

Plat - Final
PC-20-17

Cottonwood Creek
Phase 3, Unit 5



Summary

Request:	Consideration of a Final Plat with 69 residential lots and one open space lot.		
Applicant:	Pape-Dawson Engineers 2000 NW Loop 410 San Antonio, TX 78213	Property Owner:	Continental Homes of Texas LP 210 W Hutchison St San Marcos, TX 78666
Parkland Required:	Provided in previous phases	Utility Capacity:	By Developer
Accessed from:	Rattler Road	New Street Names:	Half Moon Court

Notification

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

Property Description

Location:	Rattler Road and Adler Way		
Acreage:	16.520	Master Plan:	Cottonwood Creek Master Plan
Existing Zoning:	SF-6	Preferred Scenario:	Low Intensity
Proposed Use:	Single Family		
CONA Neighborhood:	N/A	Sector:	6

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	P	Parkland	Low Intensity
South of Property:	SF-6	Single Family	Low Intensity
East of Property:	ETJ	Vacant	Low Intensity
West of Property:	PH-ZL	Single Family	Low Intensity

Staff Recommendation

☒	Approval as Submitted	☐	Approval with Conditions / Alternate	☐	Denial
Staff: Tory Carpenter, AICP, CNU-A			Title : Planner		Date: June 15, 2020

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Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</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>X</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>N/A</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>X</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>X</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.