

SNC-15-01

Street Name Change

Riverwalk Loop to Chuck Nash Loop



Applicant Information:

Applicant:	Chuck Nash 3209 IH 35 North San Marcos TX, 78666
Applicant's Request	Change the name of Riverwalk Loop to Chuck Nash Loop Located on the West side of North IH 35, between East Riverside Drive and Yarrington Road.
Public Hearing Notice	Notification of a public hearing was mailed on June 12, 2015. Notification was published in the newspaper on June 12, 2015.

Comments from Other Departments:

Police Department: No opposition.
Fire Department: No opposition.
Department of Planning & Development Services: No opposition.
Department of Public Services: No opposition.
Fire Marshal: No opposition.
GIS Administrator: No opposition.
Hays County GIS: No opposition.

Planning Department Analysis:

Riverwalk Loop and Nash Lane were constructed as part the public improvements required for the Blanco Riverwalk Subdivision, which was approved by the Planning and Zoning Commission on June 10, 2008. The Blanco Riverwalk Subdivision called for 4 streets to be constructed as part of the Public Improvements Construction Plan: Riverwalk Loop, Nash Lane, Cotter Avenue, and Riverway Avenue. The Applicant is proposing to change Riverwalk Loop to Chuck Nash Loop, and Nash Lane to Riverwalk Drive. There are currently two lots addressed on Riverwalk Loop, all of which are currently vacant.

Staff has reviewed this request for a street name change for consistency with City ordinances and policies.

Section 74.056 of the San Marcos City Code allows the name change of a public street to be initiated by a citizen petition. The petition shall be considered initially by the Planning and Zoning Commission and shall be considered only if more than 50 percent of the owners of businesses addressed along the street and more than 50 percent of the owners of property addressed along the street in question have signed the petition in favor of the change. In the case of this request – all of the property addressed along the street is vacant, so there are no businesses located on these properties and 100 percent of the owners of property addressed along the street (based on tax records) have signed the petition in favor of the change.

The Planning and Zoning Commission and City Council shall apply the following criteria in considering the proposed street name:

Criteria:

Staff Analysis:

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| 1. Multiple names along the continuity of a single street or along two streets that are in substantial alignment shall be avoided. | Meets criteria. |
| 2. Consideration shall be given to historical and geographical significance of a street or area or to the recognition of a significant personal achievement. | Meets criteria. |
| 3. A new street name shall not duplicate or sound phonetically similar to the name of a street already in use in the city or the city's extraterritorial jurisdiction or designated as a future extension in the current thoroughfare plan. | Meets criteria. |
| 4. A new street name shall not differ from an existing street name except by the addition of a different auxiliary designation including "avenue", "way", "boulevard", etc. | Meets criteria. |
| 5. The Planning and Zoning Commission shall also review any other pertinent criteria in its consideration of a street name change. | The Planning and Zoning Commission may hold discussions regarding any other pertinent information as part of their discretionary decision on the proposed street name change. |

Planning Departments recommendation

Staff has reviewed the request and recommends **approval** as submitted.

The Planning and Zoning Commission's Recommendation:

The Commission voted unanimously to approve the street name change request after considering the standards listed in section 74.057 of the San Marcos City Code.

Prepared by:

William Parrish, Planning Technician

July 10, 2015

Title

Date