

PC-17-04_02

Cottonwood Creek Phase 3 Unit 1

Preliminary Plat Amendment



Applicant Information:

Agent: Pape-Dawson Engineers, Inc.
2000 NW Loop 410
San Antonio, TX 78213

Property Owner: Cottonwood Creek JDR, LTD
333 Cheatham Street
San Marcos, TX 78666

Subject Property:

Summary: The subject property is located in southeast San Marcos along State Highway 123, about one mile south of Clovis Barker Road. The applicant is proposing to plat 58 residential lots, with 3 open space lots.

Zoning: "TH," Townhouse Residential.

Traffic/ Transportation: The property will be accessed from Rattler Road which will be extended as part of the public improvements. Five new residential streets will serve the proposed lots and connect other areas of the development: Brody Lane, Miles Drive, Clemens Street, Dieter Drive, and Lance Trail.

Utility Availability: Water and wastewater service will be provided to this property by the City of San Marcos. Electrical service will be provided by Bluebonnet Electric.

Planning Department Analysis:

The purpose of a Preliminary Plat is to establish lot design for a subdivision, establish utility layouts, and street and intersection design. The Preliminary Plat stage ensures that the final plat design, if final platting is accomplished in phases, is consistent with the overall plan for the area. Preliminary Plats are not recorded and are not the legal document used for sale of lots, but rather are used to allow for comprehensive review of the proposed development.

This phase of the Cottonwood Creek subdivision extends south of phase 1 and the dedicated parkland owned by the City of San Marcos. The subject property is not in the floodplain and does not require a watershed protection plan. A 4.15-acre lot is being designated as a private park which will house an amenity center for the development.

The developer will construct five new roads in addition to the extension of Rattler Road to serve the development. Water and wastewater lines will be extended through these roads.

The following criteria shall be used to determine whether the application for Preliminary Subdivision Plat shall be approved, approved with conditions, or denied.

- (1) The plat is consistent with all zoning requirements for the property, and any approved development agreement;
- (2) The plat conforms to the approved Watershed Protection Plan (Phase 1);
- (3) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities conform to the master facilities plans for the facilities, including without limitation the water facilities, wastewater facilities, transportation, drainage and other master facilities plans;
- (4) The proposed provision and configuration of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of Chapters 6 and 7 of this Land Development Code; and
- (5) The plat meets any county standards to be applied under an interlocal agreement between the City and a county under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.

Staff has reviewed the request and determined that all of the above criteria have been met and is recommending **approval** of this preliminary plat as submitted.

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Statutory Denial

The Commission's Responsibility:

The Commission is charged with making the final decision regarding this proposed Preliminary Plat. The City Charter delegates all subdivision platting authority to the Planning and Zoning Commission. The Commission's decision on platting matters is final and may not be appealed to the City Council. Your options are to approve, disapprove if the plat does not meet the criteria for approval section of the Land Development Code, or statutorily deny (an action that keeps the application "in process") the plat.

Prepared by:

Tory Carpenter, CNU-A	Planner	March 1, 2017
Name	Title	Date