

<b>Plat - Final</b>	<b>Cottonwood Creek Phase 3, Unit 7</b>
<b>PC-20-43</b>	



**Summary**

<b>Request:</b>	Consideration of a Final Plat with 75 residential lots and one drainage lot.		
<b>Applicant:</b>	Pape-Dawson Engineers 2000 NW Loop 410 San Antonio, TX 78213	<b>Property Owner:</b>	Continental Homes of Texas LP 210 W Hutchison St San Marcos, TX 78666
<b>Parkland Required:</b>	Provided in previous phases	<b>Utility Capacity:</b>	By Developer
<b>Accessed from:</b>	Rattler Road	<b>New Street Names:</b>	Duckhorn Pass

**Notification**

<b>Application:</b>	N/A	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	N/A	<b># of Participants:</b>	N/A
<b>Posted:</b>	N/A	<b>Personal:</b>	N/A
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Location:</b>	Near Rattler Road and Adler Way		
<b>Acreage:</b>	15.229	<b>Master Plan:</b>	Cottonwood Creek Master Plan
<b>Existing Zoning:</b>	SF-6	<b>Preferred Scenario:</b>	Low Intensity
<b>Proposed Use:</b>	Single Family		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	6

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	SF-6	Single Family	Low Intensity
<b>South of Property:</b>	SF-6	Single Family	Low Intensity
<b>East of Property:</b>	SF-6	Single Family	Low Intensity
<b>West of Property:</b>	SF-6	Single Family	Low Intensity

**Staff Recommendation**

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<b>Staff:</b>	Tory Carpenter, AICP, CNU-A		<b>Title :</b>	Planner	
			<b>Date:</b>	October 19, 2020	

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Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u><b>N/A</b></u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u><b>X</b></u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
<u><b>X</b></u>			Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
		<u><b>N/A</b></u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u><b>X</b></u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
		<u><b>X</b></u>	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.