



Consent Agenda

TMP-23-01

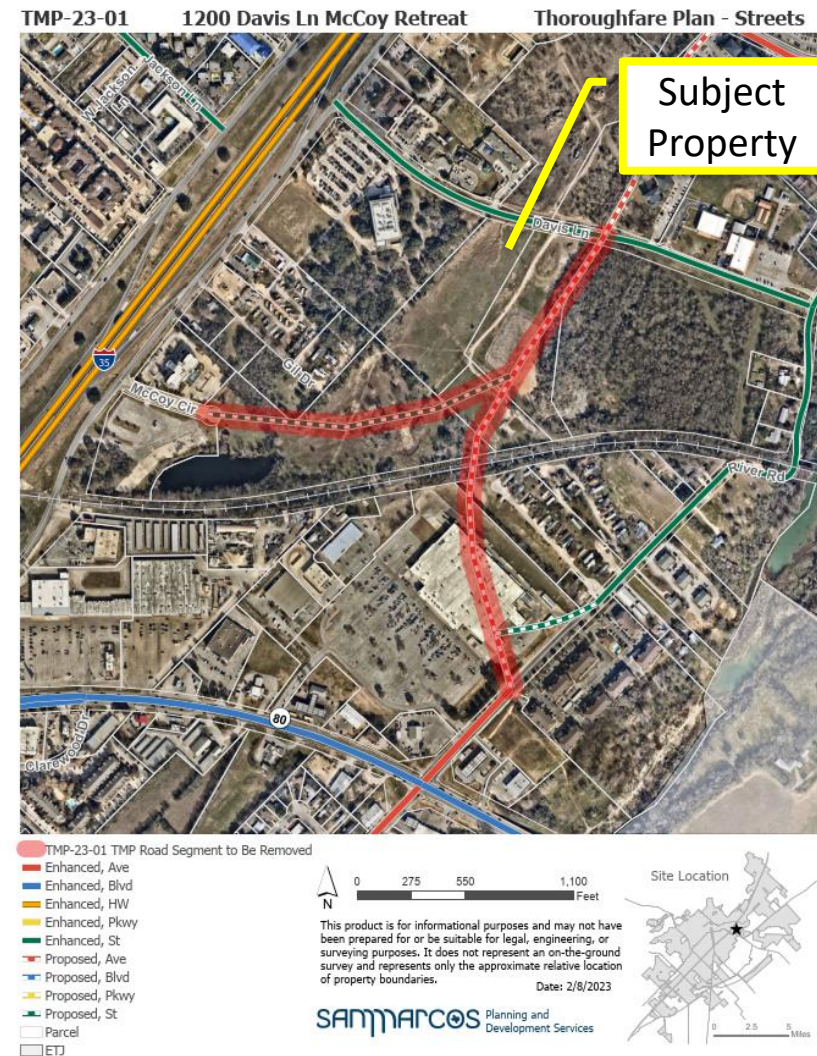
1200 Davis Ln McCoy Retreat TMP Amendment

Consider approval of Ordinance 2023-37, on the second of two readings, approving TMP-23-01, amending the City's Transportation Master Plan, Appendix E (Roadway), Appendix G (Bicycle Plan), and Appendix H (Greenways Plan) to remove the extension of McCoy Drive from McCoy Circle to Davis Lane, to remove a future avenue from River Road across the subject property to Davis Lane, and to remove a portion of the proposed greenway adjacent to the applicant's property; and including procedural provisions; and providing an effective date.



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





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.





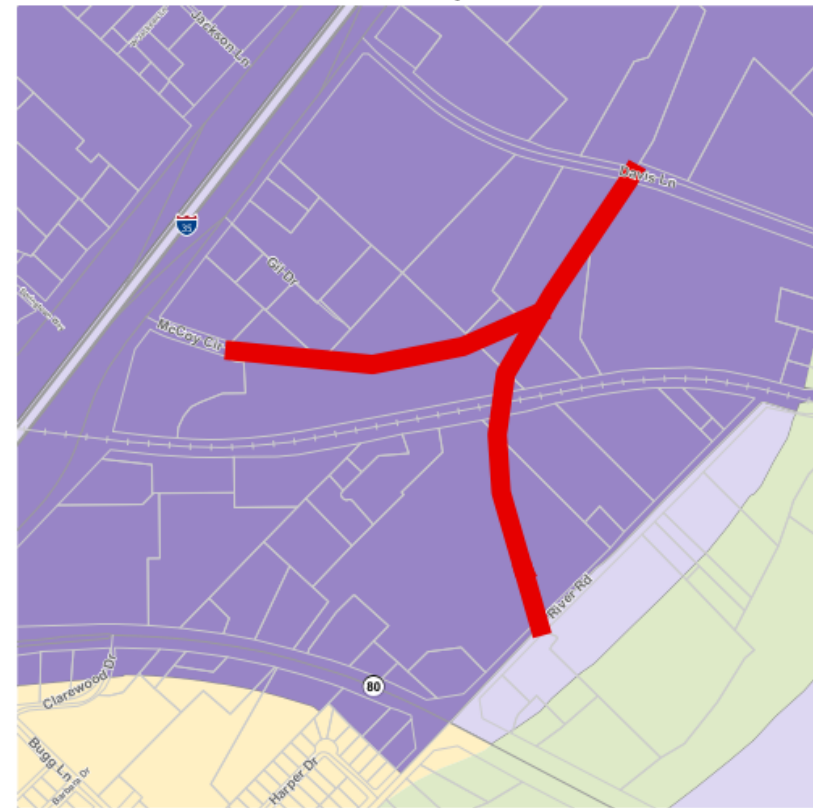
Context & History

- 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



Site Location



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Date: 2/8/2023

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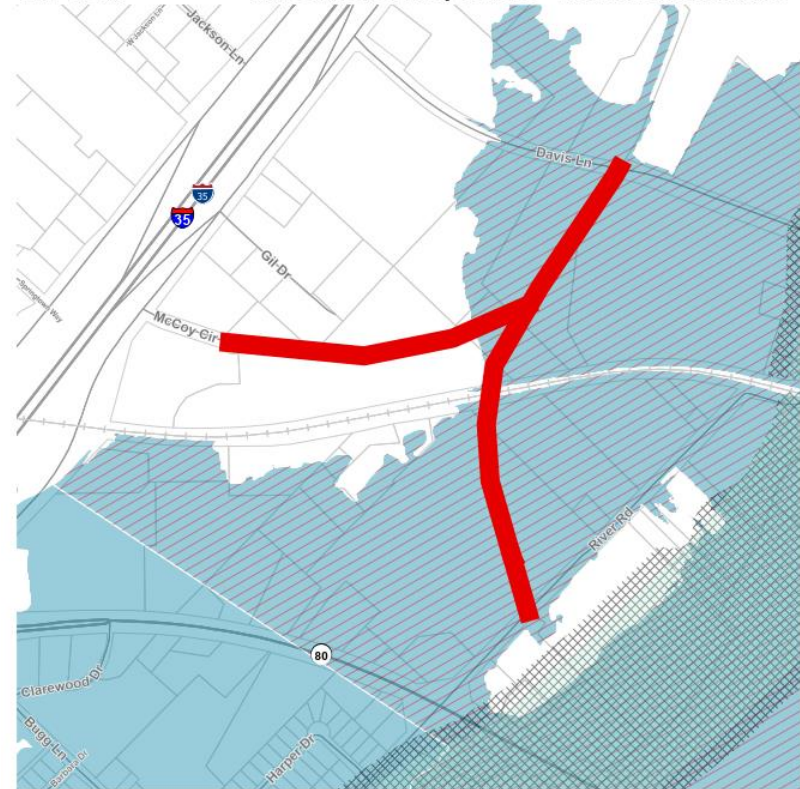


Environmental Considerations

- Located within the 100yr floodway and floodplain

TMP-23-01

1200 Davis Ln McCoy Retreat Environmental Features



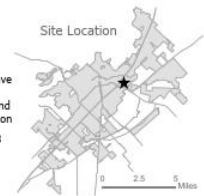
- TMP-23-01 TMP Road Segment to Be Removed
- Water Quality Zone
- ▨ Water Quality Zone Buffer
- ▨ Floodway
- 100 Year Floodplain
- Parcels



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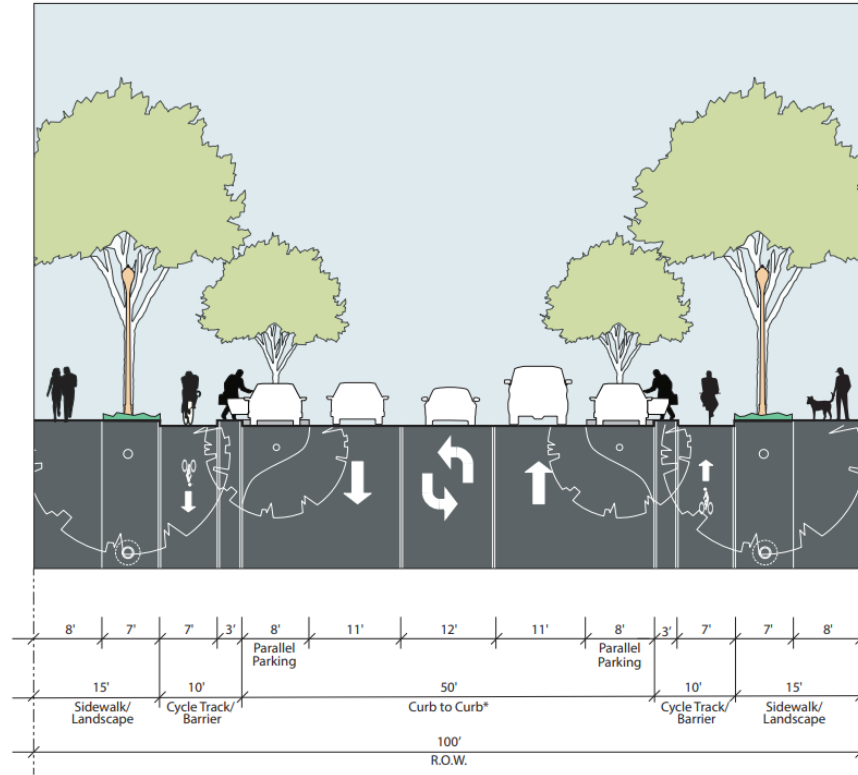
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Segment 1: Proposed Avenue (AV 100-50)

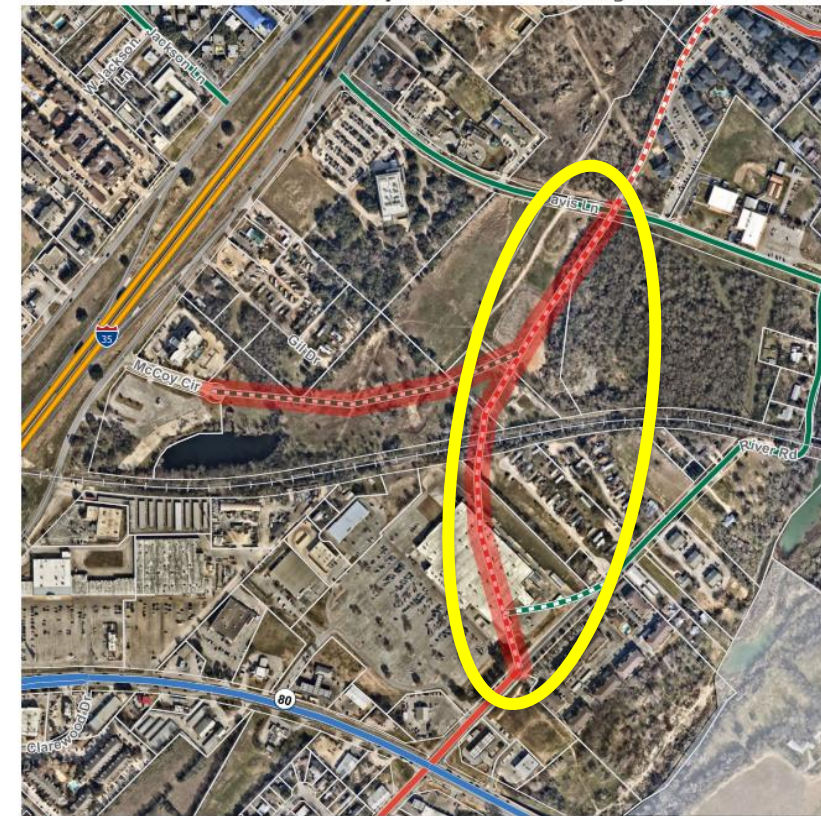


THREE-LANE AVENUE WITH ONE-WAY CYCLE TRACKS AND ON-STREET PARKING (AV 100-50)

TMP-23-01

1200 Davis Ln McCoy Retreat

Thoroughfare Plan - Streets



TMP-23-01 TMP Road Segment to Be Removed

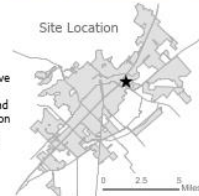
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, Pkwy
- Enhanced, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, Pkwy
- Proposed, St
- Parcel
- ETD



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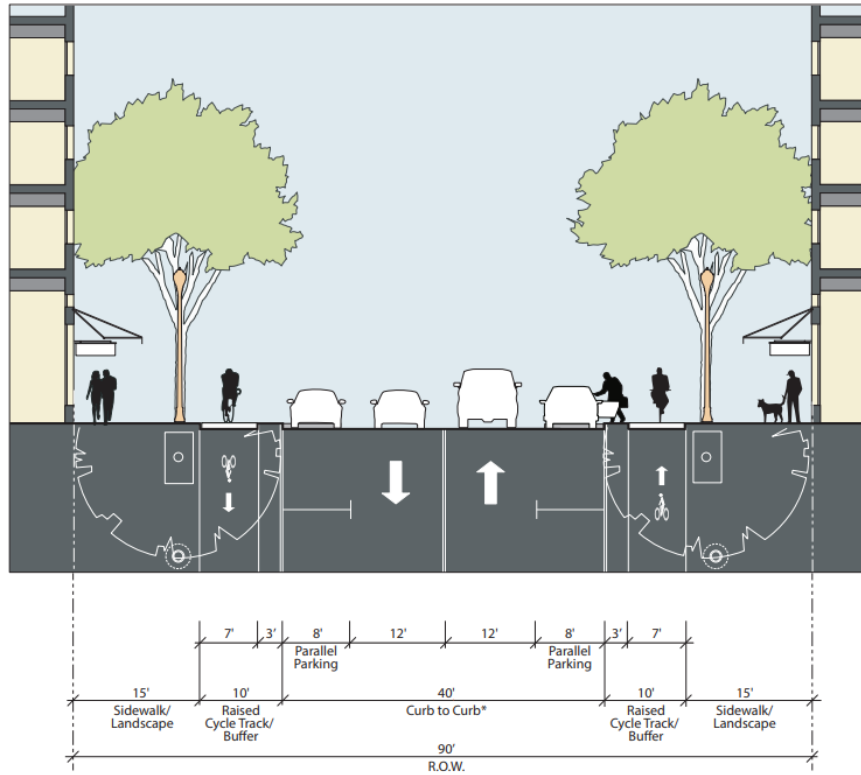
Date: 2/8/2023

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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

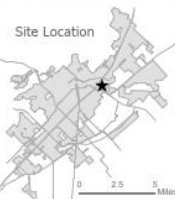
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, Pkwy
- Enhanced, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, Pkwy
- Proposed, St
- Parcel
- ETD



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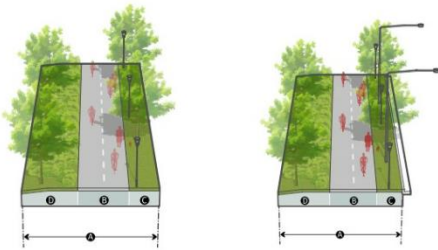
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- Adjacent greenway not included in original request however applicants have requested that this be removed too.

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

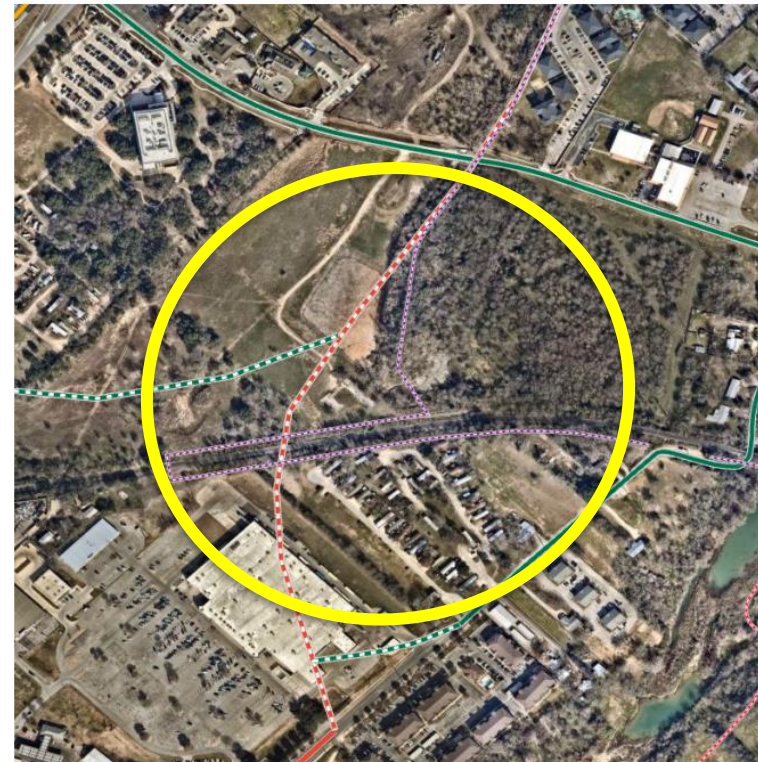
Provides connected network of recreational trails and protected bikeways along existing or future roads.

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



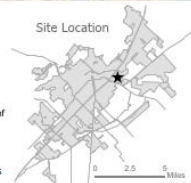
- Proposed Facility Greenway, Long: 20+ years
- Proposed Facility Greenway, Medium: 10-20 years
- Proposed Facility Greenway, Short: 0-10 years
- Enhanced Facilities Thoroughfare, Ave
- Enhanced Facilities Thoroughfare, Blvd
- Enhanced Facilities Thoroughfare, HW
- Enhanced Facilities Thoroughfare, St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

0 0.04 0.07 0.15 mi

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Date: 3/9/2023

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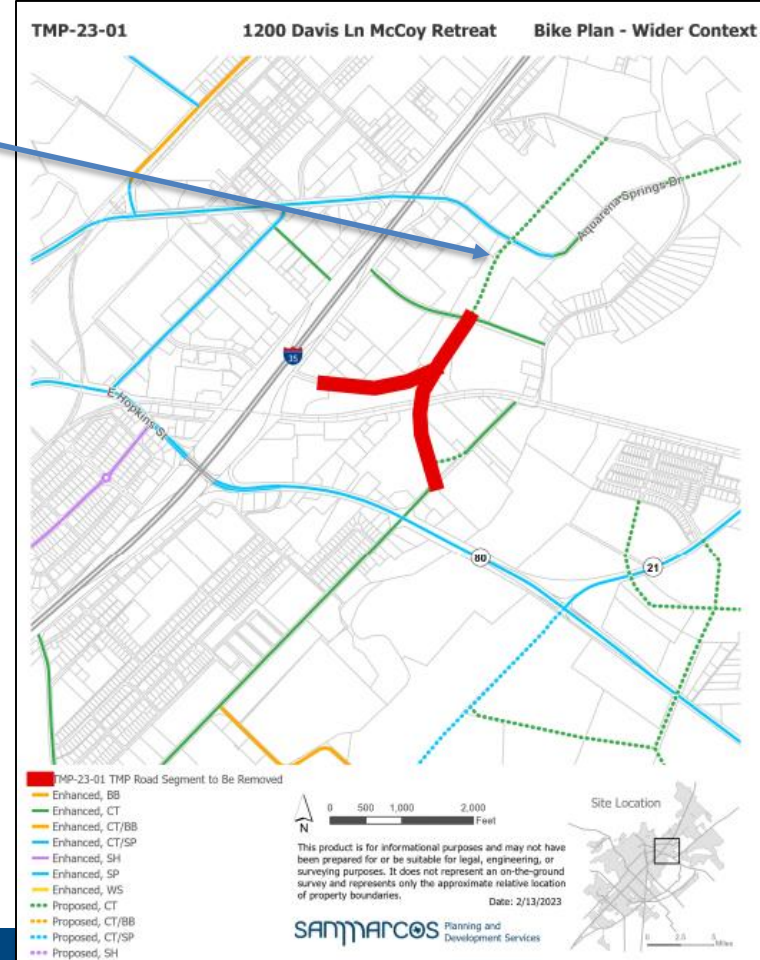
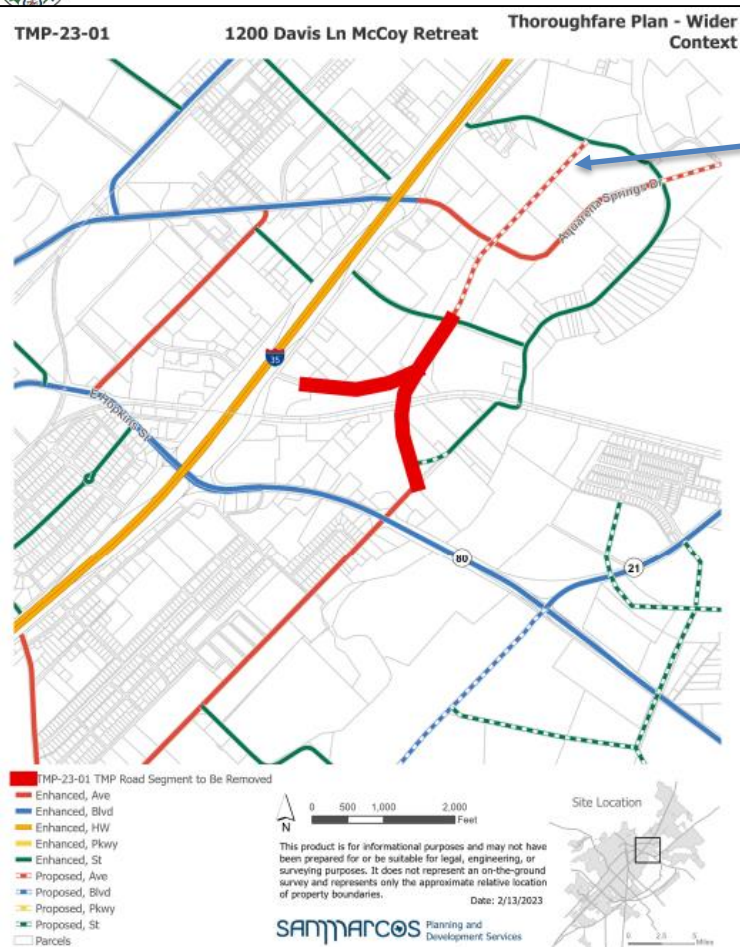


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Thoroughfare removal (Wider Context)

Segment 1
extends to
Uhland Rd.





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)



Recommendation

- At their March 28 regular meeting, the Planning and Zoning Commission voted to approve TMP-23-01 with staff recommendations.
- Staff recommended approval of the request to remove the Thoroughfares from Appendix E (Roadway) and Appendix G (Bicycle Plan) of the Transportation Master Plan.
- Staff recommended approval of the request to remove the Thoroughfare from Appendix H (Greenways Plan) of the Transportation Master Plan **adjacent the applicant's property only.**