

# PC-04-10\_01L Cottonwood Creek Subdivision Master Plan Amendment



## Applicant Information:

**Applicant:** Ramsey Engineering, LLC  
3206 Yellowpine Terrace  
Austin TX 78757

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

**Notification:** Notification not required

**Type & Name of  
Subdivision:** Master Plan Amendment of Cottonwood Creek Subdivision

## Subject Property:

**Traffic /  
Transportation:** This Master Plan is proposing a thoroughfare network that will include the future extension of Rattler Road through State Highway 123. Access within the subdivision will be achieved by a means of arterials connecting to State Highway 123. An internal street network will provide access from the arterials to the residential portions of this subdivision.

**Comprehensive Plan  
Compatibility:** The subject tract is located along State Highway 123 approximately one half mile south of Old Bastrop Highway. The master plan proposes a total of 2,694 residential dwelling units. The total number of dwelling units represents a mix of single-family homes, garden homes, two-family homes, townhomes, and apartment units. The majority of the Master Plan is located in the East Village Intensity Zone on the Preferred Scenario Map.

**Utilities:** The City of San Marcos provides water and wastewater service and Bluebonnet Electric provides electrical to this subdivision.

**Zoning Pattern:** The property is a variety of residential and commercial zoning.

## **Case Summary:**

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 May 2016. At this time the applicant is requesting an annual approval with an amendment.

Proposed changes to the plan are only shown in phase 3 of the development, and include: shifting of private park land; changing an area from townhomes to single-family detached homes; and changes to some internal roadways.

Construction of single-family homes in Phase I Section 1B, 1C, and 1D has continued since the previous renewal.

### **The composition of the Cottonwood Creek Master Plan is as follows:**

- The development consists of approximately 471.97 acres divided into four phases.
  - Phase I is a 146.30 acre tract that is currently being developed as follows:
    - 17.7 acres developed as an elementary school, platted July 2005 as Sec 1-A
    - 19.32 acres developed as 102 single family lots, platted May 2008 as Sec 1-B
    - 14.618 acres developed as 72 single family lots and two private parks that function as trail connections, platted December 2010 as Sec 1-C.
    - 13.56 acres developed as 71 single family lots, platted in 2012 as Sec 1-D.
    - 9.25 acres currently being developed as 58 single family lots, platted in 2016 as Sec 3.
    - 71.85 acres yet to be platted or developed.
  - Phase II is an 85.44 acre tract – yet to be developed, identified as multi-family, duplex, senior group home, commercial, public & institutional, and parkland.
  - Phase III is a 139.47 acre tract – yet to be developed, identified as single-family, garden homes, townhomes, commercial, public and institutional, and Private Park.
  - Phase IV is a 100.76 acre tract – yet to be developed, identified as single-family and private park.
- As new plats are submitted for review and approval, they must be in compliance with the subdivision requirement under which this Master Plan is being regulated.
- The renewal of the Cottonwood Creek Master Plan is subject to discretionary approval by the Planning & Zoning Commission.

**Planning Department Analysis:**

The most significant change to this Master plan is in the 17.97 acre area previously designated as townhomes. The previous plan showed approximately 138 rear-loaded townhome lots and 1.89 acres of open space. The proposed plan changes this section to 74 front-loaded 50-foot lots to be developed as detached single-family homes, as well as 4.15 acres of open space.

There is a zoning change request associated with this section of the master plan amendment to change the existing 1.89 acres designated as open space from “P” Public and Institutional to a “TH” Townhouse zoning district. The change to TH, as opposed to a single-family zoning district, is consistent with the surrounding zoning district and avoids lots being split by a zoning district. The developer will be able to construct detached single-family homes in this zoning district.

Other changes to the plan include the shifting of open space in unit 8, and realignment of roads within phase 3. The amount of open space in unit 8 remains the same and the revised road network creates more connectivity throughout this phase.

**Staff Recommendation**

Staff finds that the Cottonwood Creek Master Plan meets the criteria for approval. This Master Plan also guides developments to maximize the utilization of existing and proposed public improvements. For these reasons, staff recommends that the Subdivision Master Plan be extended for an additional one year period.

<b>Planning Department Recommendation</b>	
<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

**The Commission's Responsibility:**

The Commission is charged with making the final decision regarding this proposed master plan extension. Because the last extension expires in May of this year, it is necessary to approve another extension at this meeting if the commission wishes to continue the Subdivision Master Plan. Your options are to grant consent to the extension of the Master Plan for another one-year period or to withhold consent.

The commission shall not change the approved overall layout unless the subdivider agrees to the change or the commission finds that adherence to the previously approved overall layout will:

1. Hinder the orderly subdivision of land in the area in accordance with this chapter;  
or
2. Be detrimental to the public health, safety or general welfare.

**Prepared by:**

Tory Carpenter	Planner	January 19, 2017
<b>Name</b>	<b>Title</b>	<b>Date</b>