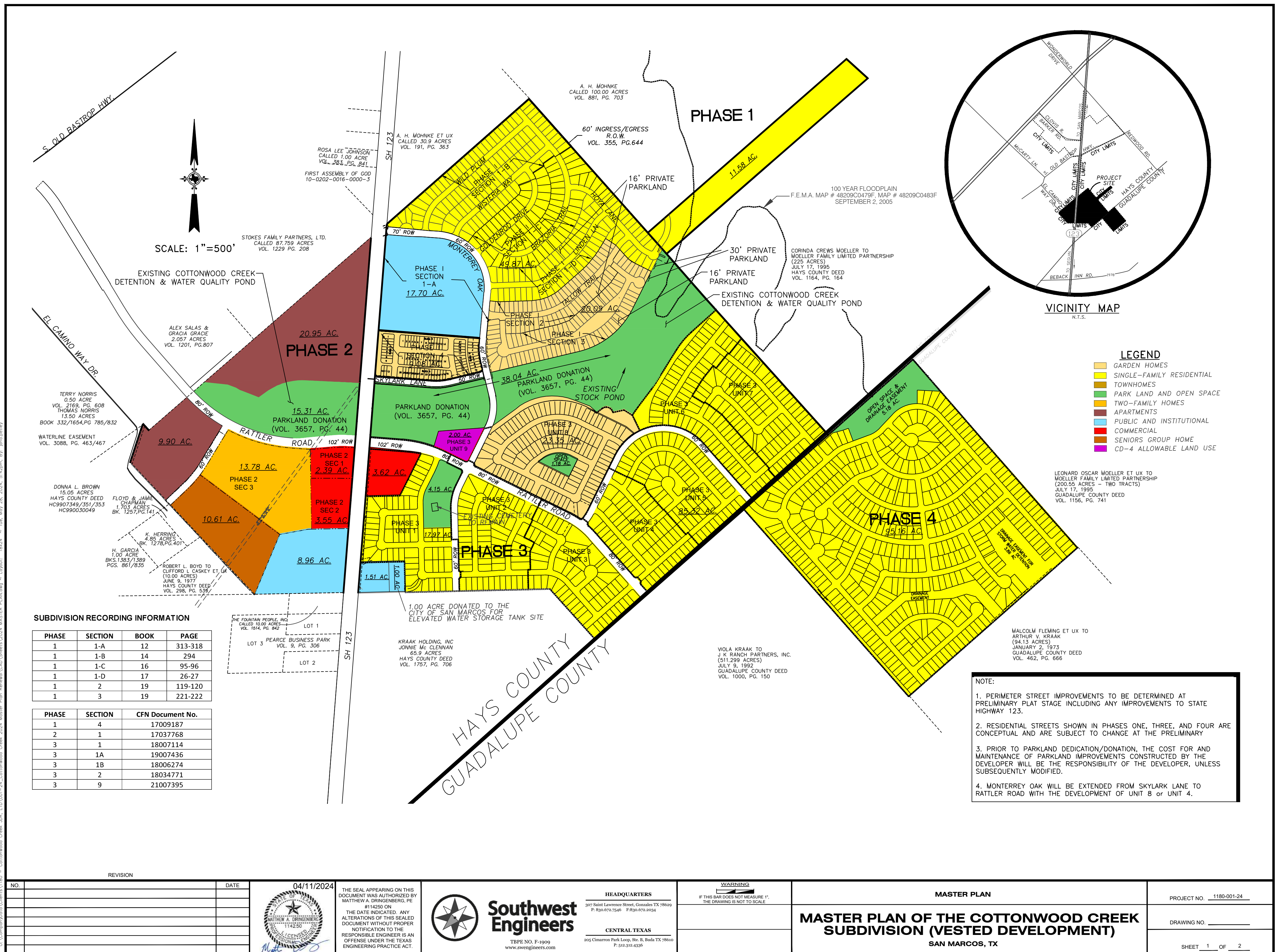




Land Use Category	Areas	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Proposed /Allowabl e Units	Population Per Unit	Estimated Population
	(acres)				(units/acre)			
Single-Family Residential	135.19	Low Density Residential	SF-6	—	6	954	2.75	2,624
Single-Family Residential	11.58	Low Density Residential	SF-6	—	<1	4	2.75	11
Garden Homes	52.47	Medium Density Residential	PH-ZL	—	12	630	2.10	1,323
Apartments	30.85	High Density Residential	MF-18	—	18	555	2.10	1,166
Two-Family Homes	13.78	Medium Density Residential	DR	—	12	165	2.10	347
Seniors Group Home	10.61	Medium Density Residential	MF-12	—				
Townhomes	17.97	Medium Density Residential	TH	—	12	216	2.10	454
Single-Family Residential	95.16	Low Density	SF-6	—	6	414	2.75	1,139
Commercial	9.56	Commercial	GC/C	—				
CD-4 Allowable Land Use	2.00	CD-4	CD-4	—	24	48	2.10	101
Public and Institutional	29.17	Public	P	—				
Parkland	53.35	Parkland	P	—				
Private Park	9.70	Open Space	P	—				
Totals	471.39					2,986		7,165

Streets and Alleys Type	Estimated Distance In L.F.
102' ROW Boulevard Arterials	630
80' ROW Arterials	3,822
70' ROW Arterials	320
60' ROW Collectors	12,104
50' ROW Residents	48,603
20' ROW Alleys	6,200

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Allowable Units	Population Per Uni *	Estimated Population
	(acres)				(units/acre)			
Public and Institutional	17.70	Public	P	-				
Totals								
	17.70							
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys								
Type								
	Estimated Distance In L.F.							
70' ROW Arterials	320							
60' ROW Collectors	1,286							

~~THERE WILL BE FOUR(4) LOTS FRONTING ON CYPRESS PARKWAY, AT/NEAR THE TERMINUS OF CYPRESS PARKWAY, WITH 50 FOOT MINIMUM WIDTH EACH, BACKING UP TO THE ADJACENT ASGS LAKE.~~

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density	Actual Units	Population Per Uni *	Estimated Population
	(acres)				(units/acre)			
Single-Family Residential	19.32	Low Density Residential	SF-6	—	6.3	102	2.76	281
Totals	19.32					102		281
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys Type	Estimated Distance In L.F.							
60' ROW Residents	2,966							

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density	Actual Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Single-Family Residential	14.50	Low Density Residential	SF-6	--	5.3	72	2.75	198
Private Parkland	0.12	Low Density Residential	SF-6	--	--	--	--	--
Totals	14.62					72		198

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	2,495

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
	(acres)							
Single-Family Residential	13.40	Low Density Residential	SF-6	--	5.3	71	2.75	195
Private Parkland	0.16	Low Density Residential	SF-6	--	--	3	--	--
Totals	13.56					74		195

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	2,327

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density	Actual Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Garden Homes	9.27	Medium Density Residential	PH-ZL	--	6.1	57	2.10	120
Private Parkland	0.08	Medium Density Residential	PH-ZL	--	--	2	--	--
Totals	9.35					59		120

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	2,391
60' ROW Collectors	374

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
	(acres)							
Garden Homes	19.75	Medium Density Residential	PH-ZL	—	12	292	2.10	613
Parkland	38.04	Parkland	P	—				
Totals	57.79					292		613

Streets and Alleys Type	Estimated Distance In L.F.
60' ROW Collectors	446
50' ROW Residentals	3,431
20' ROW Alleys	2,005

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Allowable Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Apartments	30.85	High Density Residential	MF-18	--	18	555	2.10	1,166
Two-Family Residential	13.78	Medium Density Residential	DR	--	12	165	2.10	347
Seniors Group Home	10.61	Medium Density Residential	MF-12	--	-			
Commerical	5.94	Commerical	GC	--	--			
Public & Institutional	8.96	Public & Institutional	P	--	--			
Parkland	15.30	Parkland	P	--	--			
Totals	85.44					720		1,513

Streets and Alleys Type	Estimated Distance In L.F.
90' ROW Boulevard Arterials	330
80' ROW Arterials	1,266
60' ROW Collectors	821

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
	(acres)							
Single-Family Residential	85.32	Low Density Residential	SF-6	--	6	512	2.75	1,408
Single-Family Residential	17.97	Medium Density Residential	TH	--	6	108	2.75	297
Garden Homes	23.35	Medium Density Residential	PH-ZL	--	12	280	2.10	588
Commercial	3.62	Commercial	GC	--				
CD-4 Allowable Land Use	2.00	CD-4	CD-4	--	24	48	2.10	101
Parkland	4.15	Parkland	P & TH	--				
Public and Institutional	2.51	Public	P	--				
Totals	138.92					948		2,394

Streets and Alleys	
Type	Estimated Distance In L.F.
102' ROW Arterials	729
80' ROW Arterials	2,094
60' ROW Collectors	4,326
50' ROW Residentals	19,617

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Proposed Density	Proposed Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Residential Estates	95.87	Low Density Residential	SF-6	--	4.2	402	2.75	1,106
Parkland	4.99	Open Space	P	--				
Totals	100.86					402		1,106

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	14,600

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