



# Discussion Item

## TMP-23-01

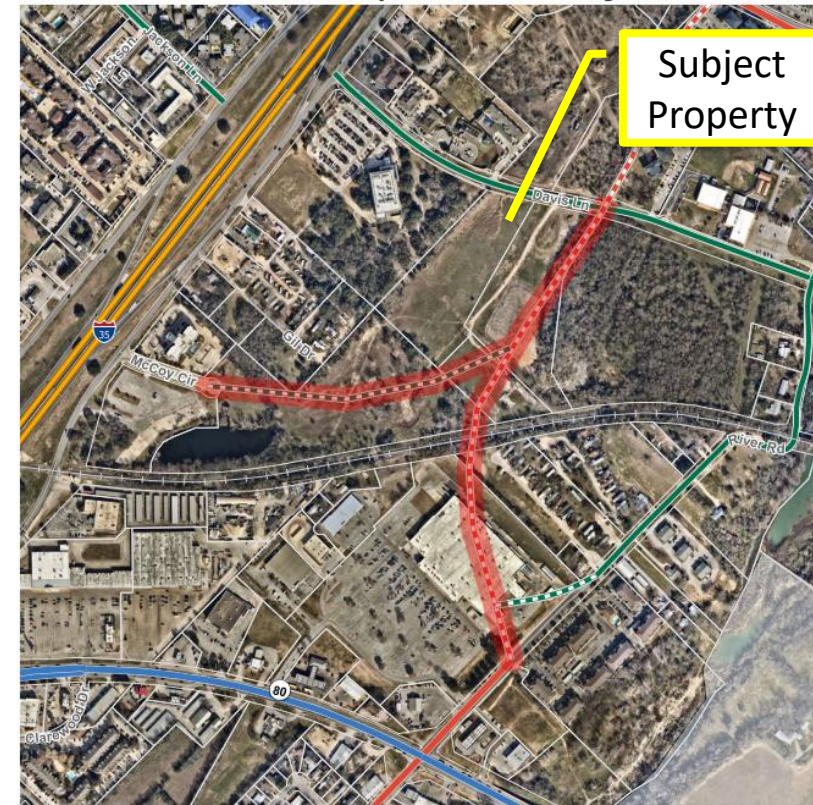
### 1200 Davis Ln McCoy Retreat TMP Amendment

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)

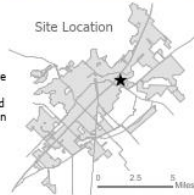
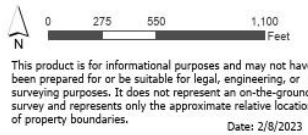
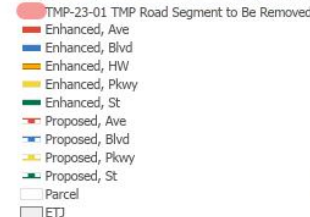


# Context & History

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



Subject Property



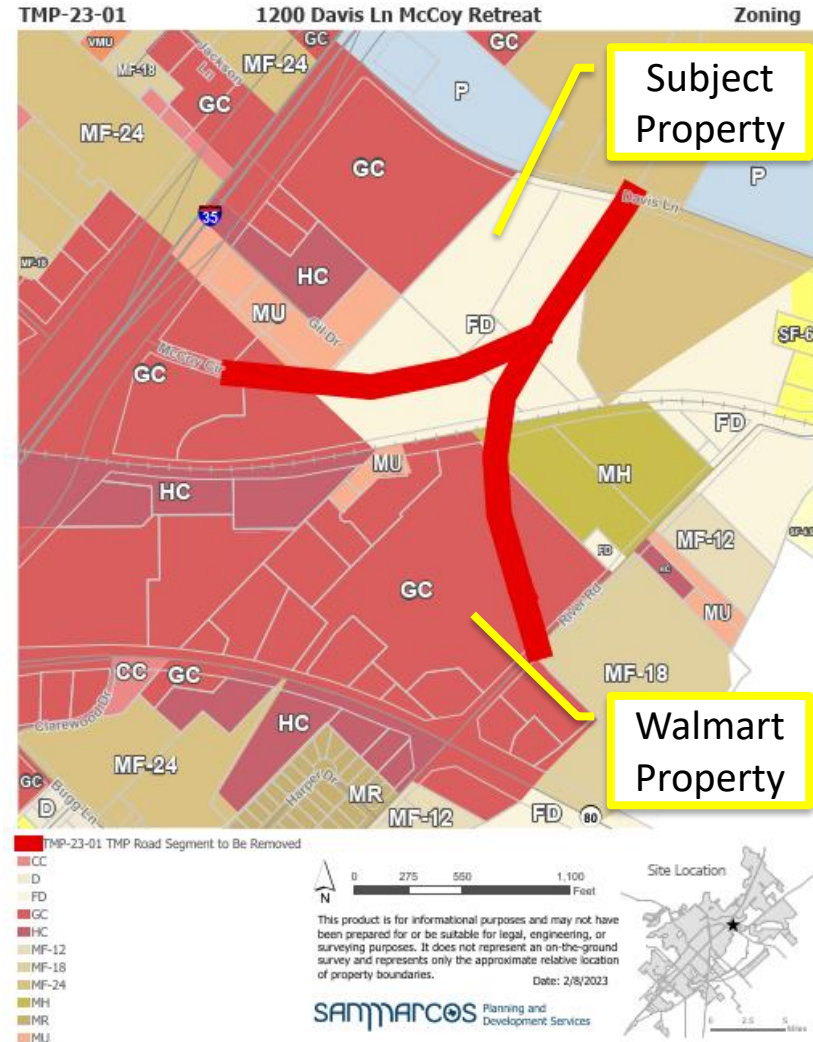
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Date: 2/8/2023



# 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.





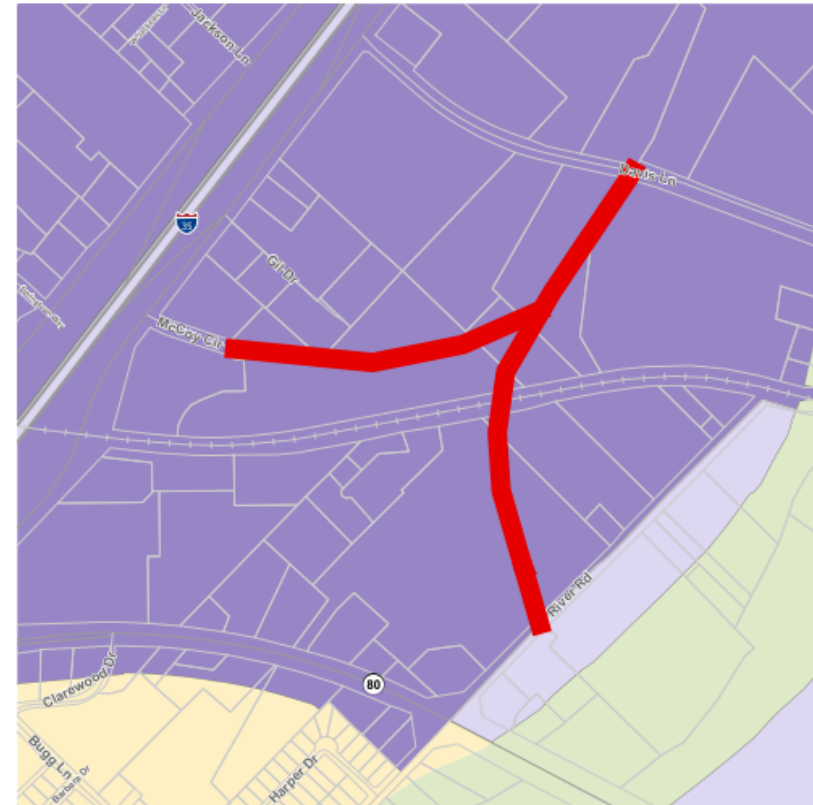
# Context & History

- 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



0 275 550 1,100  
Foot

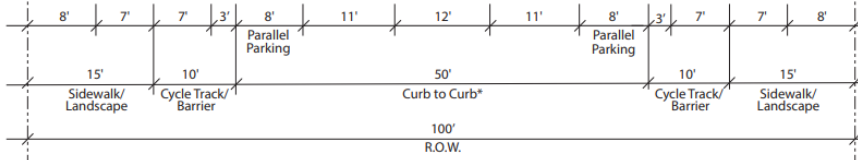
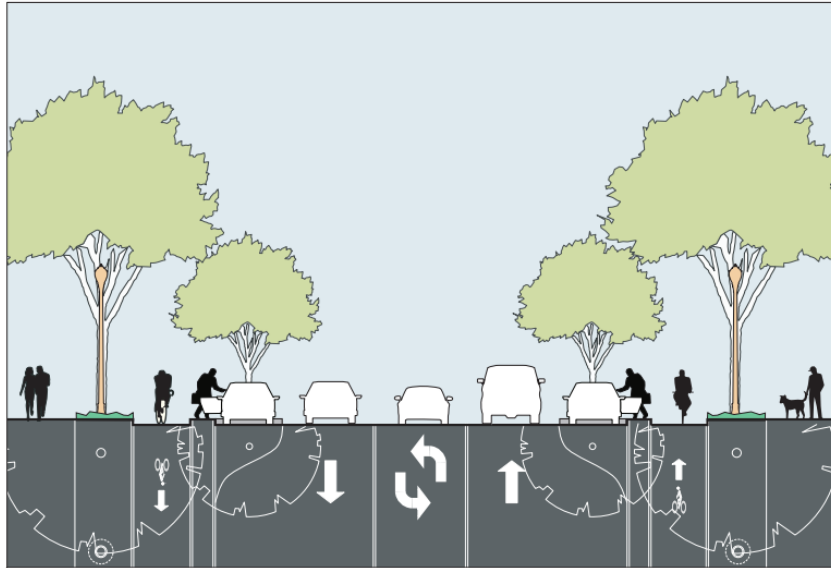
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**SAN MARCOS** Planning and Development Services

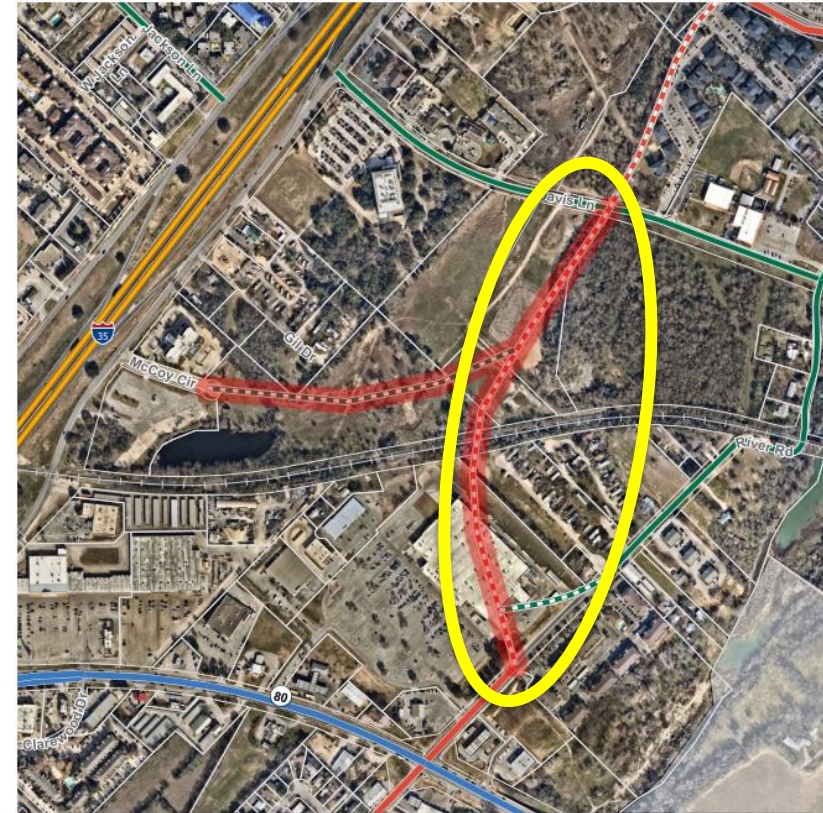




# Segment 1: Proposed Avenue (AV 100-50)



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

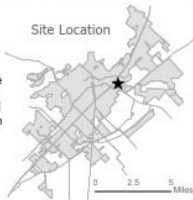


● TMP-23-01 TMP Road Segment to Be Removed

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

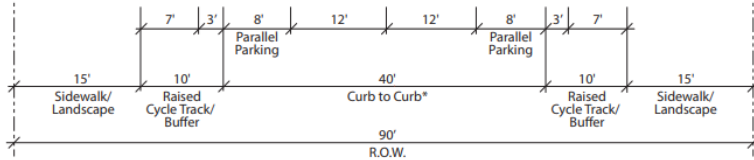
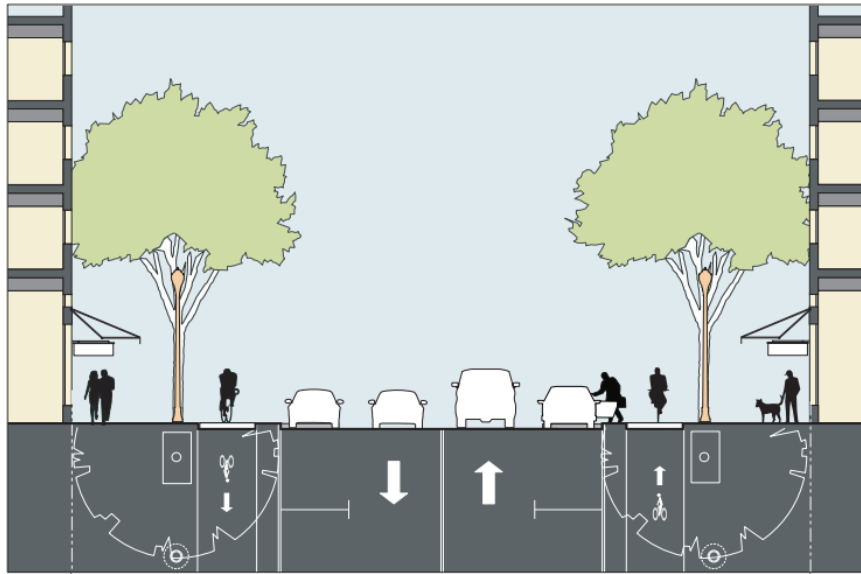


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# Segment 2: Proposed Street (CS 90-40)



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



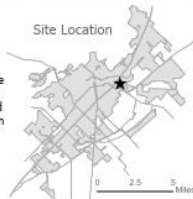
TMP-23-01 TMP Road Segment to Be Removed

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



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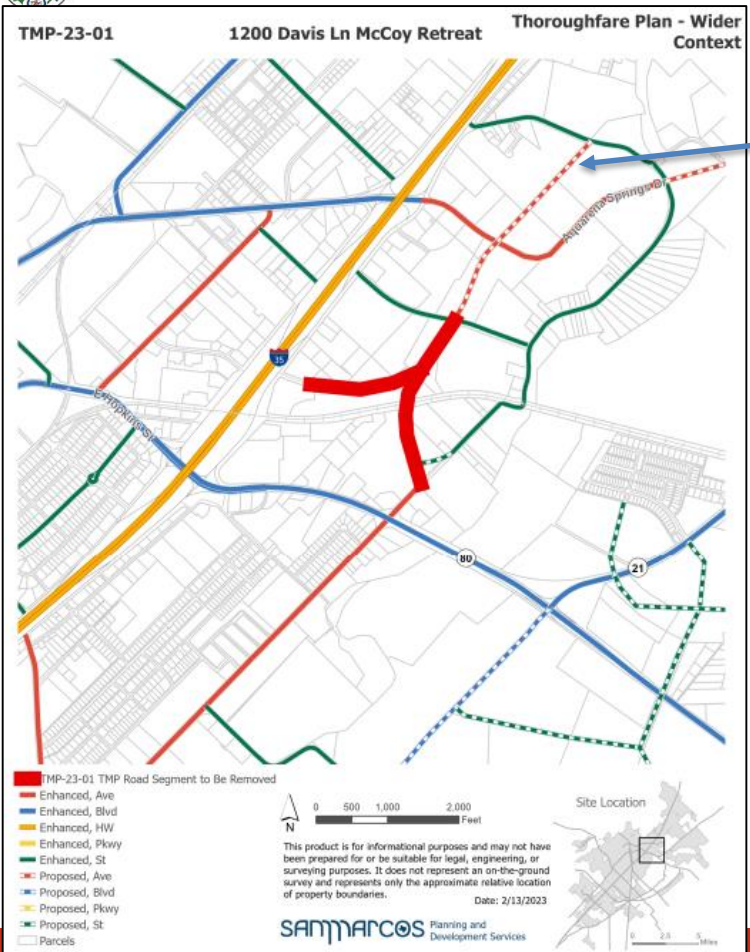
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# Thoroughfare removal (Wider Context)

Segment 1 extends to Umland Rd.



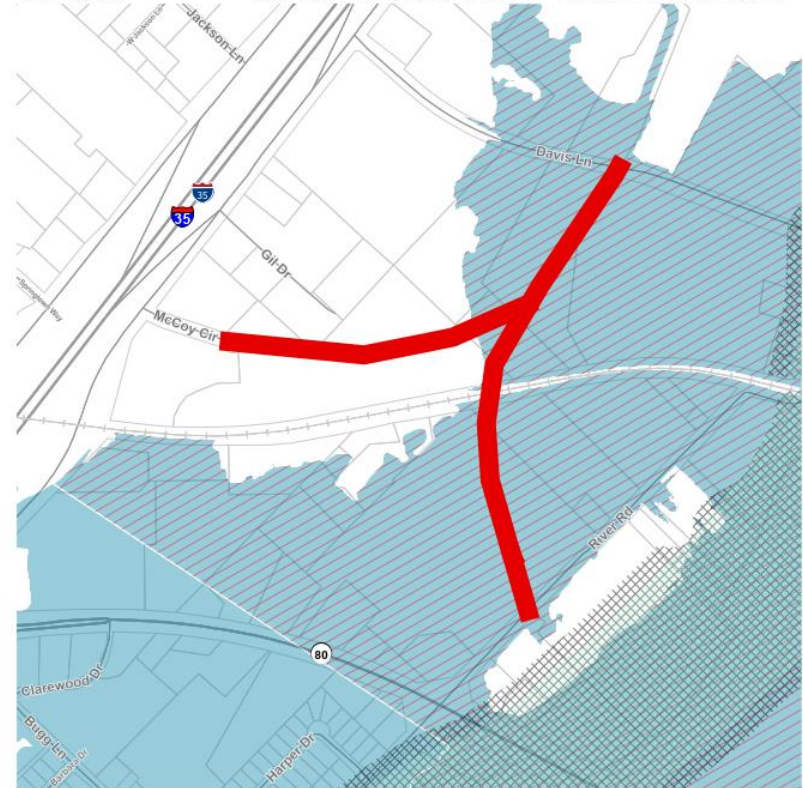


# Environmental Considerations

- Located within the 100yr floodway and floodplain

TMP-23-01

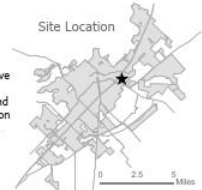
1200 Davis Ln McCoy Retreat Environmental Features



- 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 28<sup>th</sup> Planning & Zoning Commission Update Item (no action)
- March 15<sup>th</sup> Neighborhood Commission Update Item (no action)
- March 21<sup>st</sup> City Council Update item (no action)
- March 28<sup>th</sup> Planning & Zoning Commission Public Hearing
- April 18<sup>th</sup> City Council Public Hearing (no action)
- May 2<sup>nd</sup> City Council Public Hearing & First Reading
- May 16<sup>th</sup> City Council Ordinance Reconsideration (2nd Reading)