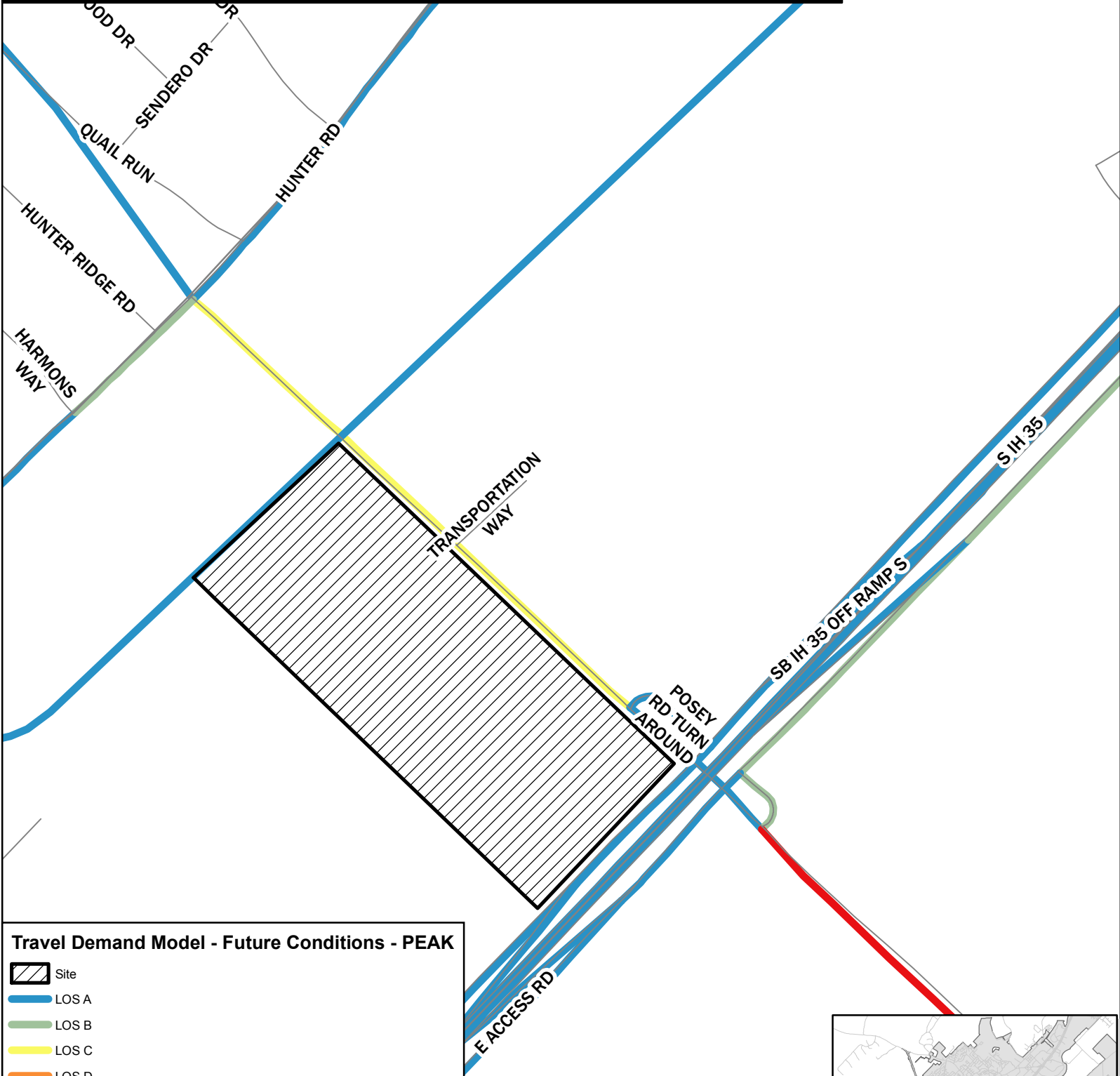
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IH-35 & Posey Road

Map Date: 1/11/2016



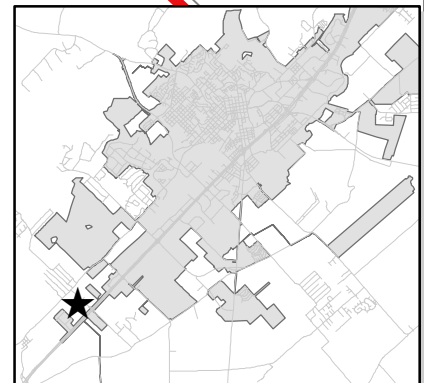
Travel Demand Model - Future Conditions - PEAK

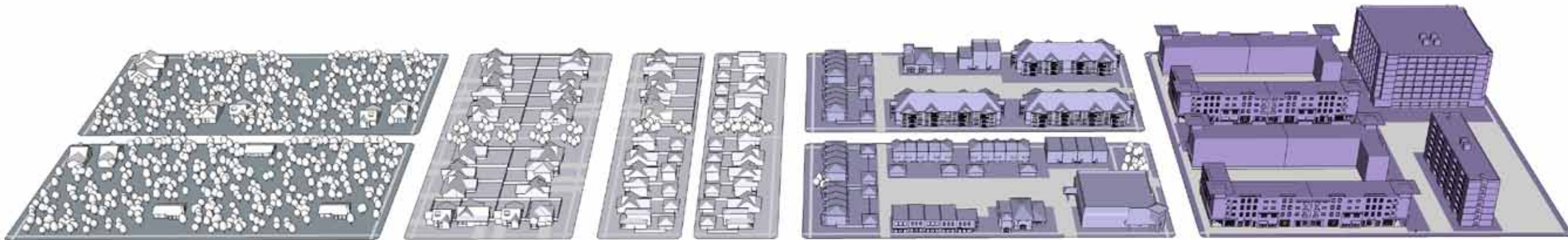
- Site
- LOS A
- LOS B
- LOS C
- LOS D
- LOS F



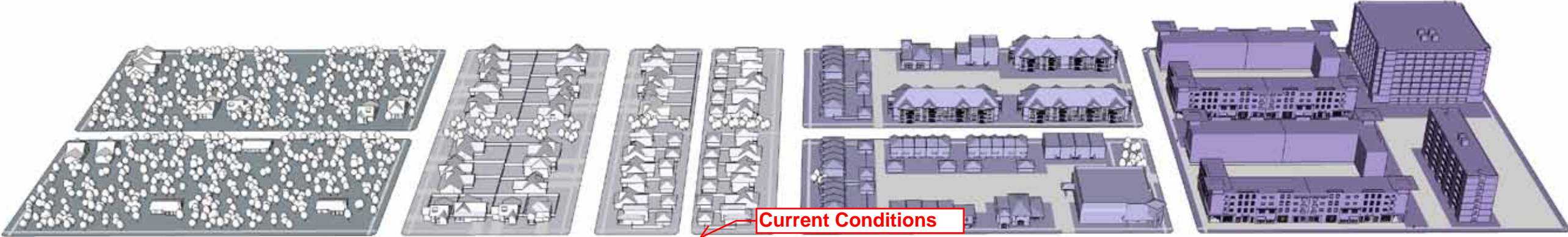
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Open Space / Agricultural		Low Intensity and Areas of Stability		Medium Intensity	High Intensity
<div>Neighborhood & Area Protection / Conservation</div> <div>Preserve Areas Hiking Trails Community Gardens</div> <div>Active Recreation Areas Recreation-related Commercial Camping Hiking Trails Community Gardens</div> <div>Agricultural / Ranching Single Family Residential Bed & Breakfast Home Office Produce Stands Hiking Trails Community Gardens</div>	<div>Neighborhood & Area Protection / Conservation</div>	<div>General Use Categories: Single Family, Home Office, Corner Neighborhood Retail - no gas</div> <div>Building Types: 1-2 Story, 3 with CUP</div> <div>Examples: Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map</div>	<div>General Use Categories: Single Family, Duplex, Multi-family at nodes, Bed & Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through</div> <div>Building Types: 1-3 Story, Mixed-use at nodes and corridors</div> <div>Preferred Scenario Examples: Triangle - single family</div>	<div>General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</div> <div>Building Types: 1-4 Story, Mixed-use at nodes and corridors</div>	
		<div>NOTES: Commercial at major nodes and along corridors (with uses that are predominately non-single-family residential); One lot depth for commercial along corridors and at nodes; Corridors include but are not limited to: Old RR 12: Holland to Wonderworld, LBJ east of Holland, Arterials in the Edwards Recharge Zone</div>			
<div>Redevelopment Infill</div> <div>NOTES: Recreation-related commercial uses in active recreation areas will require special standards</div>	<div>Redevelopment Infill</div>	<div>General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through</div> <div>Building Types: 1-3 Story, Mixed-use at nodes and corridors</div> <div>Examples: Existing Mixed Residential Areas</div>	<div>General Use Categories: Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants</div> <div>Building Types: 1-3 Story, Mixed-use at nodes and corridors</div> <div>Preferred Scenario Examples: South End</div>	<div>General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</div> <div>Building Types: 1-5 Story, Mixed-use at nodes and corridors</div> <div>Preferred Scenario Examples: Downtown, Midtown</div>	
		<div>NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Two lot depth in all other areas; Corridors include but are not limited to: Hopkins east of Moore, University: Sessom to Hopkins, RR12: Lindsay to Hopkins, Hunter: San Antonio to Wonderworld</div>			



New Development	Low Intensity and Areas of Stability	Medium Intensity	High Intensity
	<p>General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through</p> <p>Building Types: 1-3 Story, Mixed-use at nodes and corridors</p> <p>Preferred Scenario Examples: Blanco Vista, Paso Robles Default classification for sites with 20 acres or more</p>	<p>General Use Categories: Single Family, Duplex, Multi-family, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants, Light Industrial with CUP</p> <p>Building Types: 1-5 Story, Mixed-use at nodes and corridors</p> <p>Preferred Scenario Examples: Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle</p>	<p>General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP</p> <p>Building Types: 1-5 Story, Mixed-use at nodes and corridors</p>

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Unlimited lot depth in all other areas; Corridors include but are not limited to: LBJ south of Sessom, Aquarena Springs: Sessom to IH 35, Guadalupe: University to IH 35

GENERAL NOTES:

Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards

Uses and intensity must conform with the City's Edwards Aquifer regulations

Corridor intensity varies with intensity zone

Development intensity decreases with distance from a node or corridor

Home Office - no signage, no sales, one employee

All on-premise consumption of alcohol requires a CUP

The Urban Land Institute defines Convenience Retail as: minimart, restaurant, beauty parlor, dry cleaner, fast food service, medical and dental office

Civic uses are permitted in all development types / intensity zones

All commercial uses in Protection / Conservation and Redevelopment / Infill should follow compatibility standards including architectural standards

Lot depth for corridors is typically 120 feet