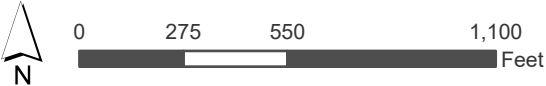




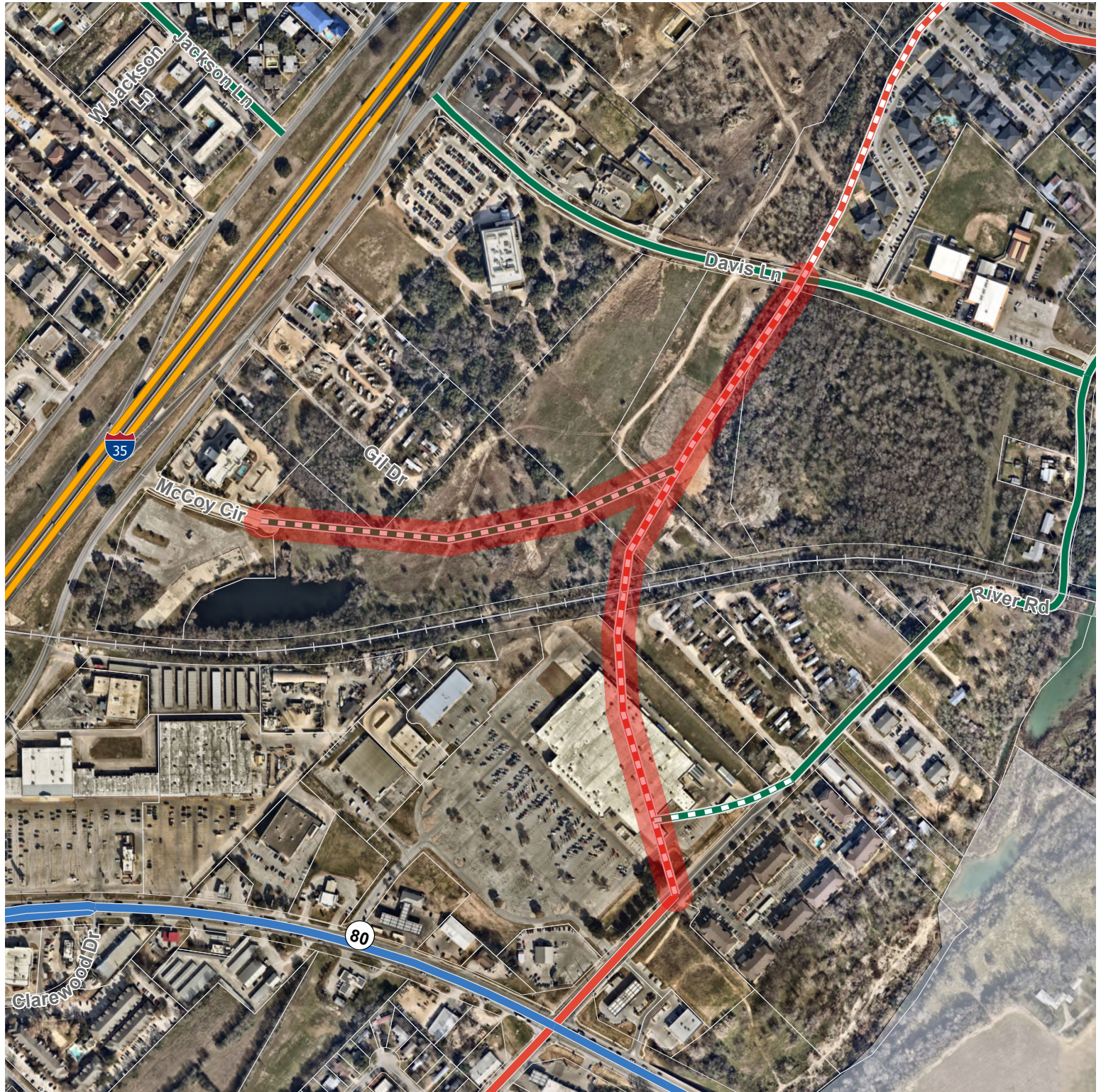
- TMP-23-01 TMP Road Segment to Be Removed
- Applicant Development Site (CUP-23-04)
- Parcel
- ETJ



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: 2/8/2023





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

Site Location





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

- Enhanced, BB
- Enhanced, CT
- Enhanced, CT/BB
- Enhanced, CT/SP
- Enhanced, SH
- Enhanced, SP
- Enhanced, WS
- Proposed, CT
- Proposed, CT/BB
- Proposed, CT/SP
- Proposed, SH



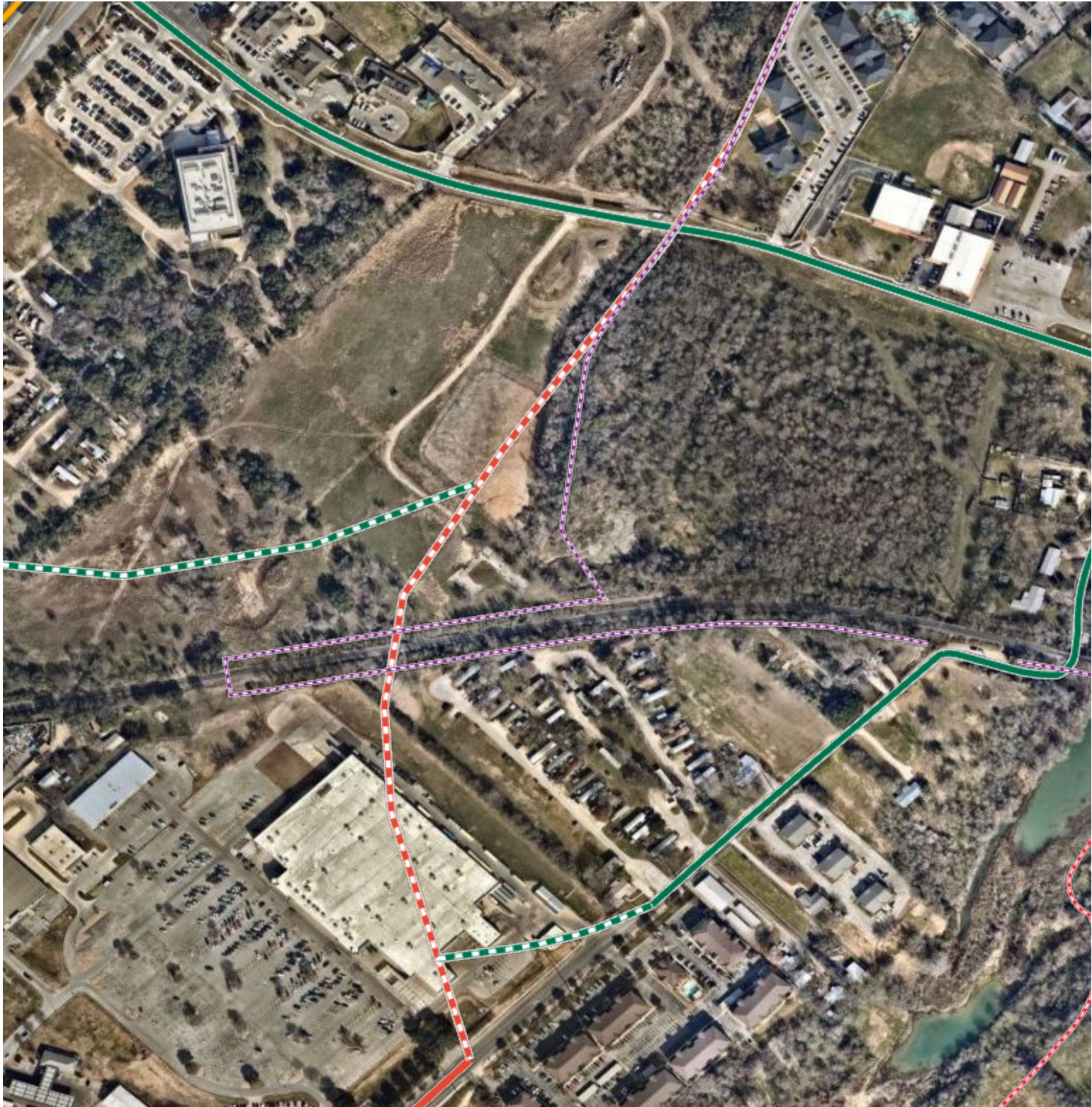
0 275 550 1,100
Feet

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Date: 2/8/2023

Site Location





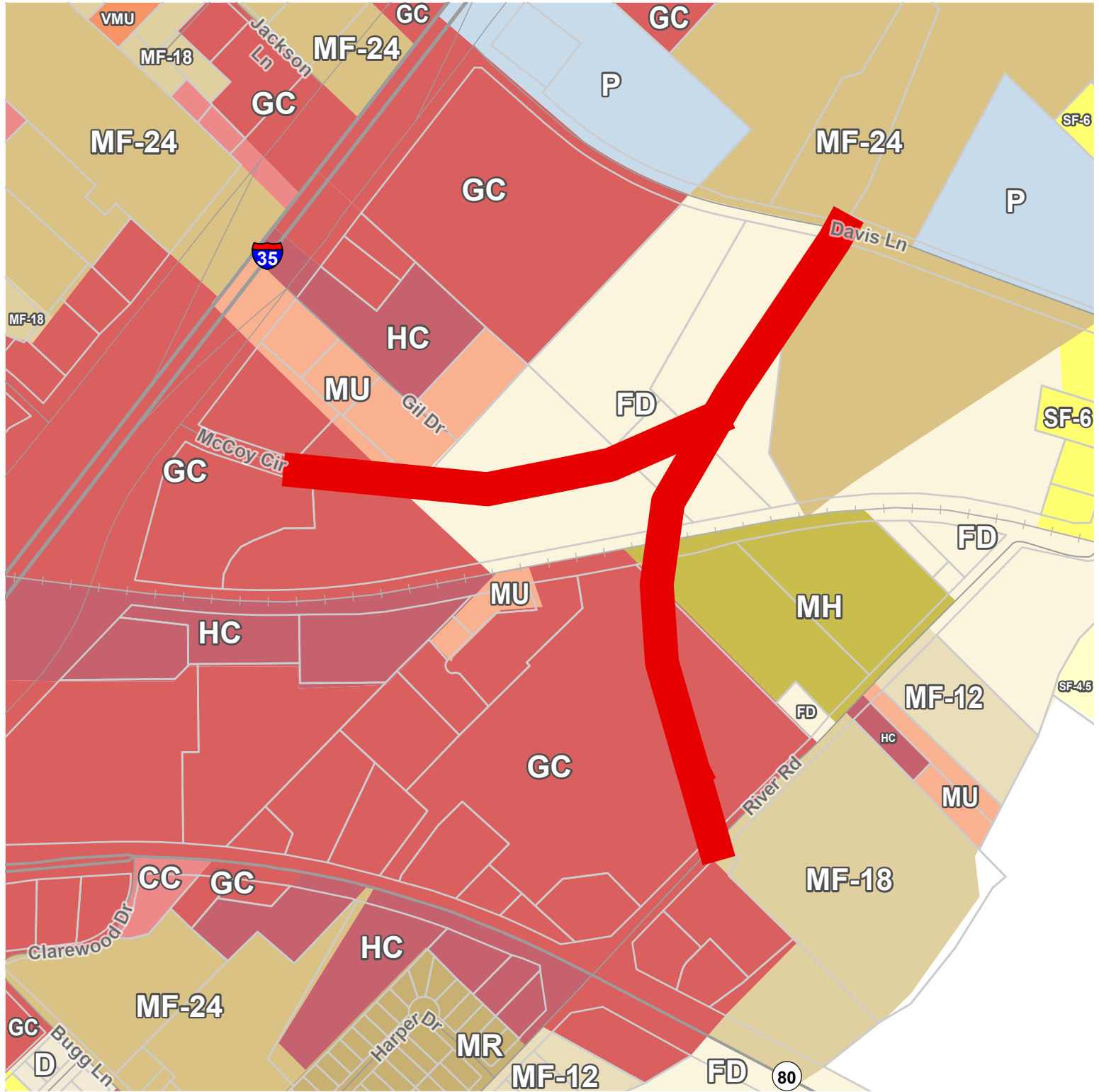
- Proposed Facility Greenway, Long: 20+ years
- Proposed Facility Greenway, Medium: 10-20 years
- Proposed Facility Greenway, Short: 0-10 years
- Enhanced Facilities Thoroughfare, Ave
- Enhanced Facilities Thoroughfare, Blvd
- Enhanced Facilities Thoroughfare, HW
- Enhanced Facilities Thoroughfare, St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



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Date: 3/9/2023





TMP-23-01 TMP Road Segment to Be Removed

- CC
- D
- FD
- GC
- HC
- MF-12
- MF-18
- MF-24
- MH
- MR
- MU



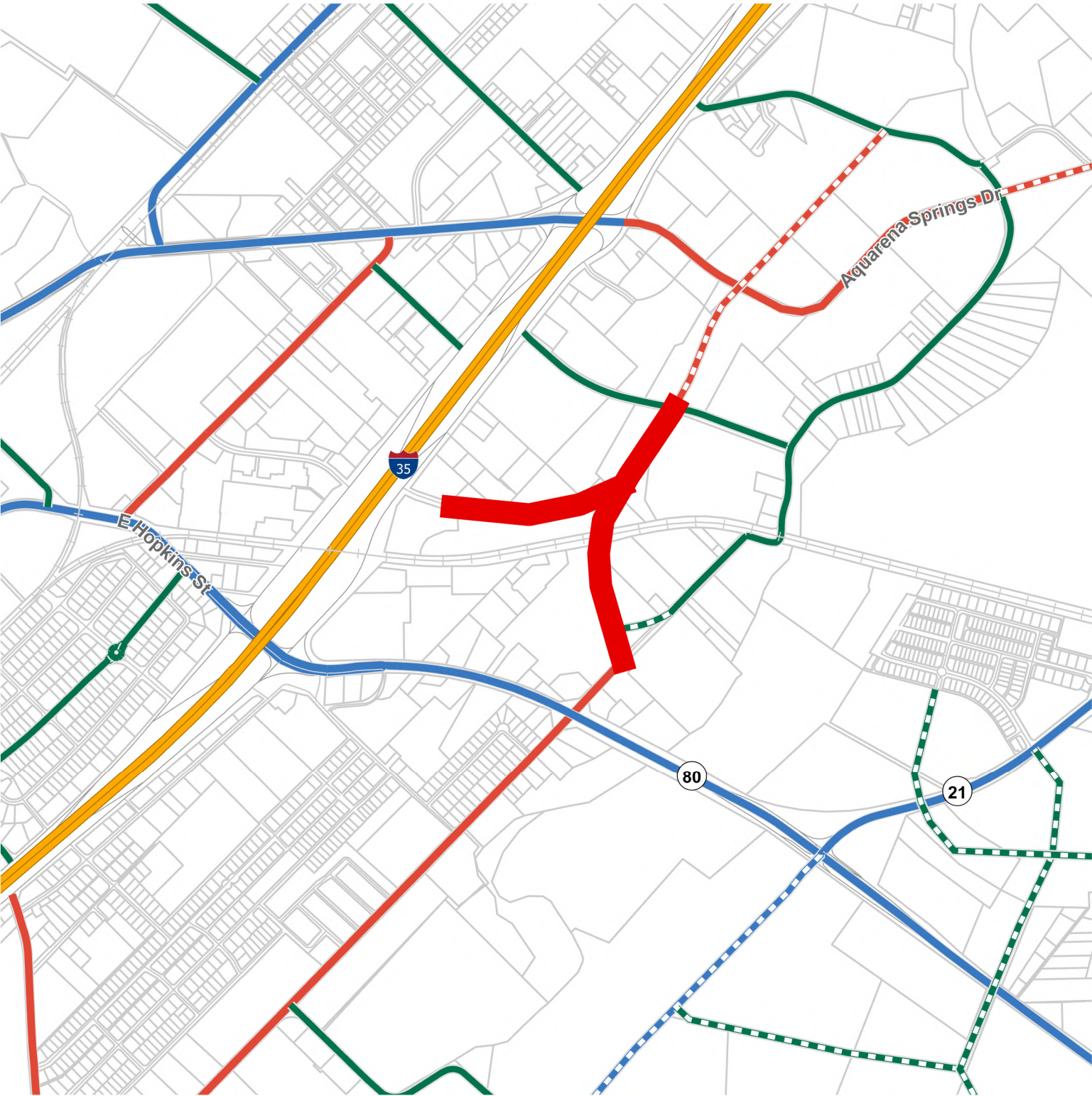
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Feet

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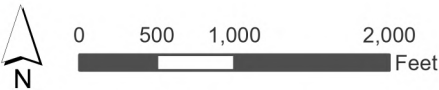
Date: 2/8/2023

Site Location





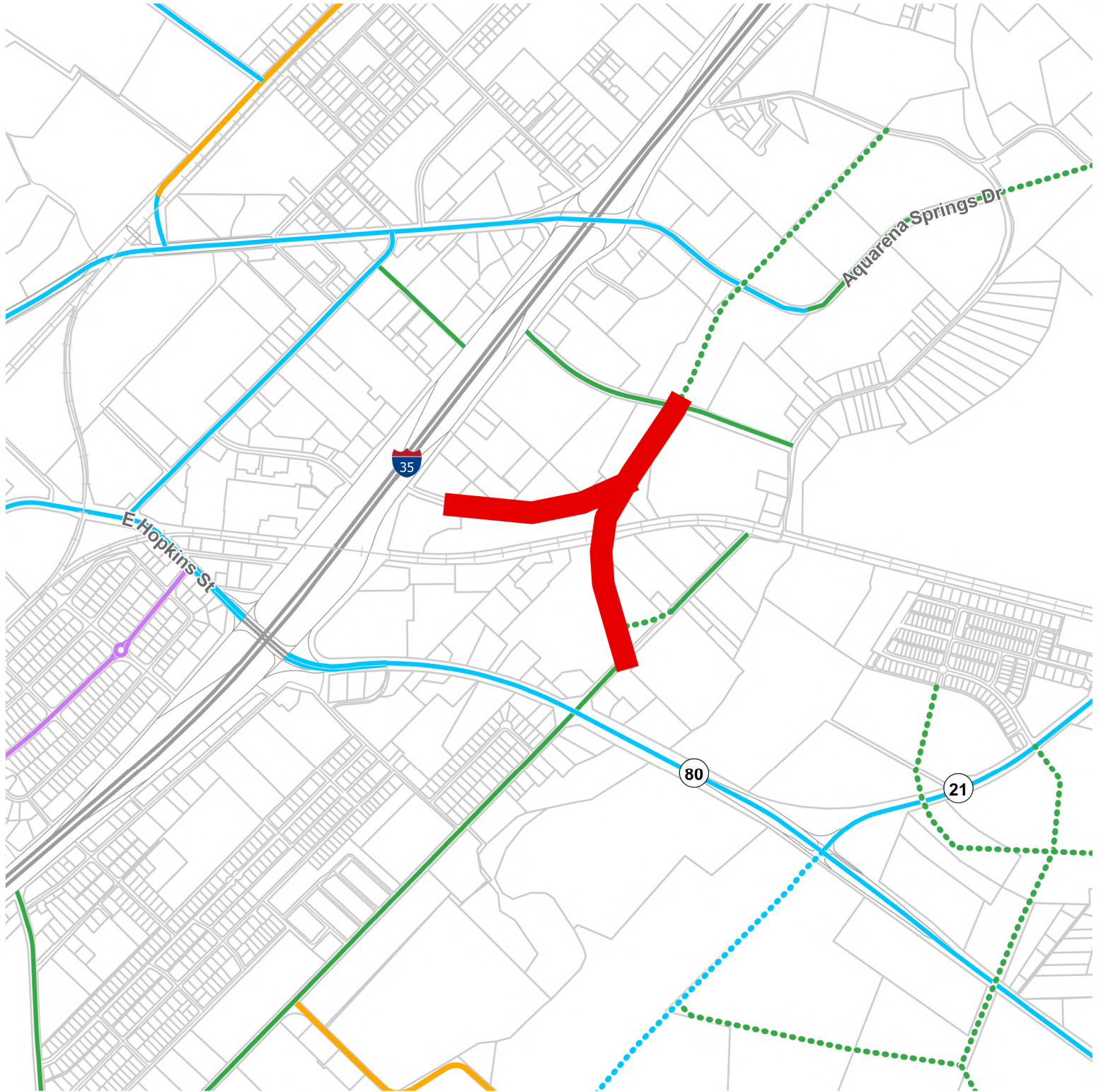
- TMP-23-01 TMP Road Segment to Be Removed
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, Pkwy
- Enhanced, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, Pkwy
- Proposed, St
- Parcels



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Date: 2/13/2023





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

- Enhanced, BB
- Enhanced, CT
- Enhanced, CT/BB
- Enhanced, CT/SP
- Enhanced, SH
- Enhanced, SP
- Enhanced, WS
- Proposed, CT
- Proposed, CT/BB
- Proposed, CT/SP
- Proposed, SH

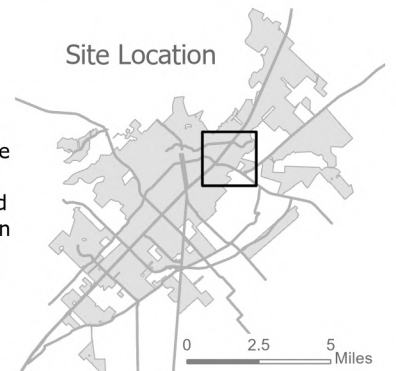


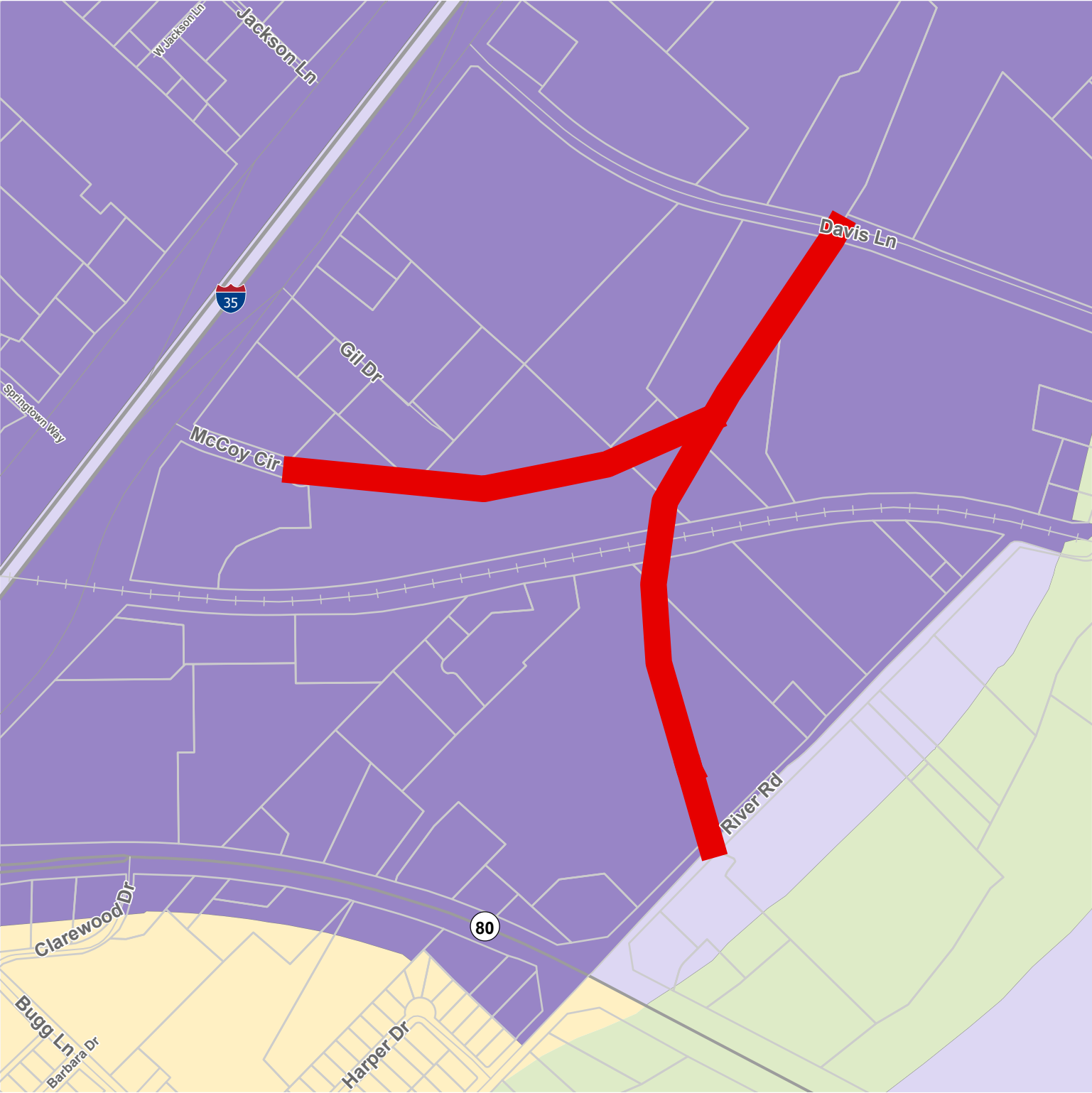
0 500 1,000 2,000
Feet

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Date: 2/13/2023

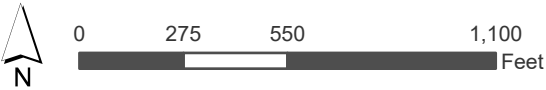
Site Location





TMP-23-01 TMP Road Segment to Be Removed

- Parcels
- High Intensity
- Low Intensity
- Existing Neighborhood
- Open Space



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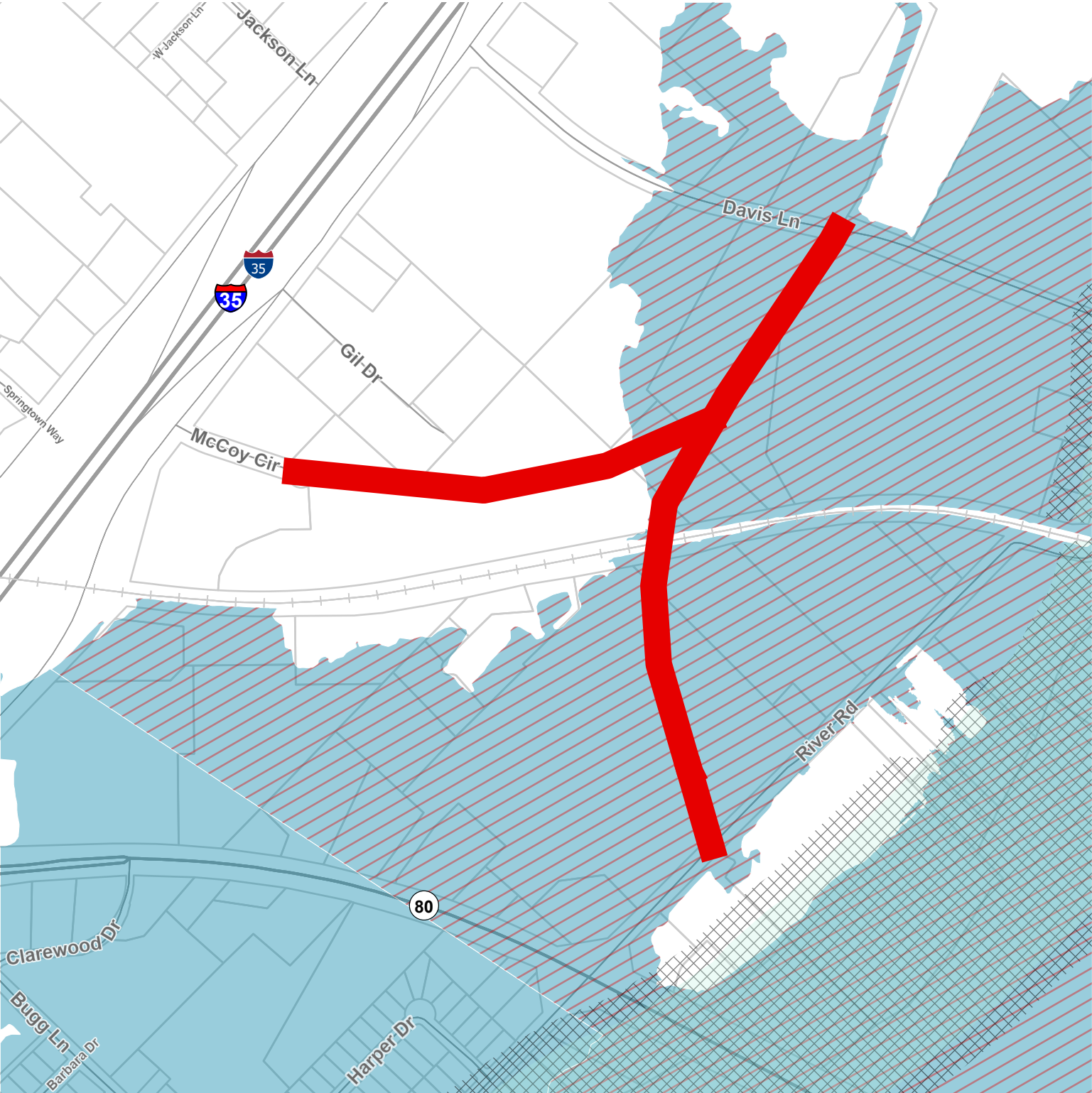
Date: 2/8/2023



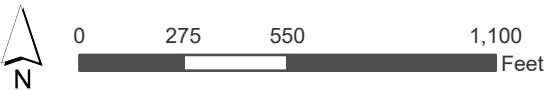
TMP-23-01

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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Date: 2/8/2023



PLANNING AND DEVELOPMENT SERVICES

3/7/2023



TMP-23-01

**Notice of Public Hearing
Transportation Plan Amendment
McCoy Retreat TMP Amendment**

TMP-23-01 (1200 Davis Lane / McCoy Retreat TMP Amendment) Hold a public hearing and consider 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 in San Marcos, Texas. (J.Cleary)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will recommend approval, or denial of the request. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold two public hearings to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, March 28, 2023** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16 or by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.
- **Two** (2) public hearings will be held at the hybrid, virtual / in-person, City Council Meetings on **Tuesday, April 18, 2023** and on **Tuesday, May 2, 2023** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16 or by using the following link: <https://sanmarcostx.gov/Videos>. Or email citizencomment@sanmarcostx.gov or call 512-393-8090 to request a link to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in-person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing virtually by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission or the City Council, but wish to comment, you may write to the below address. All written comments and requests to participate must be received before 12 PM on the day of the meeting.

For Planning & Zoning Commission:

Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For City Council:

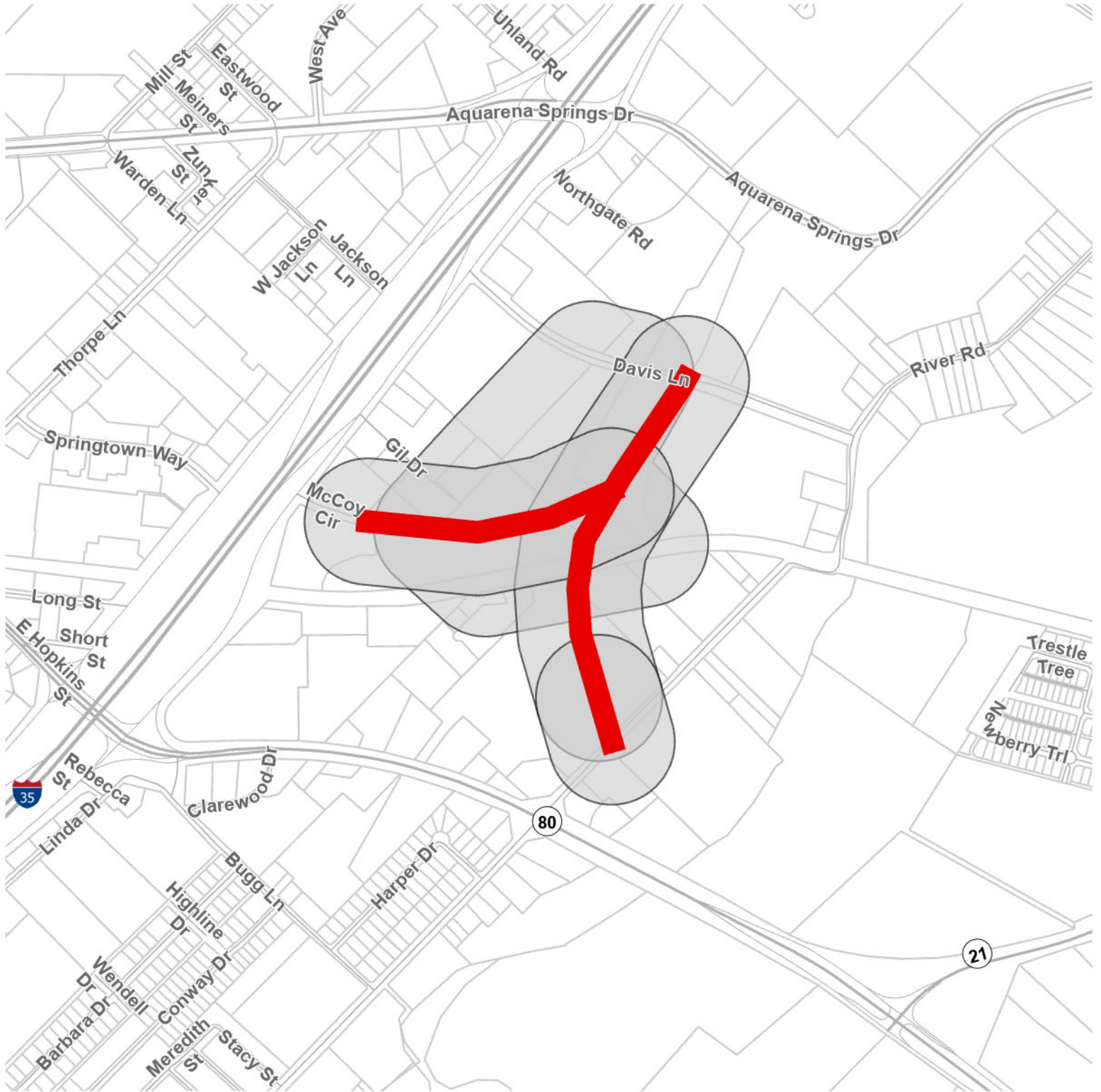
citizencomment@sanmarcostx.gov

For more information regarding this request, contact the case manager, **Julia Cleary**, at **512.805.2658** or jcleary@sanmarcostx.gov When calling, please refer to case number **TMP-23-01**

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

PLANNING AND DEVELOPMENT SERVICES

Enclosure: Map (See Reverse)



TMP-23-01 TMP Road Segment to Be Removed

400ft Buffer

Parcels

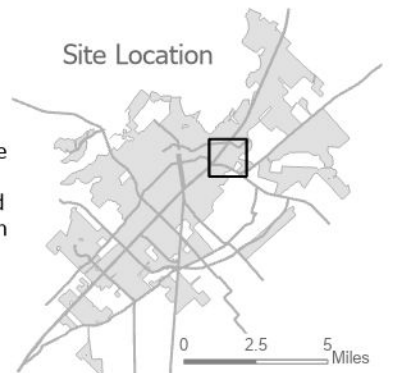


0 475 950 1,900
Feet

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Date: 3/3/2023

Site Location



Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
100157	IH 35, SAN MARCOS, TX 78666	1200 NORTH MANSFIELD	Attn: ELYSEE MANAGEMENT GROUP INC, 89 LAUREL DR	RANCHO PALOS VERDES, CA 90275-4479
71081	1850 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	29SC VILLAGIO LP	20 N WACKER DR , STE 2050	CHICAGO, IL 60606-3009
71714	1019 SH 80, STE #101 & 103, SAN MARCOS, TX 78666	BELTON BUILDING LLC	PO BOX 966	TEMPLE, TX 76503
112302	1023 SH 80, SAN MARCOS, TX 78666	BERNATH ISTVAN & KATALIN	2423 GREEN VIEW PL	LOS ANGELES, CA 90046-1411
12034	937 SH 80, SAN MARCOS, TX 78666	CONRADS, HERBERT RICHARD	P O BOX 628	SAN MARCOS, TX 78667-0628
12347	1007 SH 80, SAN MARCOS, TX 78666	FRITSCHER CHARLES G & LINDA	1007 HIGHWAY 80	SAN MARCOS, TX 78666-8111
12089	1324 N IH 35, SAN MARCOS, TX 78666	GIL, GUADALUPE	1324 N IH 35 #6	SAN MARCOS, TX 78666
117193	DAVIS LN & RIVER RD, SAN MARCOS, TX 78666	LEMENS RIVER RD LTD & HAYS 50 LTD	1509 GUADALUPE STE 200	AUSTIN, TX 78701
12211	1801 B RIVER RD, SAN MARCOS, TX 78666	MARTINEZ, NICHOLAS	1804 OLD RANCH ROAD , UNIT B	SAN MARCOS, TX 78666-2545
12090	1324 N IH 35, SAN MARCOS, TX 78666	MCCOY CORP	ATTN REAL ESTATE, MCCOY CORP #900, P O BOX 1028	SAN MARCOS, TX 78667-1028
132465	N IH 35, SAN MARCOS, TX	MCCOY CORPORATION	ATTN PHIL HUTCHINSON, MCCOY CORP #70, P O BOX 1028	SAN MARCOS, TX 78667-1028
12212	1322 N IH 35, SAN MARCOS, TX 78666	PRADO ROQUE SR & AMELIA	1322 N IH 35	SAN MARCOS, TX 78666
41399	901/929 SH 80, SAN MARCOS, TX 78666	SAN MAR DUNHILL RATEL OWNER LLC	3100 MONTICELLO AVE , STE 300	DALLAS, TX 75205-3433
143266	1250 N IH 35, SAN MARCOS, TX 78666	SAN MARCOS AFFILIATES LTD	4316 N 10TH ST	MCALLEN, TX 78504-3095
103913	IH 35, SAN MARCOS, TX 78666	SAN MARCOS JYAD VENTURE LLC	320 DUFFY LN	AUSTIN, TX 78738-1127
108680	IH 35, SAN MARCOS, TX 78666	SAN MARCOS JYAD VENTURE LLC	704 ROLLING GREEN DR	LAKEWAY, TX 78734-5227
28057	1334 N IH 35, SAN MARCOS, TX 78666	SAN MARCOS SPRINGS LLC	1334 N INTERSTATE 35	SAN MARCOS, TX 78666-7160
12320	1701 RIVER RD, SAN MARCOS, TX 78666	SCHAWER, ELENORA	1705 River RD	San Marcos, TX 78666-8103
46876	1106 N IH 35, SAN MARCOS, TX 78666	SRP BHH SAN MARCOS LP	8343 DOUGLAS AVE, STE 350	DALLAS, TX 75225-5887
112301	SH 80, SAN MARCOS, TX 78666	SULLIVAN'S POINTS FOR DAYS LLC	2629 WEST 45TH ST	AUSTIN, TX 78731
46877	1108 N IH 35, SAN MARCOS, TX 78666	THOMSON FAMILY LIMITED PARTNERSHIP	7409 S CONGRESS AVE	AUSTIN, TX 78745
28056	1328 N IH 35, SAN MARCOS, TX 78666	VAN KLEEF JEFF	75 MISSION DR	NEW BRAUNFELS, TX 78130-6668
71713	1015 SH 80, SAN MARCOS, TX 78666	WAL-MART REAL ESTATE BUSINESS TRUST	WALMART INC ATTN: PROP TAX, P O BOX 8050, MS 0555	BENTONVILLE, AR 72716-0555
		NEIGHBORHOOD COMMISSION REP Michael Vernon	601 Barbara Dr	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666