

Plat – Master Plan	<h1 style="margin: 0;">Cottonwood Creek Master Plan Renewal</h1>
PC-04-10_01R	



Summary

Request:	Renewal of a mixed-use Master Plan with the potential for 2,219 residential lots, 555 multifamily units, and 165 duplex units.		
Applicant:	Grant Geissinger Southwest Engineers 205 Cimarron Park Loop Buda, Texas 78610	Property Owner:	Cottonwood Creek JDR, Ltd. 330 Wonder World Drive San Marcos, TX 78666
Parkland Required:	N/A	Utility Capacity:	Extension required at the expense of the developer.
Accessed from:	Rattler Road	New Street Names:	N/A

Notification

Published:	N/A
Response:	None as of the date of this report

Property Description

Location:	Rattler Road at Highway 123		
Acreage:	471.94 acres	PDD/DA/Other:	Development Agreement- Cottonwood Creek
Existing Zoning:	SF-6, DR, PH-ZL, TH, P, GC, MF-12, MF-18	Preferred Scenario:	Low Intensity / Medium Intensity / Open Space
Proposed Use:	Residential Subdivision		
CONA Neighborhood:	Cottonwood Creek	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Low Intensity
South of Property:	ETJ	Vacant	Low Intensity
East of Property:	ETJ	Vacant	Low Intensity
West of Property:	P	San Marcos High School	Medium Intensity

Staff Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
Staff: Kaitlyn Buck		Title: Planner	Date: June 19, 2024

History

The Master Plan for Cottonwood Creek Subdivision was originally approved by the Planning and Zoning Commission on May 28, 2002. Approval of the Master Plan may be extended for one-year periods by consent of the Commission. It was last renewed by the Planning & Zoning Commission in June 2025. A renewal of the Master Plan is required for all un-platted land within the Cottonwood Creek development to maintain vested status.

Additional Analysis

The applicant is proposing a lot line adjustment between the 11.32 acre Public lot and the 20.24 acre residential lot in Phase 2. No additional changes are proposed.

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Evaluation			Criteria for Approval (Sec.3.2.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			The subdivision concept plat is consistent with all applicable standards and requirements for the property and any prior approvals listed in Section 3.2.1.2;
		<u>X</u>	The proposed provision and configuration of roads, electric, water, wastewater, drainage and park facilities conform to the Comprehensive Plan and any approved City Master Plans or Capital Improvement Plans; <i>Not all Transportation Master Plan (TMP) roadways and greenways are required because the current TMP was adopted in 2018, after the Cottonwood Creek development agreement was approved.</i>
<u>X</u>			The proposed provision and configuration of roads, electric, water, wastewater, drainage and park facilities, and easements and rights-of-way are determined to be adequate to serve each phase of the development in accordance with Section 3.5.1.1;
<u>X</u>			The schedule of development is feasible and prudent, and assures that the proposed development shall progress to completion within the limits proposed;
<u>X</u>			The location, size and sequence of the phases of development proposed assures orderly and efficient development of the land subject to the subdivision concept plat; and
		N/A	Where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and is subject to an interlocal agreement under Tex. Loc. Gov't Code Ch. 242, the proposed subdivision concept plat meets any county standards to be applied under the agreement. <i>All property within Cottonwood Creek is within City Limits.</i>