



Discussion Item

TMP-23-01

1200 Davis Ln McCoy Retreat TMP Amendment

Receive a staff presentation and hold a discussion on a request by Eckermann Engineering, Inc on behalf of the McCoy Corporation to remove two proposed Thoroughfares in the City's Thoroughfare Plan generally located between Davis Lane, McCoy Circle and River Road. (J. Cleary)



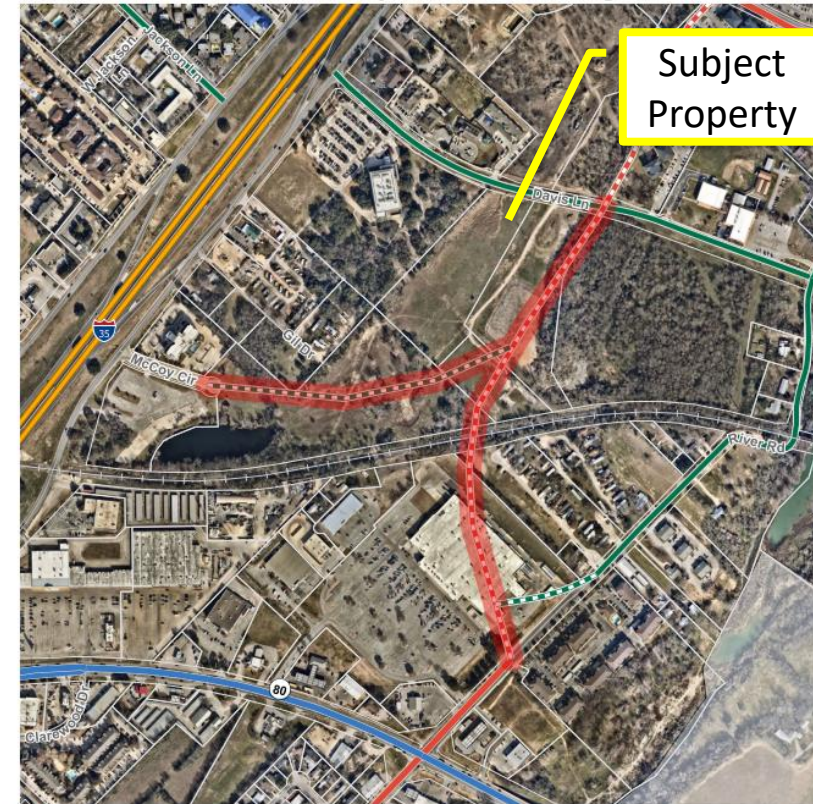
Context & History

- Proposal: Develop a Retreat / Special Event Center (CUP-23-04)
- Request: Remove 2 segments from the Transportation Master Plan (TMP) Thoroughfare Plan Map

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1200 Davis Ln McCoy Retreat

Thoroughfare Plan - Streets



Subject
Property

TMP-23-01 TMP Road Segment to Be Removed

- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, Pkwy
- Enhanced, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, Pkwy
- Proposed, St
- Parcel
- ETJ

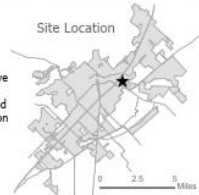


0 275 550 1,100 Feet

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Date: 2/8/2023

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Context & History

- Current Zoning: “FD” Future Development
 - Block perimeter requirements will not apply.
- Current proposed alignment would run through the existing Walmart to the south.





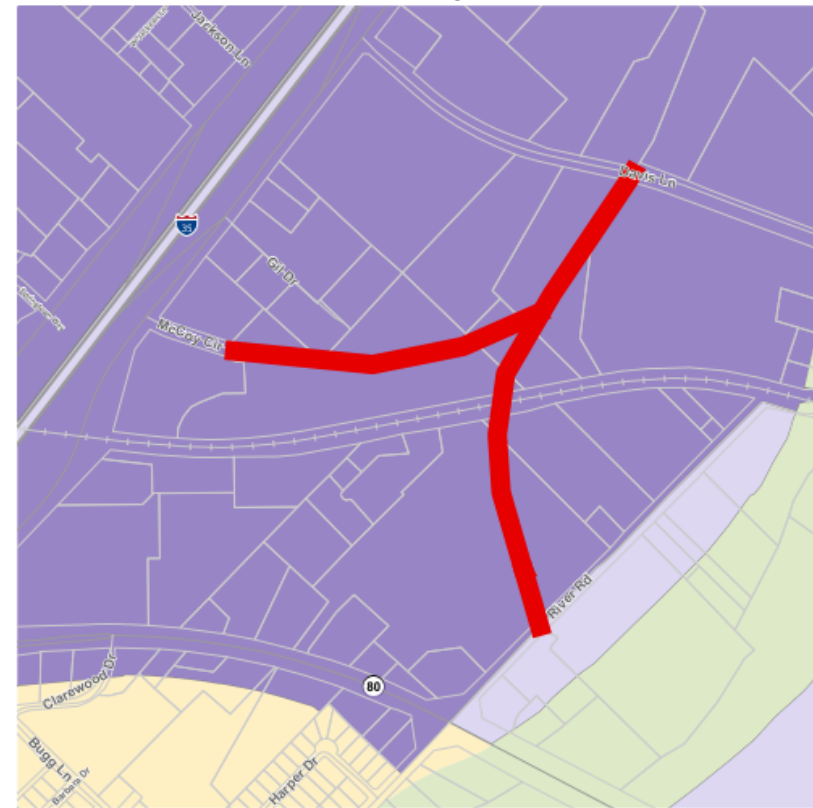
Context & History

- Preferred Scenario Designation: High Intensity Zone
- “...a high density mixed-use area, with housing for many households...will have the most diverse options for transportation...a variety of services within walking distance.” (Vision San Marcos)

TMP-23-01

1200 Davis Ln McCoy Retreat

Preferred Scenario



■ TMP-23-01 TMP Road Segment to Be Removed

□ Parcels

■ High Intensity

■ Low Intensity

■ Existing Neighborhood

■ Open Space



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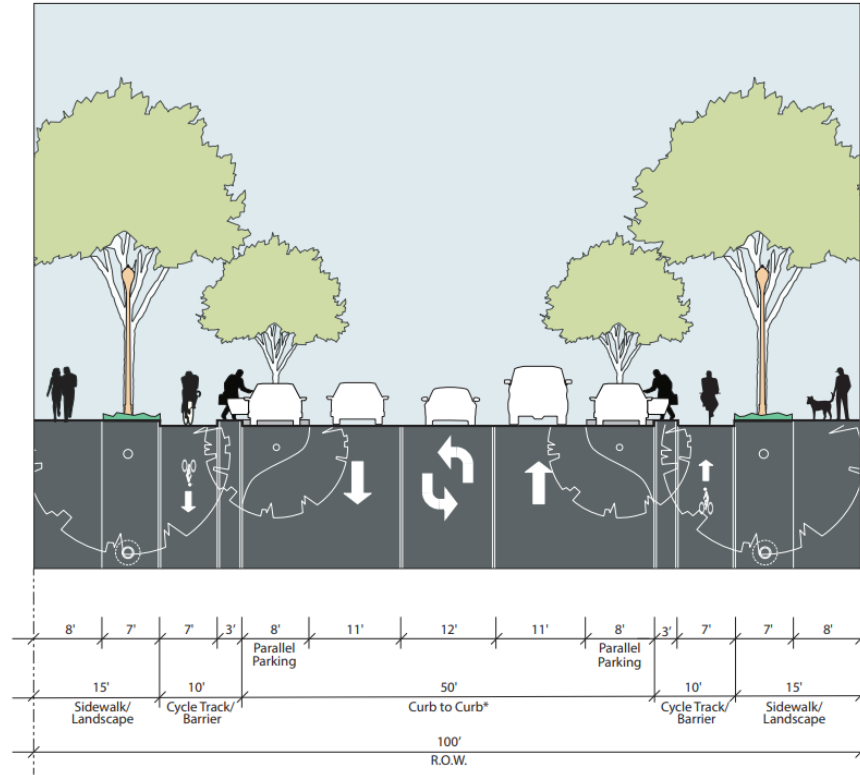
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Segment 1: Proposed Avenue (AV 100-50)

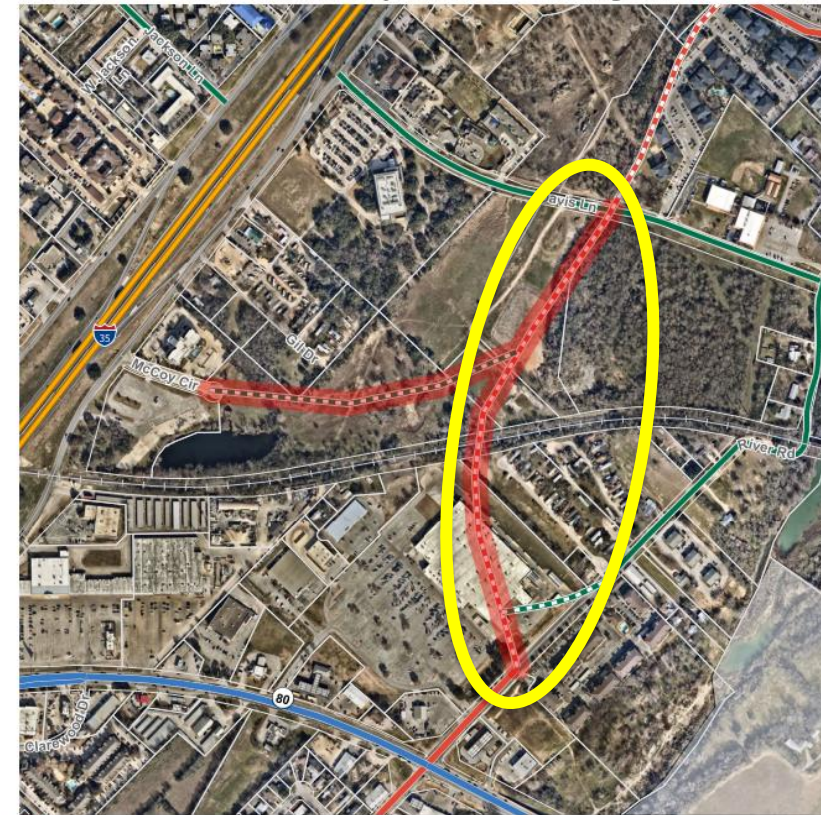


THREE-LANE AVENUE WITH ONE-WAY CYCLE TRACKS AND ON-STREET PARKING (AV 100-50)

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1200 Davis Ln McCoy Retreat

Thoroughfare Plan - Streets



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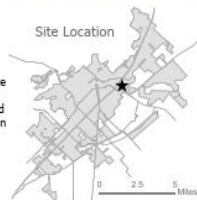
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, Pkwy
- Enhanced, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, Pkwy
- Proposed, St
- Parcel
- ETD



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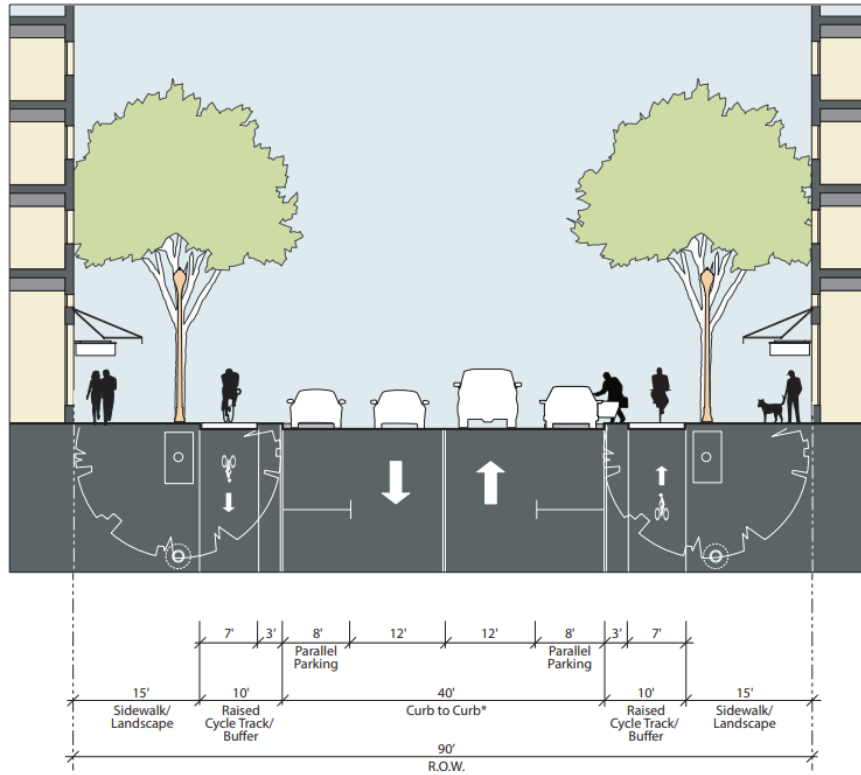
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Segment 2: Proposed Street (CS 90-40)



TWO-LANE COMMERCIAL STREET WITH ONE-WAY CYCLE TRACKS AND ON-STREET PARKING (CS 90-40)

TMP-23-01

1200 Davis Ln McCoy Retreat

Thoroughfare Plan - Streets



TMP-23-01 TMP Road Segment to Be Removed

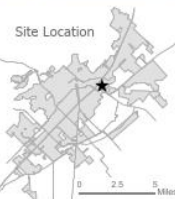
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, Pkwy
- Enhanced, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, Pkwy
- Proposed, St
- Parcel
- ETD



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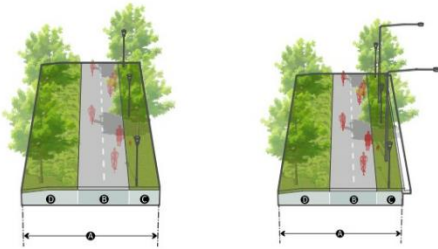
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- Adjacent greenway not included in original request however applicants have requested that this be removed too.

F. Multi-Use Greenway



DESCRIPTION

Provides connected network of recreational trails and protected bikeways throughout San Marcos.

GENERAL	TYPICAL	
Right of Way or Public Access Easement	32' min	A
Walkway	Multi Use Path	
Bikeway	Multi Use Path	
Parking	N/A	
Planting	N/A	
GREENWAY		
Multi Use Path	12' min	B
Greenway Shoulder	7' min	C

DESCRIPTION

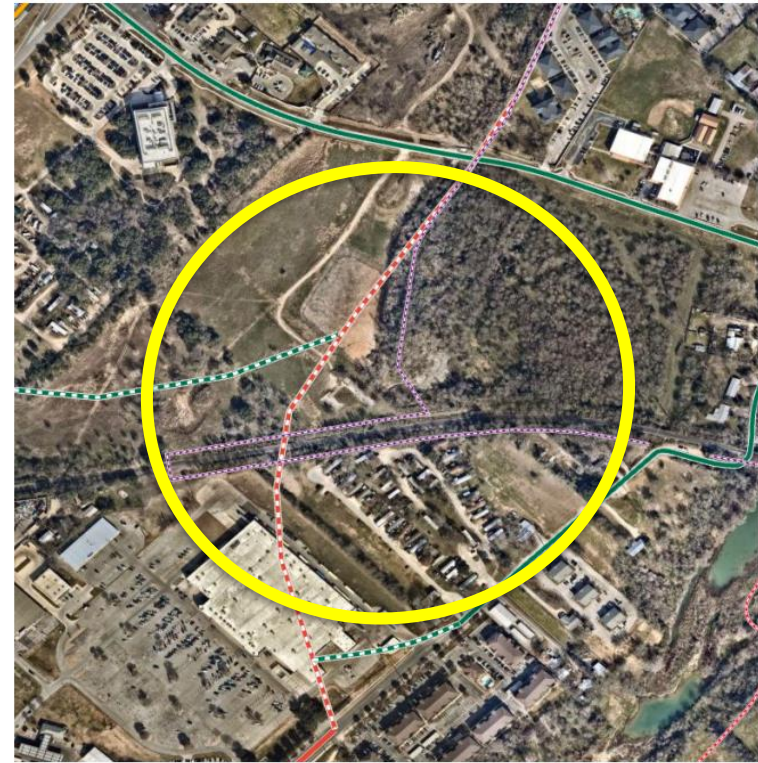
Provides connected network of recreational trails and protected bikeways along existing or future roads.

GENERAL	ALONG A ROAD	
Right of Way or Public Access Easement	32' min	A
Walkway	Multi Use Path	
Bikeway	Multi Use Path	
Parking	N/A	
Planting	N/A	
GREENWAY		
Multi Use Path	12' min	B
Greenway Shoulder	7' min	C

TMP-23-01

1200 Davis Lane McCoys Retreat

Greenway Location

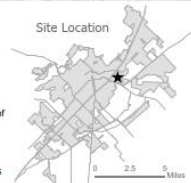


- Proposed Facility Greenway, Long: 20+ years
- Proposed Facility Greenway, Medium: 10-20 years
- Proposed Facility Greenway, Short: 0-10 years
- Enhanced Facilities Thoroughfare, Ave
- Enhanced Facilities Thoroughfare, Blvd
- Enhanced Facilities Thoroughfare, HW
- Enhanced Facilities Thoroughfare, St
- Proposed Facilities Thoroughfare, Ave
- Proposed Facilities Thoroughfare, St

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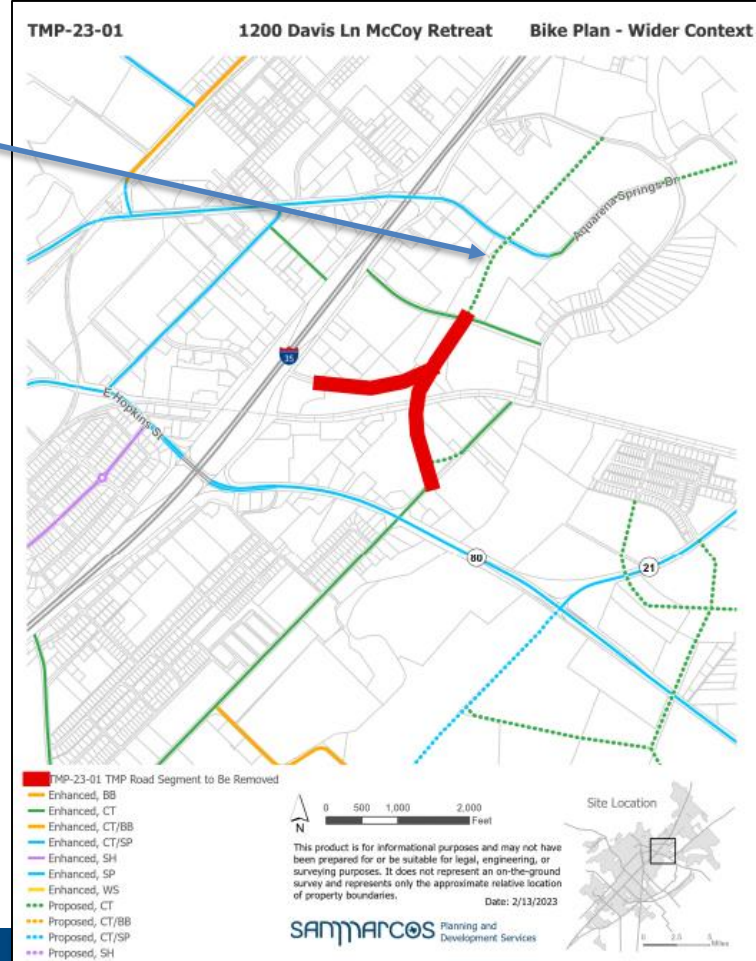
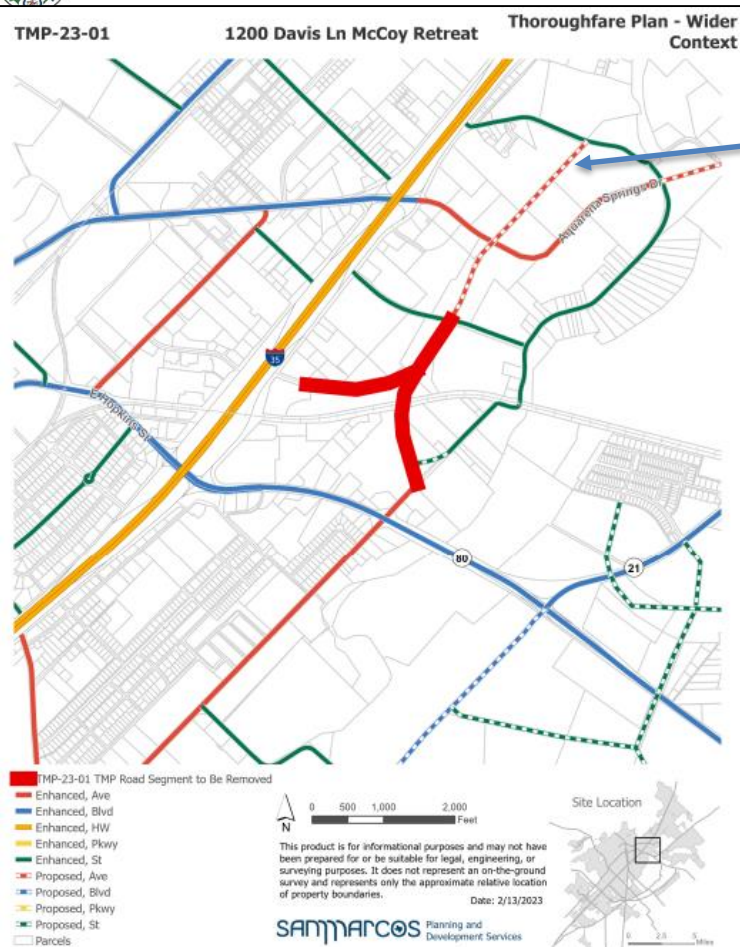


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Thoroughfare removal (Wider Context)

Segment 1
extends to
Uhland Rd.



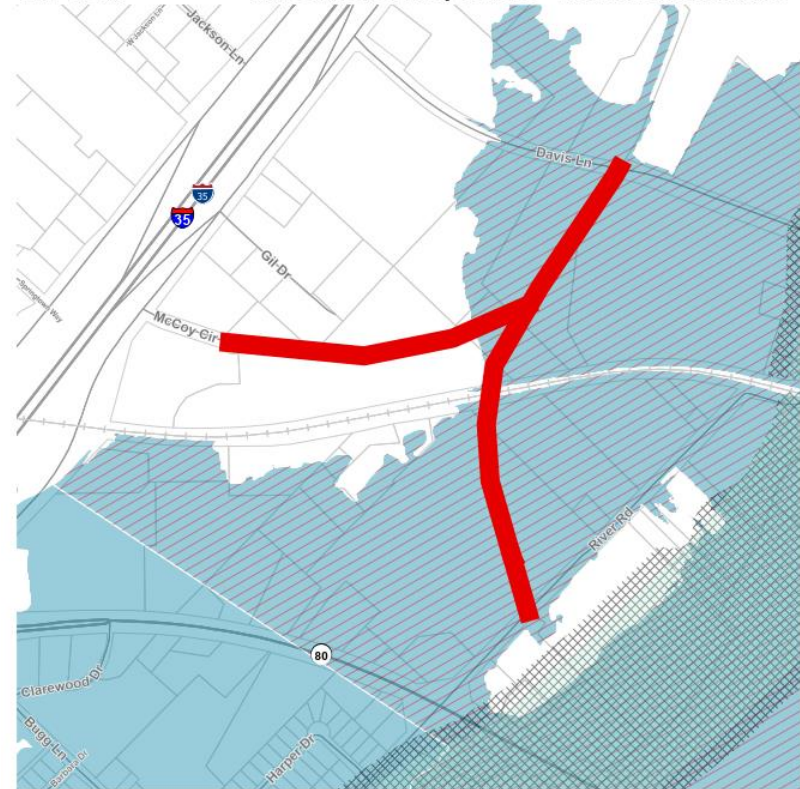


Environmental Considerations

- Located within the 100yr floodway and floodplain

TMP-23-01

1200 Davis Ln McCoy Retreat Environmental Features



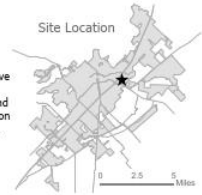
- TMP-23-01 TMP Road Segment to Be Removed
- Water Quality Zone
- ▨ Water Quality Zone Buffer
- ▨ Floodway
- 100 Year Floodplain
- Parcels



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Thoroughfare Plan Amendment Process

- February 28th Planning & Zoning Commission Update Item (no action)
- March 21st City Council Update item (no action)
- March 22nd Neighborhood Commission Update Item (no action)
- March 28th Planning & Zoning Commission Public Hearing
- April 18th City Council Public Hearing (no action)
- May 2nd City Council Public Hearing & First Reading
- May 16th City Council Ordinance Reconsideration (2nd Reading)