

**1200 Davis Lane
McCoy's Retreat
TMP-23-01**

**Thoroughfare Plan &
Bicycle Plan Amendments**



Summary

| | | | |
|-------------------|--|------------------------|--|
| Request: | Developer Requested Amendments –Remove two proposed Thoroughfares in the City's Thoroughfare Plan generally located between Davis Lane, McCoy Circle and River Road. | | |
| Applicant: | Sam Walker, P.E Eckermann Engineering, Inc P.O Box 338 Lampasas, TX 76550 | Property Owner: | Chet Lange McCoy Corporation 1350 IH 35 North San Marcos, TX, 78666 |

Notification

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|-------------------|----------------|------------------|-------------------------------|
| Published: | March 12, 2023 | Response: | 1 written objection received. |
| Posted: | March 9, 2023 | Personal: | March 9, 2023 |

History

The City of San Marcos Transportation Master Plan was adopted in 2018 and can be viewed online at <https://sanmarcostx.gov/339/Transportation-Master-Plan-Appendices>. The Transportation Master Plan contains a Thoroughfare Plan (Appendix E) and a Bicycle Plan (Appendix G) which new developments are required to incorporate into their site development at the time of platting, in addition to a Greenways Plan (Appendix H).

The applicant (McCoy) is proposing to construct a Retreat/ Special Event Center (CUP-23-04) which was approved by the Planning and Zoning Commission on February 28, 2023. As part of this development, they are requesting to remove two segments from the Thoroughfare Plan and Bicycle Plan which would partially run through their property. The first segment is a proposed Avenue with 100' of Right of Way between Davis Lane and River Rd which crosses the railroad tracks. This road is part of a thoroughfare which extends to Uhland Rd to the north. The second Thoroughfare segment is a proposed "Street" with 90' Right of Way which would connect the first segment described above to the I-35 Frontage Rd via the stub out of McCoy Circle.

Both segments contain bike facilities and are also included on the Bicycle Plan. It should be noted that the site is zoned "FD" Future Development which has no block perimeter requirement under Chapter 3, Section 6 of the Land Development Code meaning no roadway infrastructure will be required within the site if the proposed Thoroughfares are removed.

A separate "greenway" runs through the adjacent City property to the east of the lot with a small segment cutting back into the southeastern portion of the applicant's land alongside the railroad track, however the removal of the greenway was not specifically included in this request.

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Additional Analysis

See below.

Comments from Other Departments

| | |
|------------------------|------------|
| Police | No Comment |
| Fire | No Comment |
| Public Services | No Comment |
| Engineering | No Comment |

Staff Recommendation

| | | | |
|---|----------|-------------------------------|--------|
| Approval as Submitted | X | Alternate Approval | Denial |
| <ul style="list-style-type: none"> Staff recommends <u>approval</u> of the request to remove the Thoroughfares from Appendix E (Roadway) and Appendix G (Bicycle Plan) of the Transportation Master Plan. Staff recommends <u>approval</u> of the request to remove the Thoroughfare from Appendix H (Greenways Plan) of the Transportation Master Plan <u>adjacent the applicant's property only.</u> <p><i>This recommendation is made with the understanding that staff will work to identify an alternative/ more direct alignment for the greenway at a later time.</i></p> | | | |
| Staff: Julia Cleary | | Title : Senior Planner | |
| | | Date: March 22, 2023 | |

Commission Recommendation

| | | | |
|---|----------|--------------------------------------|--------|
| Approval as Submitted | X | Approval with Conditions / Alternate | Denial |
| <p><u>Speakers in favor or opposed</u></p> <p>Meagan McCoy Jones (in favor)</p> <p>Heather Davis (opposed to removal of greenbelt/ bike trail)</p> <p>Lisa Marie Coppoletta (Opposed)</p> <p>Recommendation from the Planning and Zoning Commission Meeting held March 28, 2023</p> <p>A motion was made by Commissioner Kelsey, second by Commissioner Spell to recommend approval of the request as proposed by staff.</p> <p>The vote passed with a 9-0 vote.</p> <p>For: 9 (Agnew, Burleson, Case, Costilla, Garber, Kelsey, Meeks, Rockeymoore, Spell)</p> <p>Against: 0</p> <p>Absent: 0</p> <p>Discussion Topics:</p> <p><i>Railway Crossing</i> - Commissioner Spell asked if a crossing over the railroad had already been secured from Union Pacific. Staff responded that it had not.</p> | | | |

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The San Marcos Development Code includes the Thoroughfare Plan Map under Comprehensive Plan Map Amendments. The following Criteria are from Chapter 2, Division 2 of the San Marcos Development Code.

| Evaluation | | | Criteria for Approval (Sec.2.4.2.4) |
|------------|--------------|------------|--|
| Consistent | Inconsistent | Neutral | |
| | | <u>X</u> | Whether the proposed amendment is consistent with other policies of the Comprehensive Plan |
| | | <u>N/A</u> | Whether the proposed amendment is consistent with any adopted small area plan or neighborhood character study for the area <i>Studies were not complete at the time of the request</i> |
| | | <u>X</u> | Whether the proposed amendment promotes the orderly and efficient growth and development of the community and furthers the public health, safety and general welfare of the City |
| <u>X</u> | | | Whether the proposed amendment corrects and error or meets the challenge of some changing condition, trend, or fact <i>Part of the Thoroughfare proposed for removal runs through the existing Walmart site which has already been constructed.</i> |
| | <u>X</u> | | Whether the proposed amendment constitutes a substantial benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time <i>The proposed amendment has been requested by the applicant in order to allow for the development of their site as a corporate training campus (see attached Amendment Summary letter from the applicant to January 19, 2023).</i> |
| <u>X</u> | | | Whether the proposed amendment will impact: a) adjacent properties; b) existing or future land use patterns; c) existing or planned public services and facilities; d) existing or planned transportation networks or greenways; e) the natural environment, including quality and quantity of water and other natural resources, flooding, and wildlife management <i>Part of the Thoroughfare proposed for removal runs through floodway/ floodplain. The proposed amendment would limit encroachment into the floodplain.</i> |