

AMENDMENT TO APPROVED MASTER PLAN APPLICATION

Updated: September, 2020

Master Plan to Amend _____



CONTACT INFORMATION

Applicant's Name		Property Owner	
Company		Company	
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address(es): _____

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: _____ Tax ID #: R _____

Preferred Scenario Designation: _____ Existing Use of Property: _____

DESCRIPTION OF REQUEST

AUTHORIZATION

By submitting this digital application, I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee \$317

Technology Fee \$13

MAXIMUM COST \$330

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

EMAIL PLANNINGINFO@SANMARCOSTX.GOV TO APPLY



January 19, 2023

Richard Reynosa, P.E., CFM
Assistant Director of Engineering
Capital Improvements/Engineering
630 East Hopkins
San Marcos, TX 78666

**Re: *Transportation Master Plan Amendment Summary Letter
McCoy Retreat Center
San Marcos, Texas***

Dear Mr. Reynosa:

Please accept this summary letter to support an application to amend the Transportation Master Plan (TMP) approved in 2018, for the proposed McCoy Corporation Retreat Center located at 1200 Davis Lane in San Marcos, Texas. The proposed Retreat Center is anticipated to include a +/-11,300 square foot training/special event center, associated parking, and ancillary improvements to support the development. The project is bordered to the north by the McCoy Corporation office building, the east by Davis Lane, the west by a manufactured home development and undeveloped land, and the south by the M. K. & T. Railroad right-of-way. The subject property consists of an approximate 25.6-acre tract of land made up of Lot 2, Block A of the McCoy Office Subdivision, an un-platted 2.8-acre lot, and Lot 1-D of the Amended Plat of Lot 1 Dennis Patrick McCoy Memorial Subdivision - IH 35 North. The three tracts are intended to be platted into one or two lots under a separate subdivision application.

The Retreat Center is intended to be used for corporate training and special events hosted by the McCoy Corporation including company celebrations, and other similar private gatherings. The Retreat Center will provide not only a facility to house events but will incorporate outdoor natural areas such as trails, a fishing pond, and open space meadows to allow visitors to enjoy the natural beauty of the San Marcos. In order to create this outdoor rural atmosphere we respectfully request that the two proposed roadways identified on the City's Transportation Master Plan (TMP), be removed from the map and not required.

The TMP currently shows a Street extension through the heart of the site's oak groves that would connect McCoy Circle and the adjacent hotel development to Davis Lane. Additionally, the plan proposes a new Avenue that would run along the south side of the McCoy Office Subdivision Lot 2 connecting River Road to the south of the railroad to Davis Lane. The extension and locations of these proposed roadways would be in conflict with the intent of the proposed Retreat development. The new roads would further develop and pave over the natural landscape eliminating the private rural atmosphere of the subject



Mr. Richard Reynosa, January 19, 2023, page 2

property. Lastly, given the location of the railroad to the south of the property and the current ownership of most of the properties within this area by McCoy Corporation, we believe that any additional connectivity provided by these roadways would be very limited.

In summary, we respectfully request that the City amend the Transportation Master Plan to eliminate the proposed Street and Avenue extensions. Upon approval, our team will work closely with City Staff to comply with applicable codes and regulations for the subdivision and design of the project. If you should have any questions regarding this application or need additional information regarding the McCoy Retreat Center development, please feel free to contact us at 512-556-8160.

Sincerely,

ECKERMANN ENGINEERING, INC.

A handwritten signature in blue ink that reads 'Sam Walker'.

Sam N. Walker, P.E.
Vice President



Attachments: Master Plan Amendment Application
Transportation Master Plan Amended Map
Application Fee

MAP 15: PROPOSED 2035 THOROUGHFARE PLAN

Legend**City Features**

-  City Limits
-  River/Creek
-  Texas State University
-  Railroad
-  Existing Trail
-  Major Creek

Thoroughfare Plan**Enhanced Facility**

-  Boulevard
-  Avenue
-  Parkway
-  Street

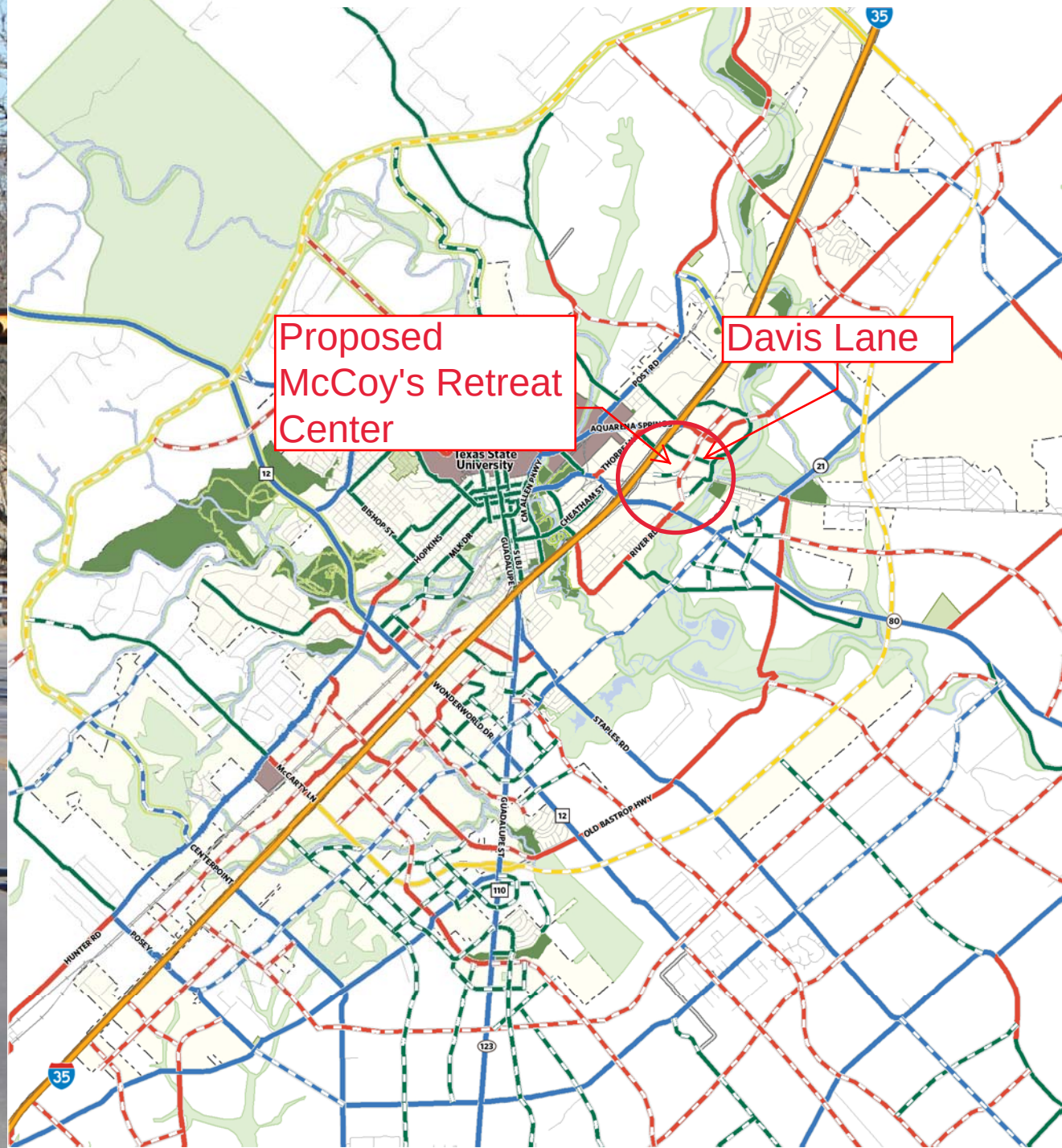
Proposed Facility

-  Boulevard
-  Avenue
-  Parkway
-  Street
-  Conservation Corridor

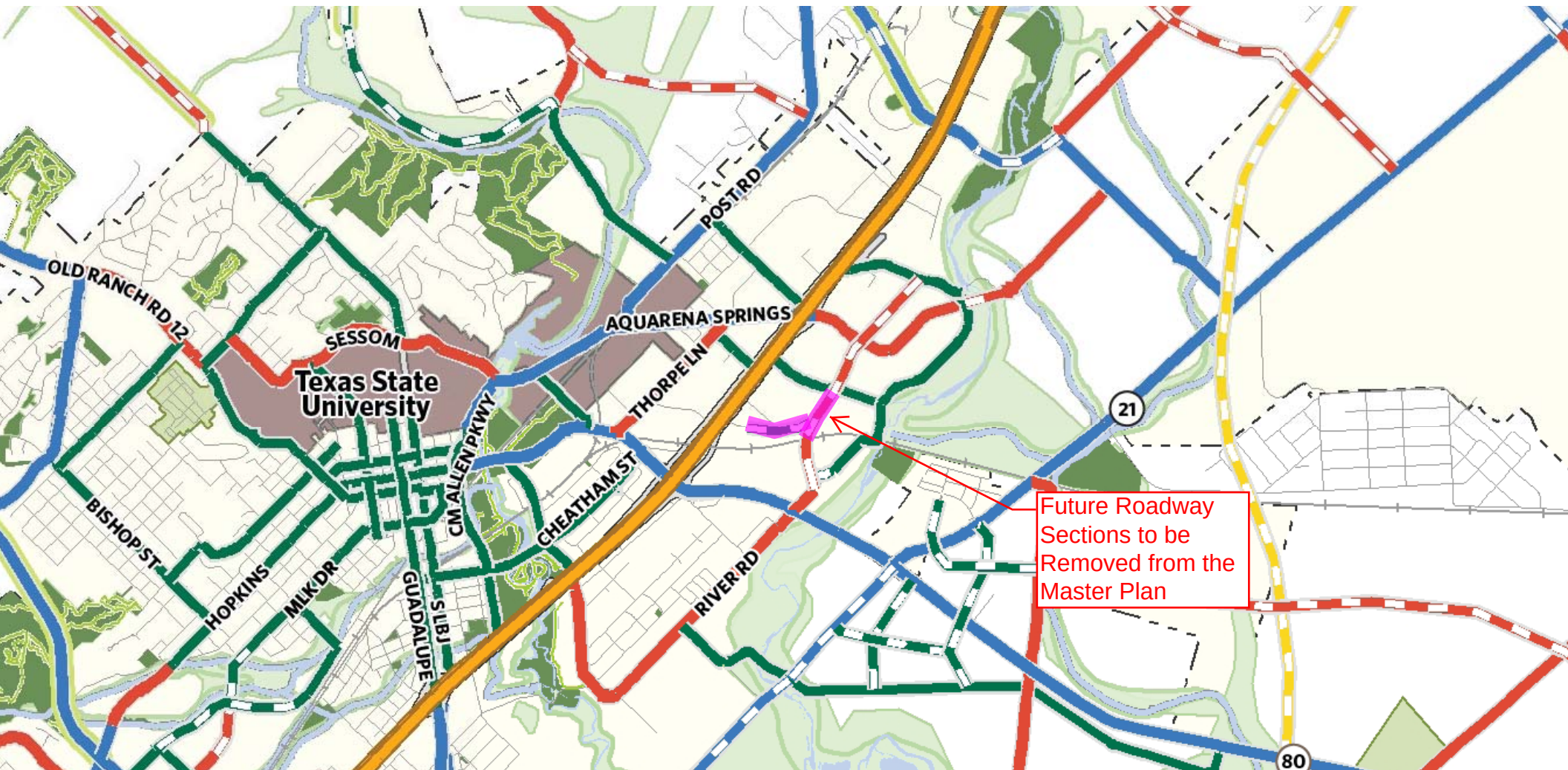
Source: City of San Marcos

Proposed
McCoy's Retreat
Center

Davis Lane

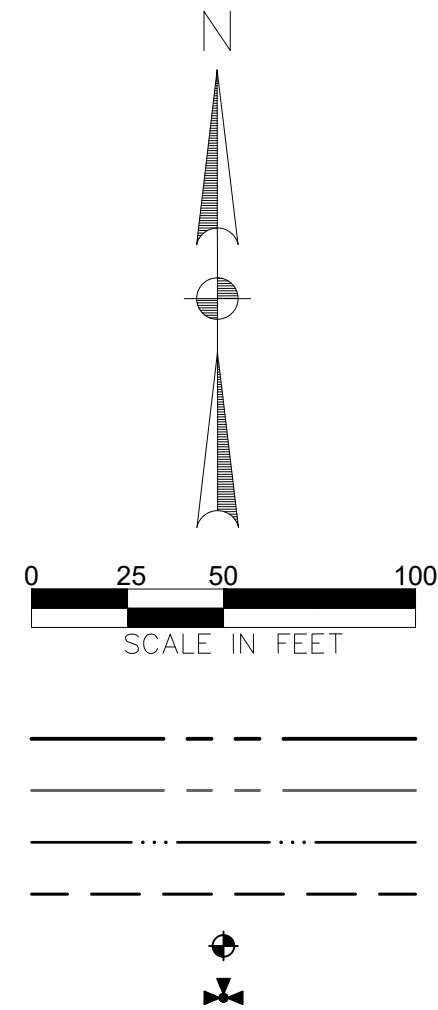
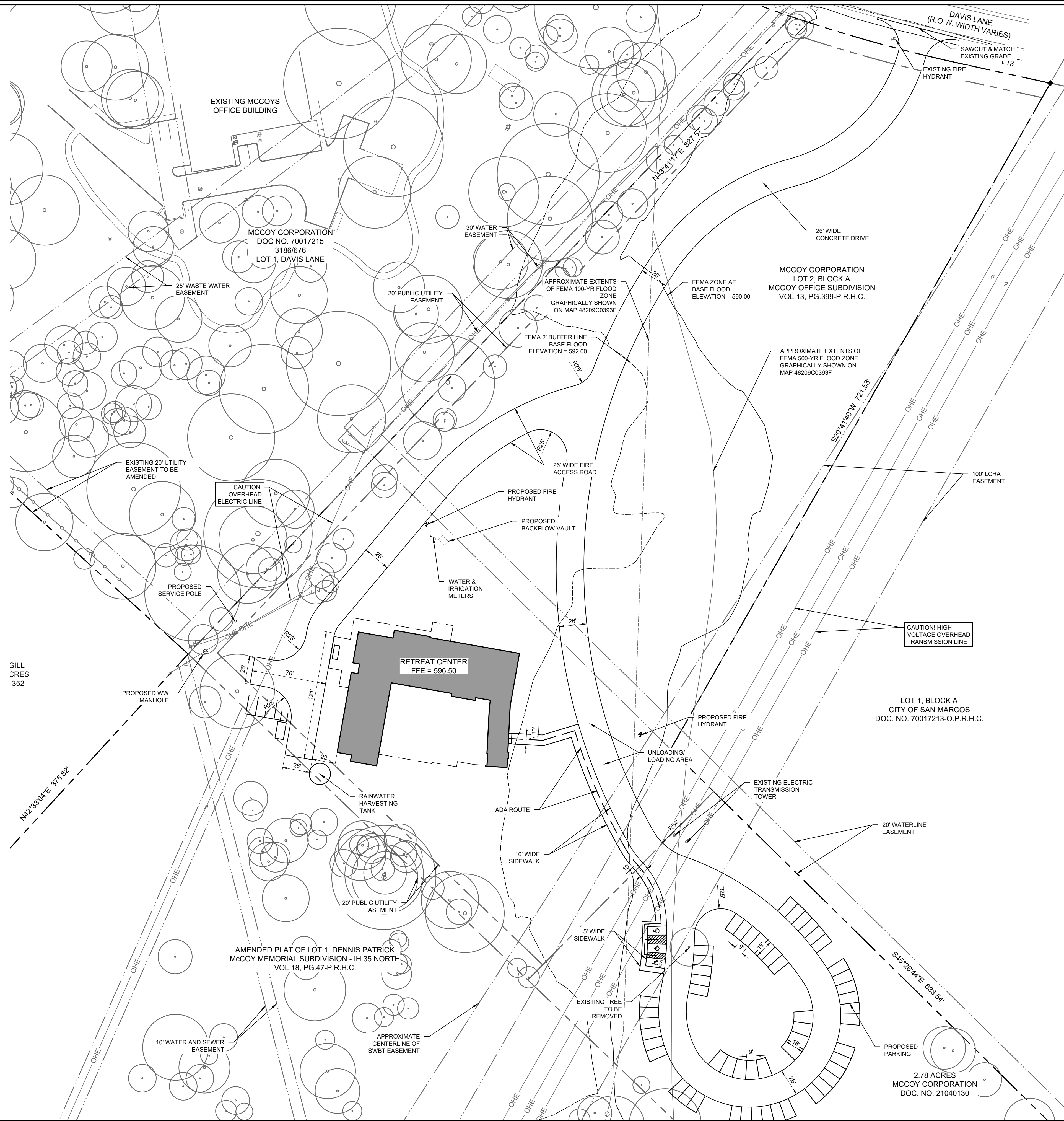


McCoy's Retreat Center
TMP Amendment



Future Roadway
Sections to be
Removed from the
Master Plan

Highlighted Section
to be Removed
from Plan



PROPERTY LINE
LOT LINE
EXISTING EASEMENT LINE
ADA ROUTE
BENCHMARK
FIRE HYDRANT

1. SURVEY INFORMATION PROVIDED BY CUPLIN AND ASSOCIATES, INC., RECEIVED ELECTRONICALLY SEPTEMBER 2022. NO WARRANTY IS EXPRESSED AS TO ITS ACCURACY.
2. FOR CONCEPT PLANNING PURPOSES ONLY. NOT FOR PERMITTING OR CONSTRUCTION.

ZONING	FD (FUTURE DEVELOPMENT)
RETREAT CENTER SQUARE FOOTAGE (SF)	11,365 SF
PASSENGER CAR PARKING REQUIRED (1/200SF GROSS FLOOR AREA)	57 SPACES
STANDARD PARKING PROVIDED (10'X20')	55 SPACES
HANDICAP PARKING PROVIDED	3 SPACES
TOTAL PARKING PROVIDED	57 SPACES

202 SPRING HO AVENUE
LAMPASAS, TEXAS 76550
PHONE: 512-556-8160
TBPE FIRM NO. F-10496



McCOY'S
BUILDING SUPPLY

SITE PLAN IMPROVEMENTS

CONCEPTUAL SITE PLAN

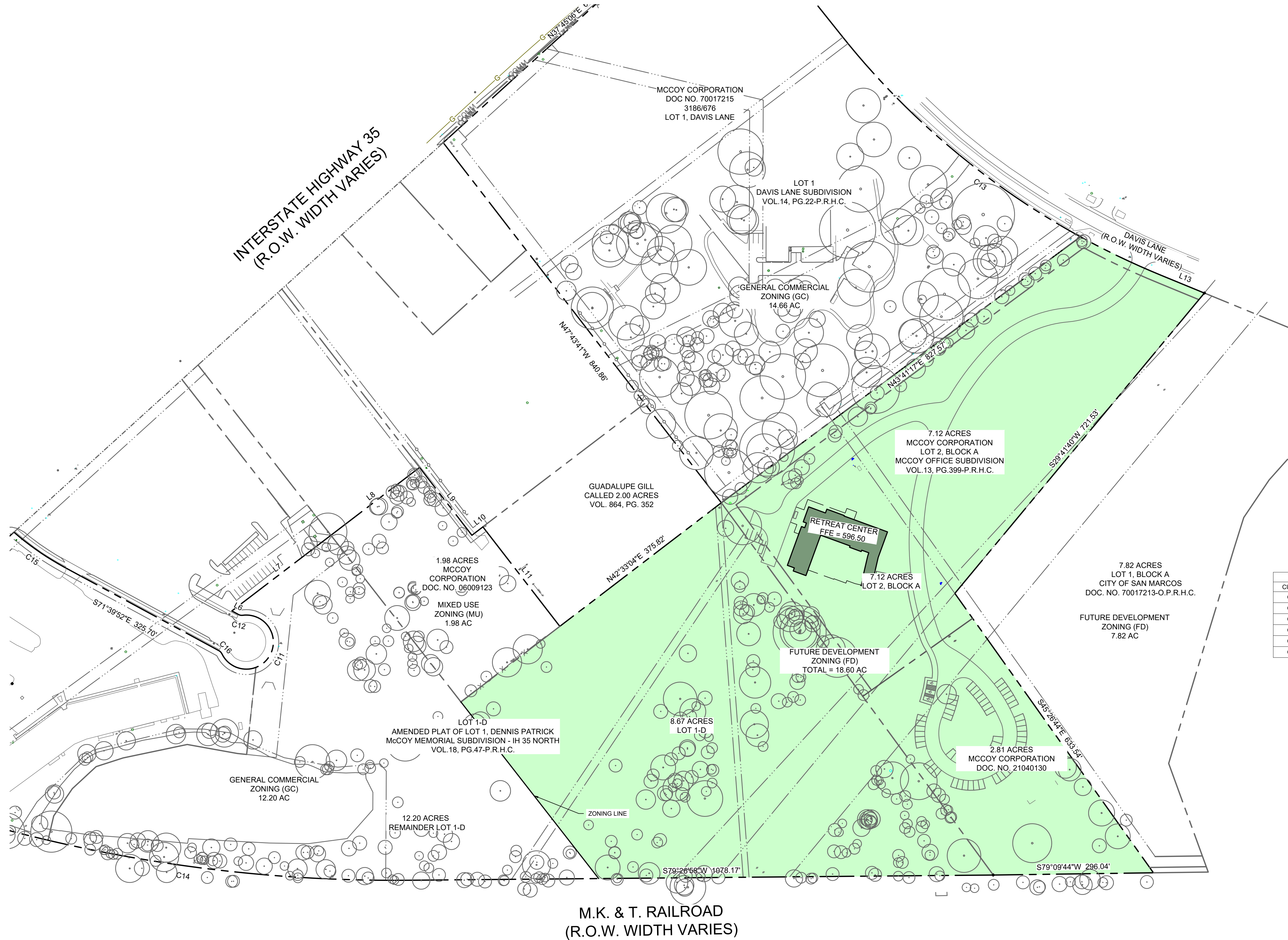
Project No.:	22012
Issued:	12/16/2022
Drawn By:	QS, TM
Checked By:	SW

C.01



12/16/2022

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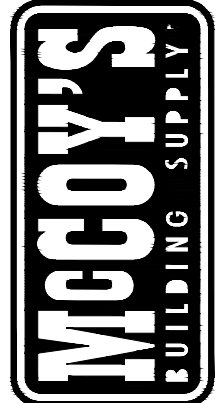


No.	Date	Revisions	App.

ECKERMANN
ENGINEERING, INC.

202 SPRING HO AVENUE
LAWRENCE, TEXAS 76850
PHONE: 512-558-8160
TBE FIRM NO. F-10496

MCCOY'S RETREAT CENTER
1200 DAVIS LANE
SAN MARCOS, TEXAS 78666



SITE PLAN IMPROVEMENTS

CONDITIONAL
USE PERMIT
MAP

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM
REVIEW AND NOT INTENDED FOR
REGULATORY APPROVAL, PERMIT,
BIDDING OR CONSTRUCTION
PURPOSES. THEY WERE PREPARED
BY OR UNDER THE SUPERVISION OF:

SAM N. WALKER, P.E. 101708
NAME P.E. NO.

12/16/2022
DATE

Project No.: 22012
Issued: 12/16/2022
Drawn By: QS, TM
Checked By: SW

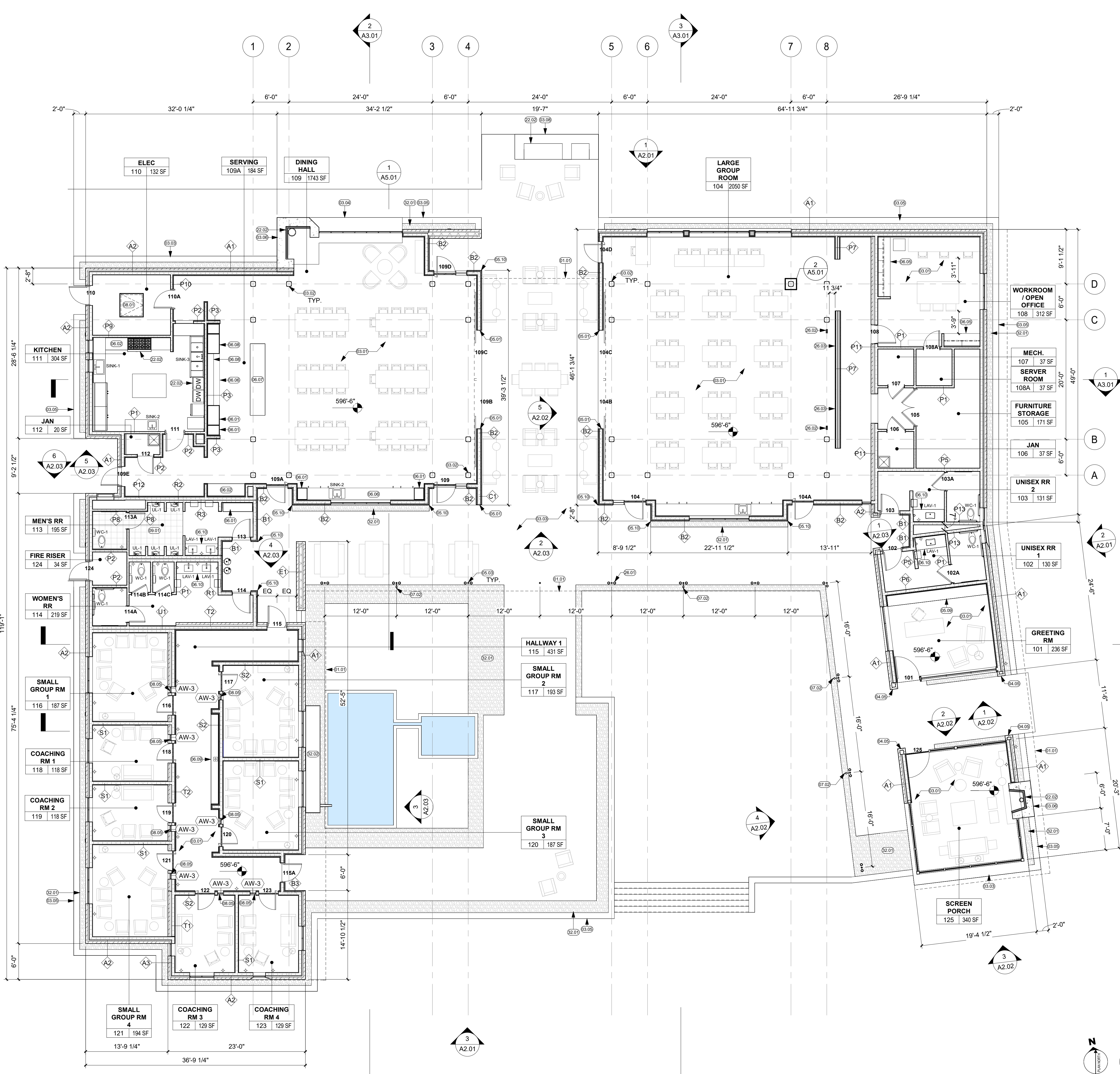
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Sheet 1 OF 2



GENERAL NOTES - FIRE ALARM	
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2	ELECTRICAL CONTRACTOR SHALL PROVIDE CONTROL POWER AND CONNECTION OF SMOKE DAMPERS TO BUILDING FIRE ALARM SYSTEM AS REQUIRED. PROVIDE ADDITIONAL SMOKE DETECTORS AS REQUIRED FOR ACTIVATION OF DAMPERS. COORDINATE WITH MECHANICAL CONTRACTOR.
3	ALL WALL MOUNTED FIRE ALARM DEVICES LOCATED ADJACENT TO LIGHT SWITCHES AND SHALL BE ALIGNED VERTICALLY.
4	PROVIDE AN EMPTY BOX AND PULL STRING TO ACCESSIBLE CEILING SPACE FOR ALL FIRE ALARM DEVICES UNLESS NOTED OTHERWISE. ALL FIRE ALARM DEVICES LOCATION ON WALLS TO DECK AND/OR SOUND INSULATED WALLS SHALL BE PROVIDED WITH 1/2-INCH EMT CONDUIT AND PULL STRING INTO ACCESSIBLE SPACE.
5	FIRE ALARM CONTRACTOR SHALL PROVIDE ALL PARTS, COMPONENTS, HARDWARE, WIRING, LABOR, ETC., NECESSARY FOR A COMPLETE AND FUNCTIONAL FIRE ALARM AND NOTIFICATION SYSTEM, IN COMPLIANCE WITH NFPA 72 AND ALL LOCALLY APPLICABLE CODES AND STANDARDS. FIRE ALARM REQUIREMENTS SHALL BE PROVIDED BY FIRE ALARM CONTRACTOR. CONTRACTOR SHALL SUBMIT FIRE ALARM INSTALLATION DRAWINGS TO THE JURISDICTION HAVING AUTHORITY FOR APPROVAL AND TO THE ARCHITECT AND ALL TRADES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS WITH OTHER TRADES AND SHALL PROVIDE AND INSTALL ALL FIRE ALARM DEVICES AND EQUIPMENT AS REQUIRED. IN ADDITION THE FIRE SPRINKLER/STANDPIPE/FIRE ALARM WORK MUST IN ACCORDANCE WITH COMMENTS BELOW: a. A CONTRACTOR PROPERLY LICENSED BY THE STATE FIRE MARSHAL MUST DO THE WORK. b. THE LICENSED CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE LOCAL FIRE DEPARTMENT FOR REVIEW AND APPROVAL AFTER THE BUILDING PERMIT IS APPROVED. THESE SHOP DRAWINGS MUST BE APPROVED BY THE FIRE DEPARTMENT AND REVIEWED BY THE ARCHITECT PRIOR TO THE CONTRACTOR BEGINNING WORK. c. ALL WORK SHALL COMPLY WITH THE CURRENT AND APPLICABLE EDITION OF NFPA 72 STANDARD AND INTERNATIONAL FIRE CODE (IFC).

GENERAL NOTES - FIRE PROTECTION & FIRE SUPPRESSION SYSTEM	
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GENERAL NOTES	
1	SEE SHEET G0.40 FOR WALL & PARTITION TYPES
2	SEE SHEET A6.00 FOR WINDOW TYPES & SCHEDULES
3	SEE SHEET A6.50 FOR DOOR TYPES & SCHEDULES
4	SEE SHEET G0.50 FOR FINISH, EQUIPMENT, AND ACCESSORIES SCHEDULE
5	ALL DIMENSIONS ARE TO STRUCTURAL GRID OR FACE OF GWB/SHEATHING UNLESS NOTED OTHERWISE
6	ALL WINDOW LOCATION DIMENSIONS ARE REFERENCED TO THE OUTSIDE OF WINDOW UNIT. SEE SHEET A6.00 FOR ROUGH OPENING DIMENSIONS.
7	ALL EXTERIOR ELECTRICAL OUTLETS & HOSE BIBS ARE LOCATED 1'-3" A.F.F. TO CENTERLINE.
8	FIRE ALARM AND FIRE SUPPRESSION SYSTEM TO BE INSTALLED THROUGHOUT ENTIRE BUILDING.

KEYNOTES	
03.01	CONCRETE FLOOR WITH DIAMOND POLISH
03.02	CONCRETE CHAMFERED COLUMN, REF: STRUCTURAL
03.03	CONCRETE FLOOR WITH LIGHT SAND BLAST FINISH
03.04	ARCHITECTURAL C.I.P. CONCRETE HEARTH
03.05	ARCHITECTURAL C.I.P. CONCRETE SITE WALL, REF: STRUCTURAL
03.06	ARCHITECTURAL C.I.P. FIRE PLACE, REF: STRUCTURAL
03.08	CUSTOM CAST IN PLACE CONCRETE FIRE PIT
04.05	STONE WALL RETURN
05.01	1/4" PLATE STEEL WALL CAP: COUNTER SUNK SCREWS AT 24" O.C. FINISH TBD
05.03	STEEL COLUMN, REF: STRUCTURAL
05.09	CUSTOM STEEL BOOKCASE
05.10	BENT PLATE STEEL TRIM AT STONE WALL
06.01	CUSTOM CASEWORK, FINISH: TBD
06.02	CUSTOM CASEWORK WITH COUNTERTOP, FINISH: TBD
06.05	CUSTOM PAINT GRADE CABINETS WITH P-LAM COUNTERTOP
06.06	CUSTOM PAINTED CABINETS WITH DARK STONE COUNTERS
06.07	CUSTOM WOOD VENEER SERVING ISLAND WITH LIGHT STONE COUNTER, FINISH: TRANSPARENT
06.08	CUSTOM CASEWORK, FINISH: TRANSPARENT
06.09	4" THICK WOOD SLAB COUNTERTOP
06.10	WOOD SLAB COUNTERTOP WITH STONE FINISH, COLOR TBD
07.02	METAL GUTTER & DOWNSPOUT SYSTEM
08.01	CRAWL SPACE ACCESS
08.05	ALUMINUM WINDOW SYSTEM
09.01	TILE FLOORING
22.02	GAS FIRED APPLIANCES
26.01	LIGHT FIXTURE, REF: RCP AND ELECTRICAL
26.02	FLOOR BOX, REF: ELECTRICAL
26.03	LARGE-FORMAT TV OR ELECTRIC PROJECTION SCREEN, RECESSED IN WALL
32.01	GRAVEL
32.02	CUSTOM WATER FOUNTAIN

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ANDERSSON / WISE
807 BRAZOS STREET, SUITE 800
AUSTIN, TX 78701
T 512.476.5780

MCCOY'S RETREAT
PROJECT NO. 2106

1200 DAVIS LN.
SAN MARCOS, TX 78666

ISSUE DATE : 07/29/22
Δ REVISIONS

DESIGN PHASE SUBMITTAL

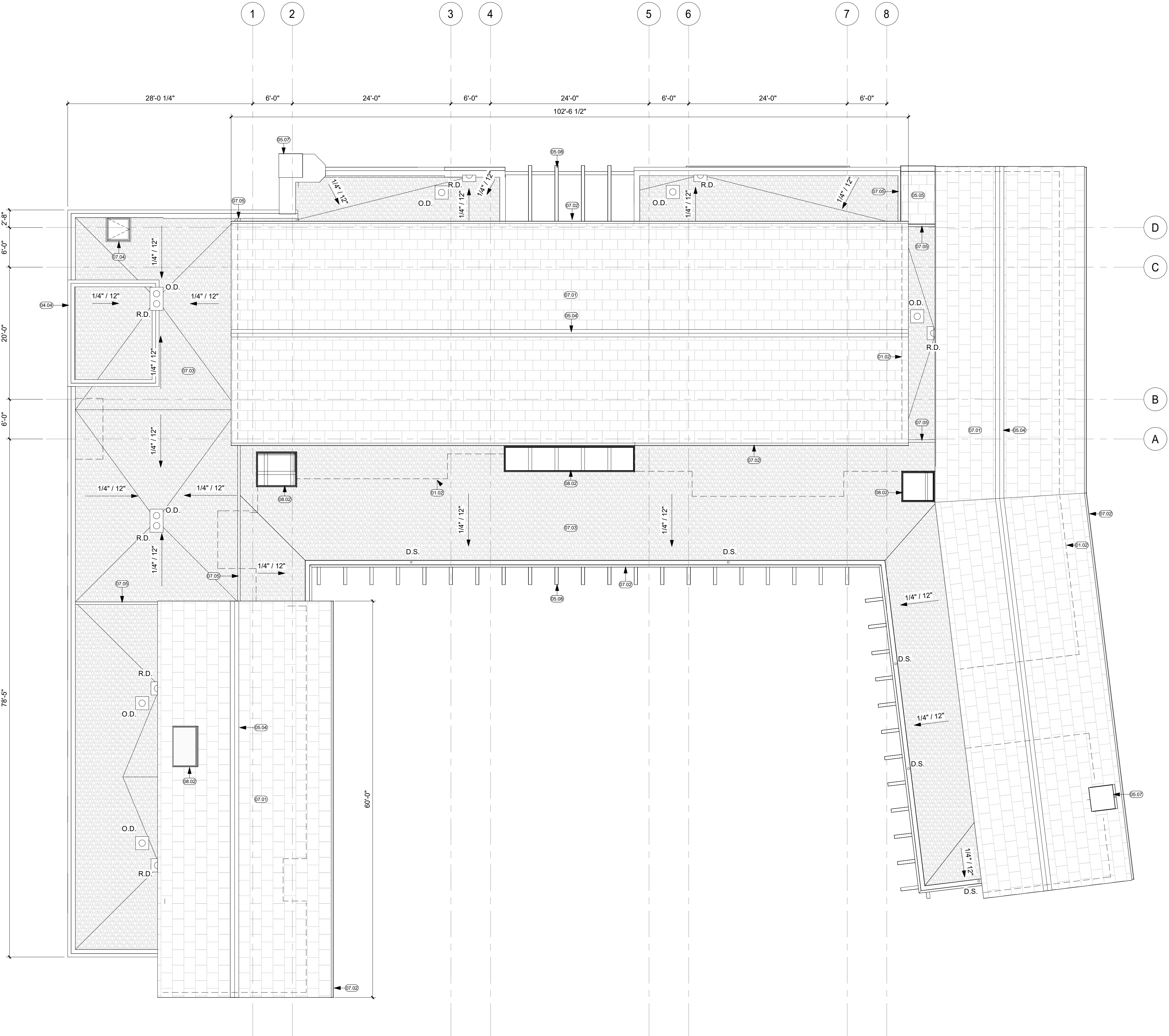
ARCHITECT:
ARTHUR W. ANDERSSON TX REGISTRATION # 13257
FREDERICK C. WISE TX REGISTRATION # 18699

CAMPUS FLOOR PLAN

A1.01

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KEYNOTES	
01.02	LINE OF BUILDING BELOW
04.04	STONE MECHANICAL SCREEN WALL
05.04	METAL RIDGE CAP
05.05	CUSTOM COPPER SCUPPER
05.07	METAL CHIMNEY CAP & SPARK ARRESTOR
05.08	STEEL CANOPY SYSTEM; REF: STRUCTURAL
07.01	METAL ROOFING
07.02	METAL GUTTER & DOWNSPOUT SYSTEM
07.03	RIVER ROCK BALLAST ON MEMBRANE ROOF
07.04	ROOF HATCH
07.05	ROOF CURB
08.02	SKYLIGHT

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807 BRAZOS STREET, SUITE 800
AUSTIN, TX 78701
T 512.476.5780

**MCCOY'S
RETREAT**
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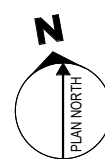
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ISSUE DATE : 07/29/22
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DESIGN PHASE
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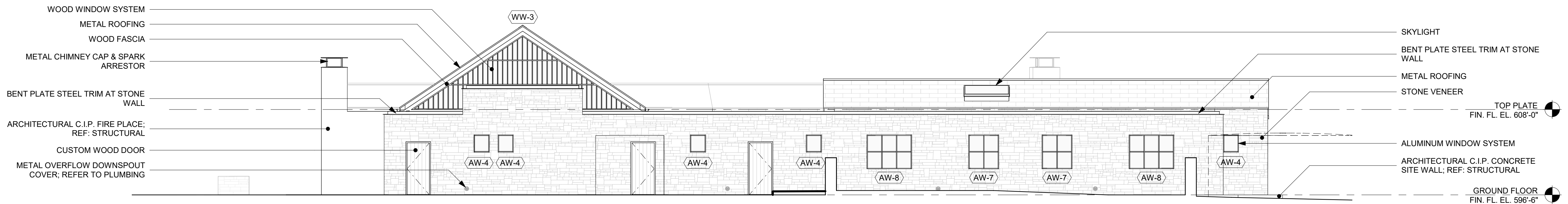
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ROOF PLAN

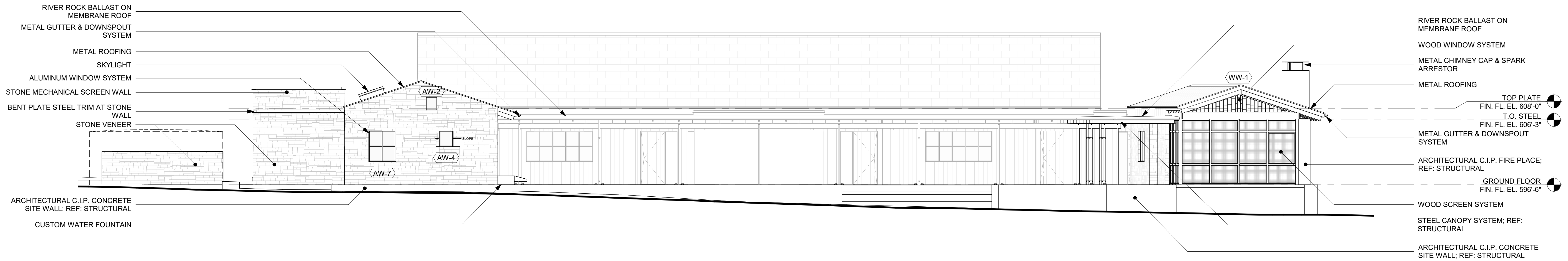


1 ROOF PLAN
Scale: 1/8" = 1'-0"

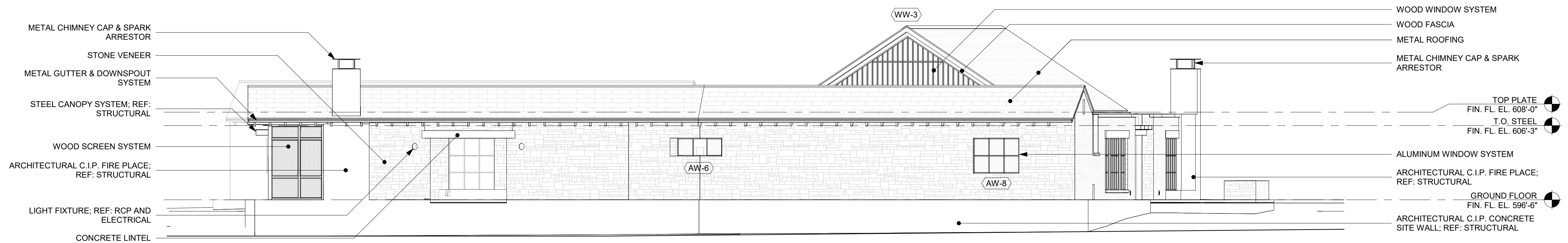
A1.02



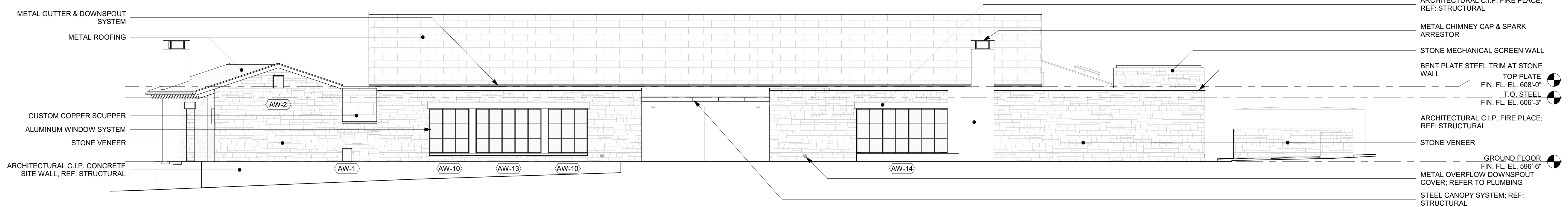
4 WEST ELEVATION
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



2 EAST ELEVATION - ENTRANCE
Scale: 1/8" = 1'-0"



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

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AUSTIN, TX 78701
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MCCOY'S RETREAT

PROJECT NO. 2106

1200 DAVIS LN.
SAN MARCOS, TX 78666

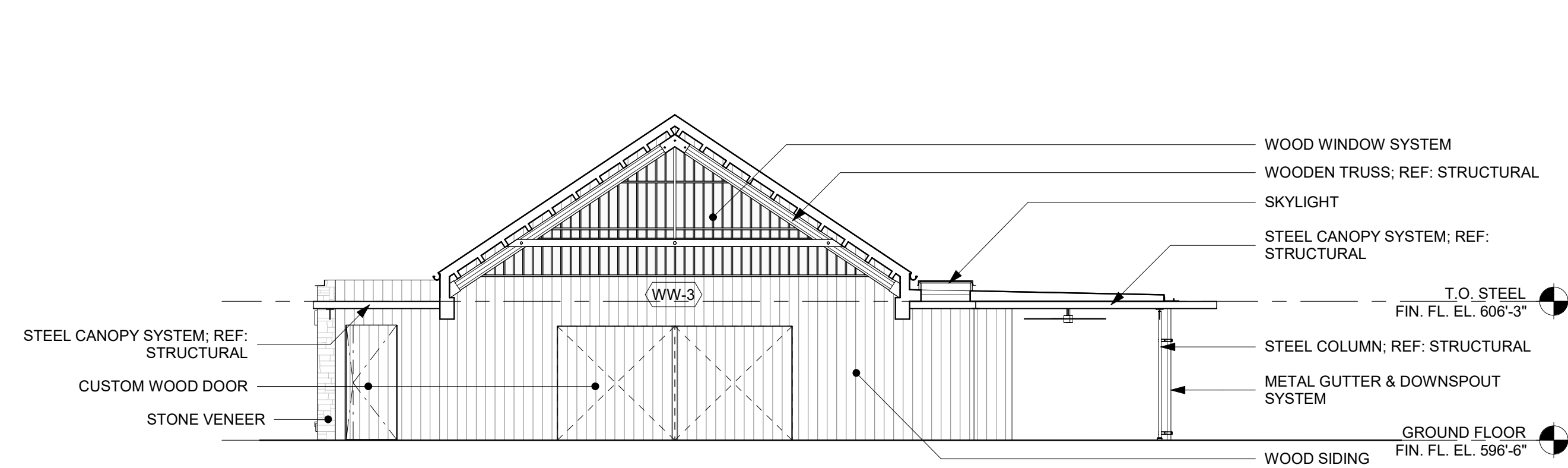
ISSUE DATE : 07/29/22
Δ REVISIONS

DESIGN PHASE SUBMITTAL

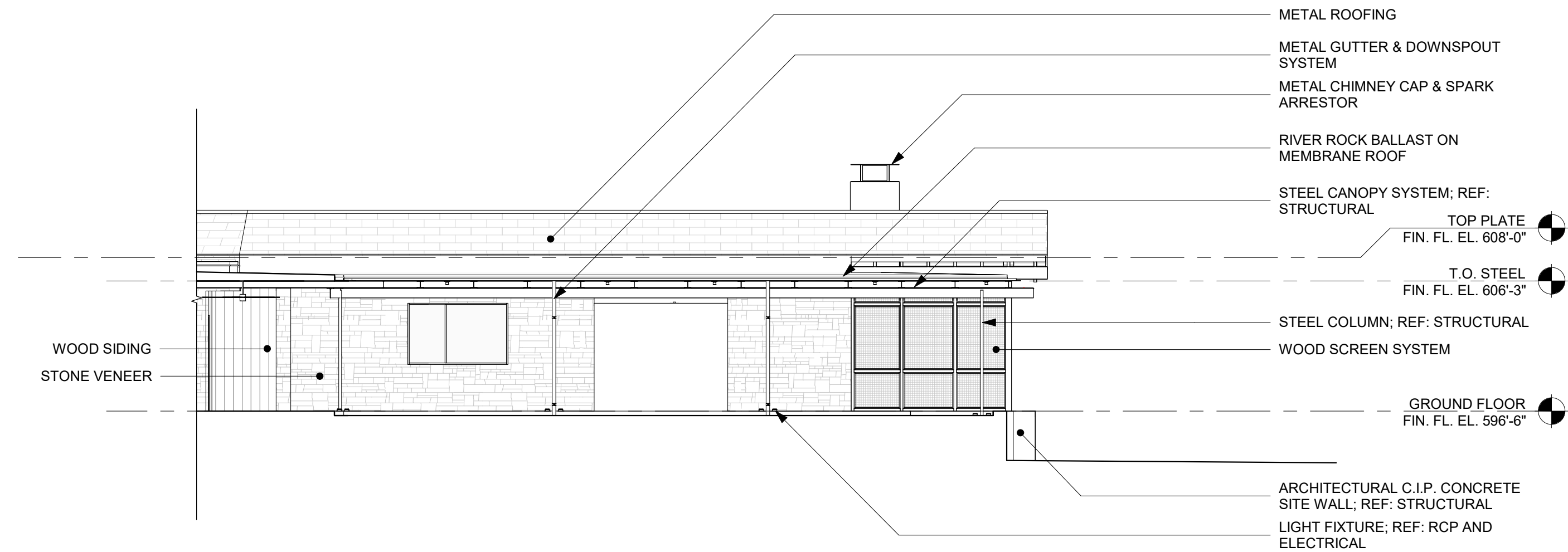
ARCHITECT:
ARTHUR W. ANDERSSON TX REGISTRATION # 13257
FREDERICK C. WISE TX REGISTRATION # 18699

EXTERIOR ELEVATIONS

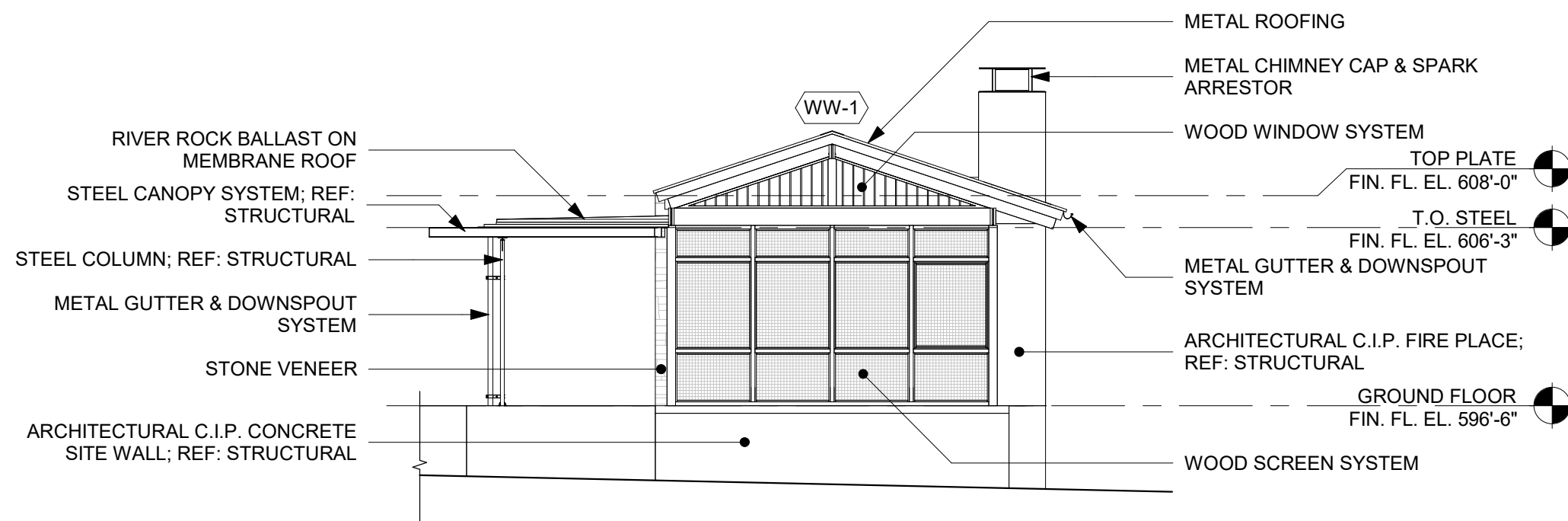
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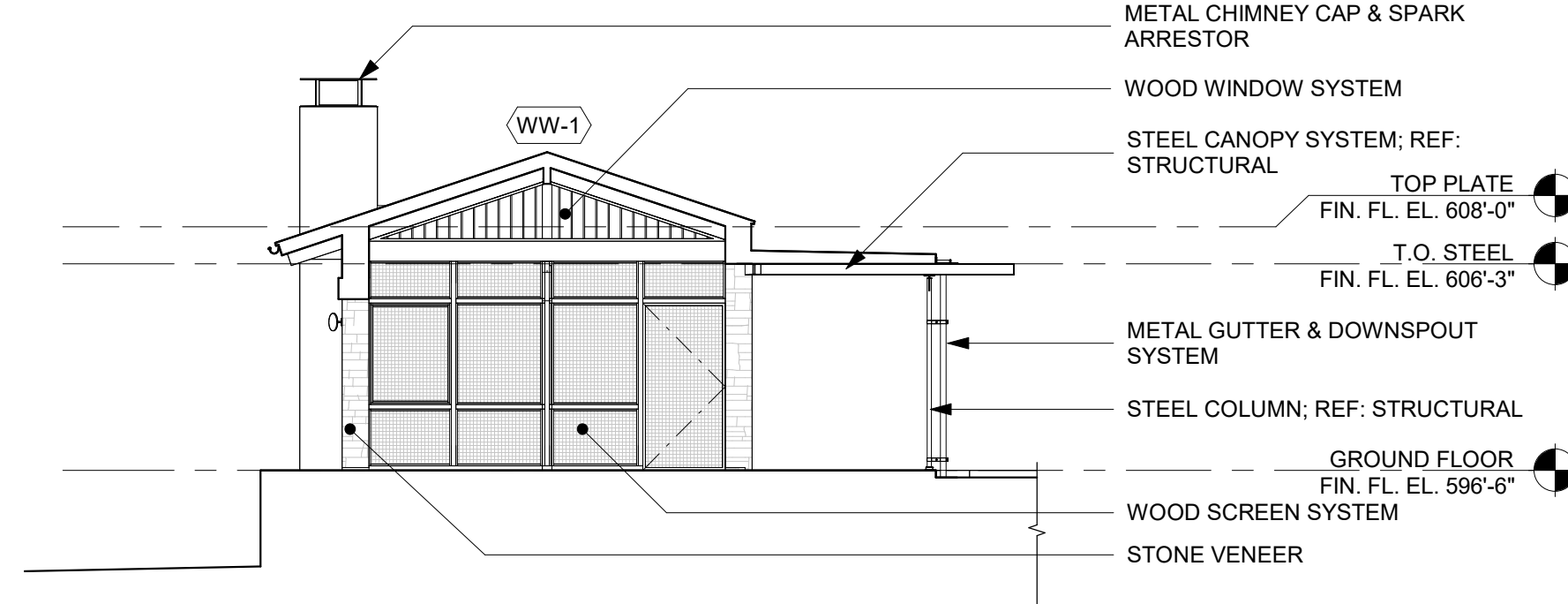
5 WEST ELEVATION - COMMUNITY PORCH
Scale: 1/8" = 1'-0"



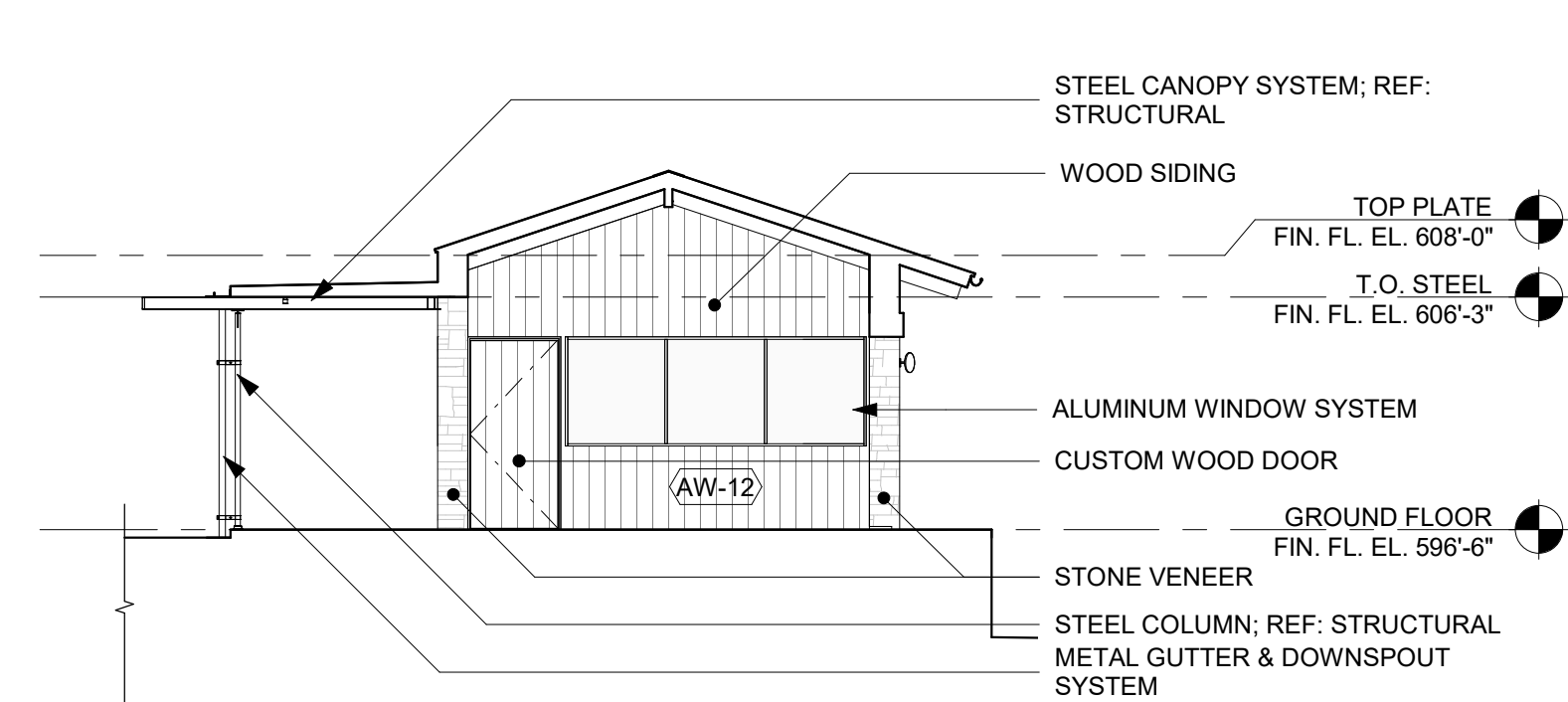
4 WEST ELEVATION - COURTYARD
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION - SCREEN PORCH
Scale: 1/8" = 1'-0"



2 NORTH ELEVATION AT ENTRY
Scale: 1/8" = 1'-0"



1 SOUTH ELEVATION AT ENTRY
Scale: 1/8" = 1'-0"



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**MCCOY'S
RETREAT**

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1200 DAVIS LN.
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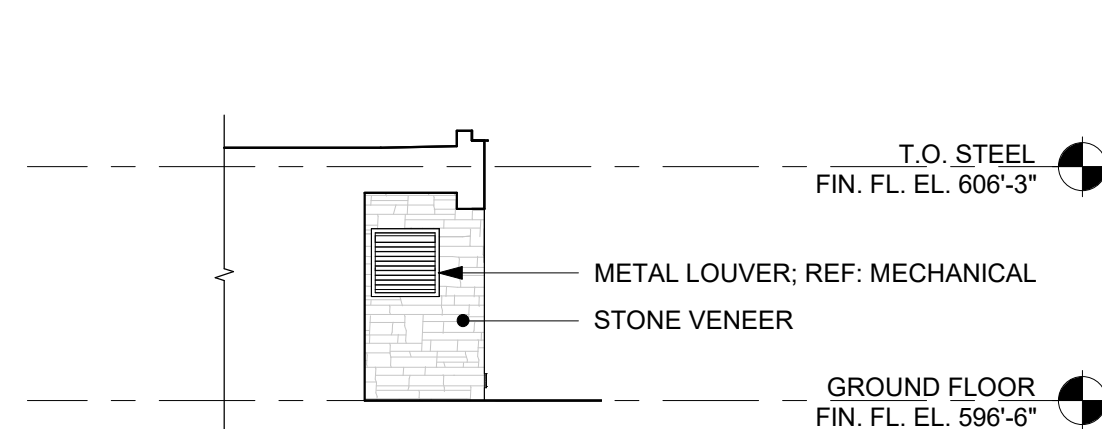
ISSUE DATE : 07/29/22
Δ REVISIONS

**DESIGN PHASE
SUBMITTAL**

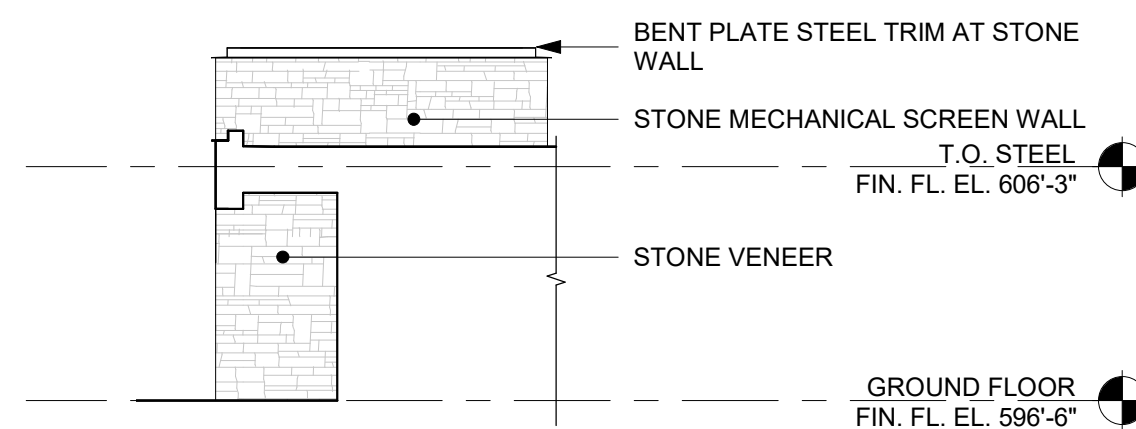
ARCHITECT:
ARTHUR W. ANDERSSON TX REGISTRATION # 13257
FREDERICK C. WISE TX REGISTRATION # 18699

**EXTERIOR
ELEVATIONS**

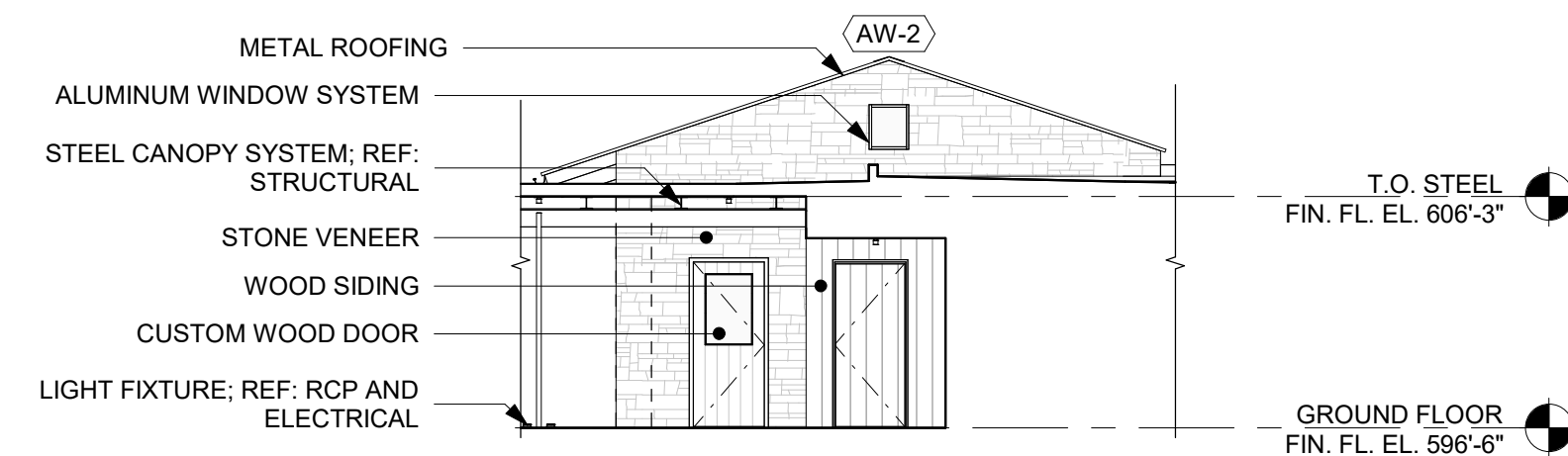
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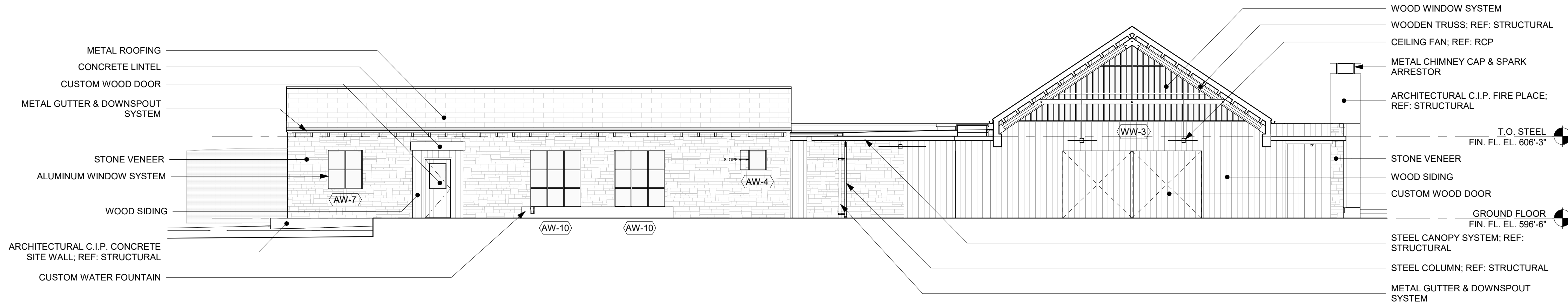
6 NORTH ELEVATION AT SERVICE ENTRY
Scale: 1/8" = 1'-0"



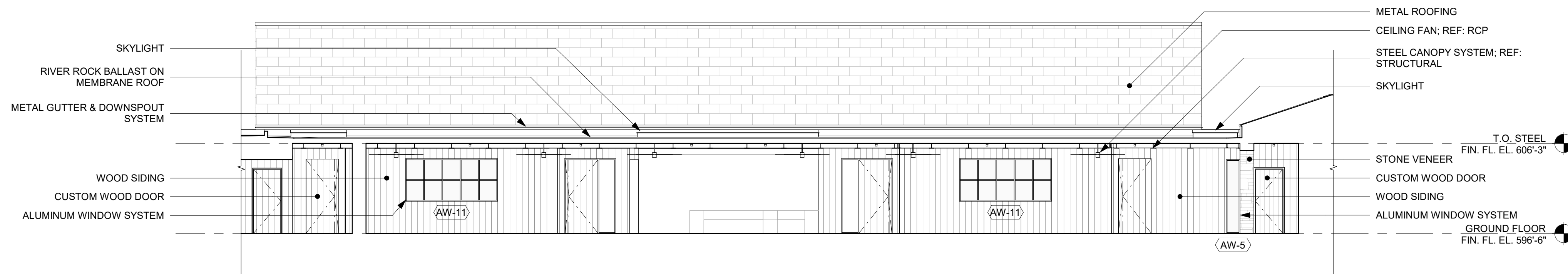
5 SOUTH ELEVATION AT SERVICE ENTRY
Scale: 1/8" = 1'-0"



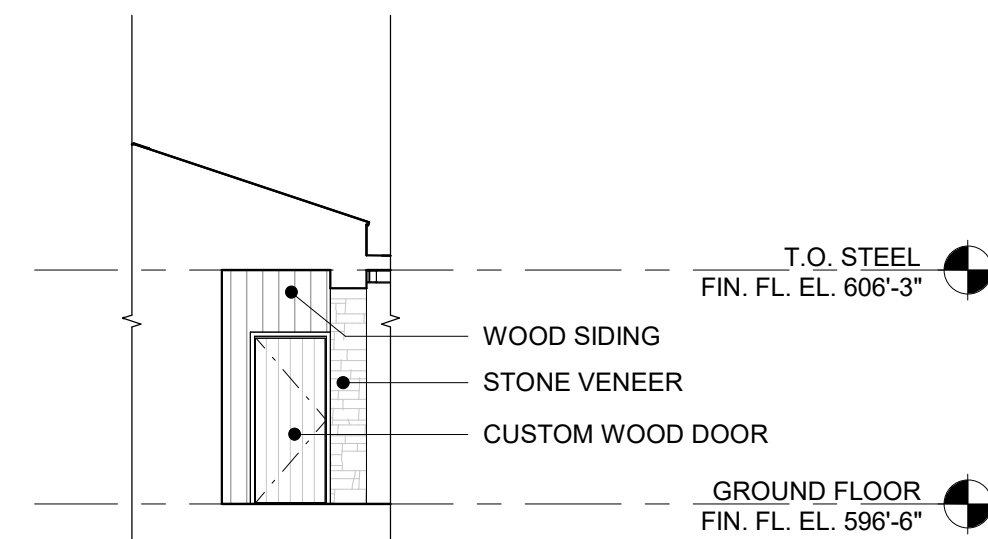
4 NORTH ELEVATION - WEST WING ENTRY
Scale: 1/8" = 1'-0"



3 EAST ELEVATION - COURTYARD
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION - COURTYARD
Scale: 1/8" = 1'-0"



1 SOUTH ELEVATION AT UNISEX RR
Scale: 1/8" = 1'-0"