



# Public Hearing

## Ordinance 2023-XX

Consider approval of Ordinance 2023-XX, on the second of two readings, approving 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 subject to replacement right of way being dedicated to the city; authorizing the City Manager, or her designee, to execute the quitclaim deed on behalf of the city; including procedural provisions; and providing an effective date.



# 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

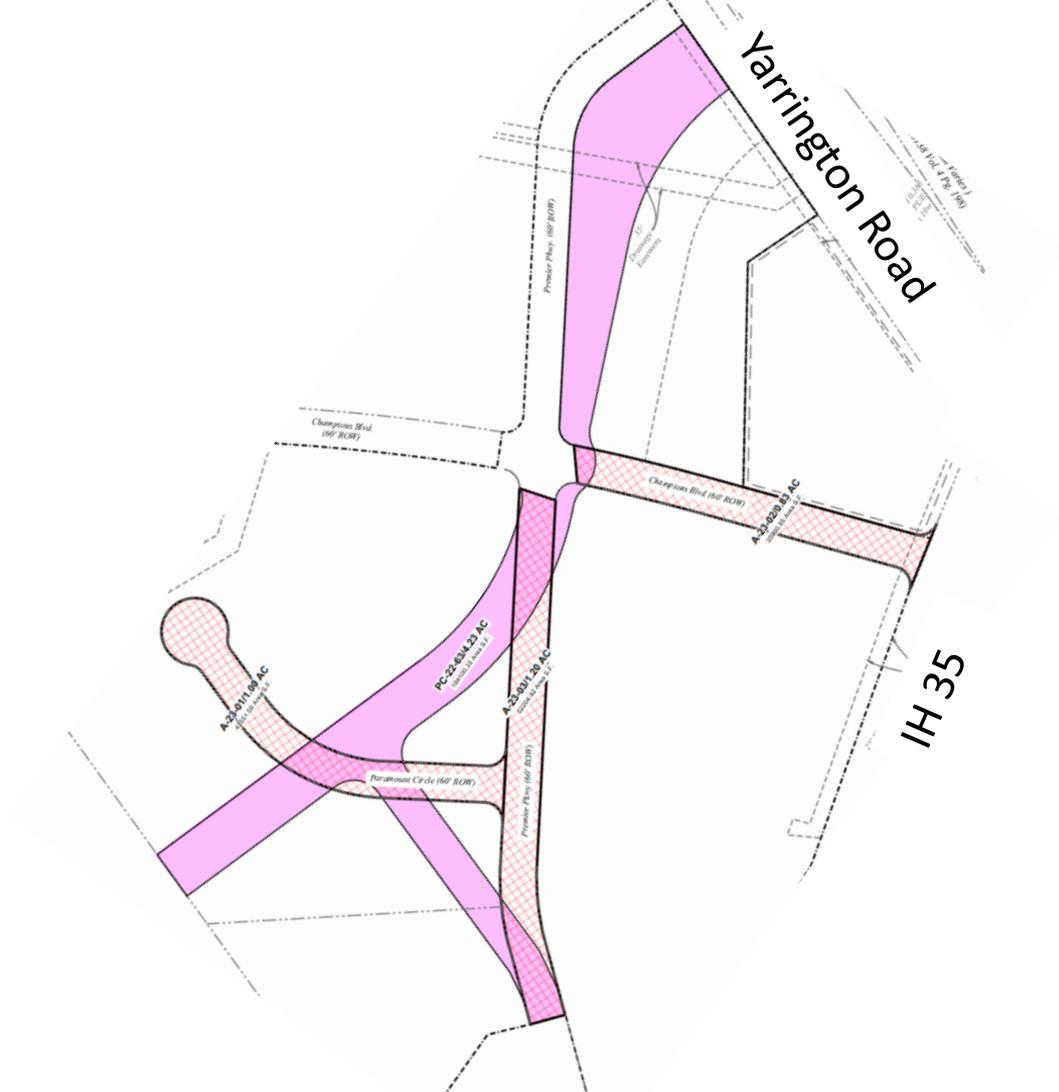
Anticipated Riverwalk Drive:

- Dedication of 184,258 square feet

52,272 square feet in total Right of Way gained



# Overall Future Development



-  ROW To Abandon
-  New ROW



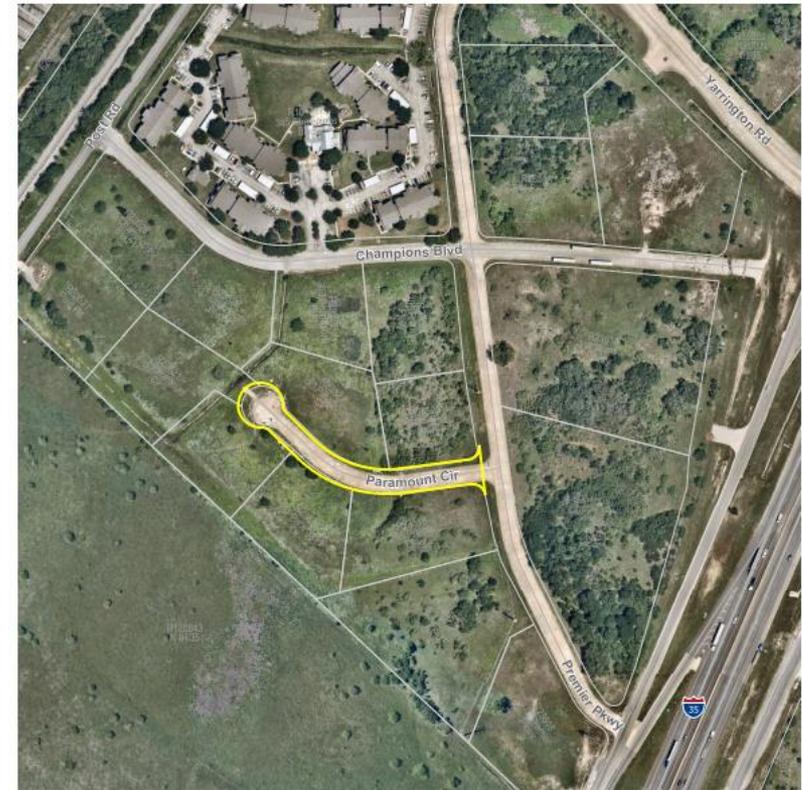
# Property Information

- 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.

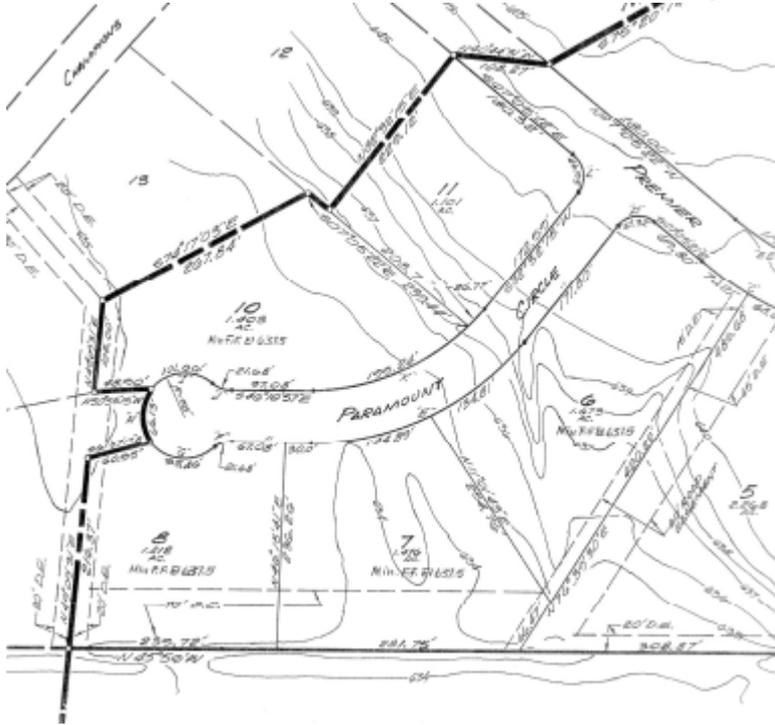
Date: 7/7/2023

SAN MARCOS Planning and Development Services

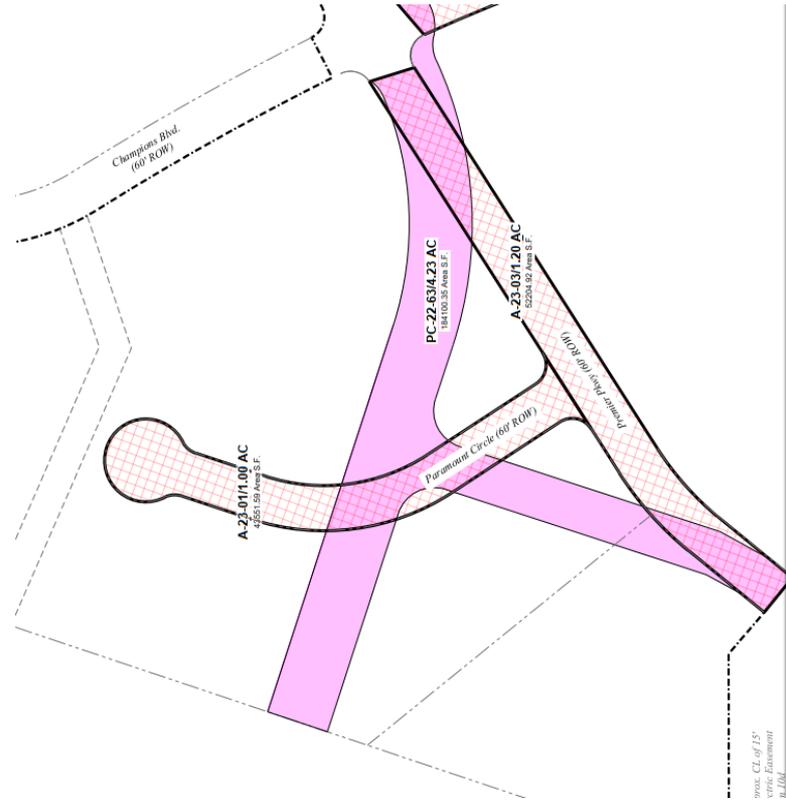




# Context & History



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

- Planning and Zoning Commission recommended **approval** of A-23-02 as presented with a 8-0 vote.
- Staff recommends **approval** of the street abandonment