



Public Infrastructure  
Land Development  
Land & ROW Acquisition

TBPELS No. F-1909

April 22<sup>nd</sup>, 2026

Mr. Terry Floyd, Director  
City of San Marcos  
Planning and Development Services  
630 E. Hopkins Street  
San Marcos, Texas 78666

RE: Cottonwood Creek Subdivision Master Plan  
2026 Annual Renewal Application  
Project No. PC-04-10\_01O

Dear Mr. Floyd:

Please accept this cover letter with attachments for the referenced subdivision master plan annual renewal. Attached please find the following items.

1. Subdivision Master Plan Application;
2. PDF and CAD file of Master Plan document; and
3. Acknowledgement that the \$5,015 City fee payment will be made when directed to do so by City Planning staff.

Subdivision activity since last year's annual renewal approval include the following:

- Cottonwood Creek JDR, LTD. only owns 3 properties within the Master Plan at this time. These include a 20-acre residential property, and 2 commercial lots. The residential property and one of the commercial lots are under contract.
- Lot line adjustment between 11.32-ac Public/Institutional lot and 20.24-ac Residential lot in Phase 2.
- No other changes to report for this renewal cycle.

We request to be considered for approval by the Planning & Zoning Commission at their May 12<sup>th</sup>, 2026 meeting. Please let us know if you need any further information.

Respectfully Submitted,

Grant Geissinger, P.E.  
Project Manager

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