



# PC-04-10\_01R

## Cottonwood Creek Master Plan Renewal

Consider a request by Southwest Engineers, on behalf of Cottonwood Creek JDR, Ltd., for a renewal of a Master Plan for approximately 471.94 acres, more or less, out of the Farnham Frye, Rebecca Brown, and John F Geister Surveys, located at the intersection of Rattler Road and Highway 123. (K. Buck)



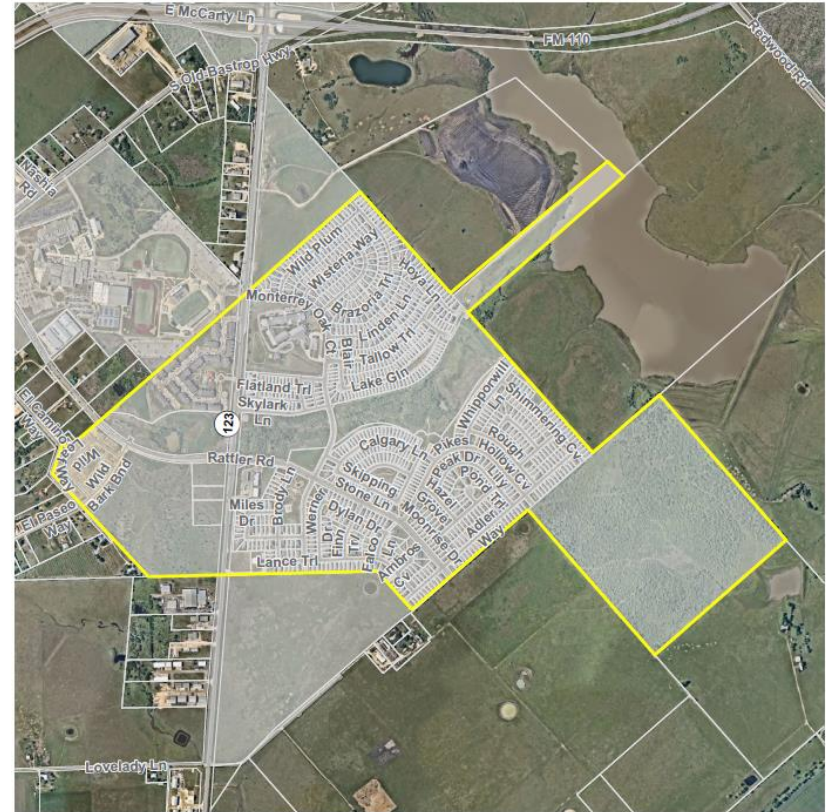
# Property Information

- +/- 471.94 acres
- Approved in 2002
- Located in a Low Intensity Zone as designated on the Preferred Scenario Map.
- Proposed Change: Lot line adjustment in Phase 2

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Cottonwood Creek Master Plan  
Rattler Road & Hwy 123

Aerial Map



- Subject Property
- Parcel
- City Limit



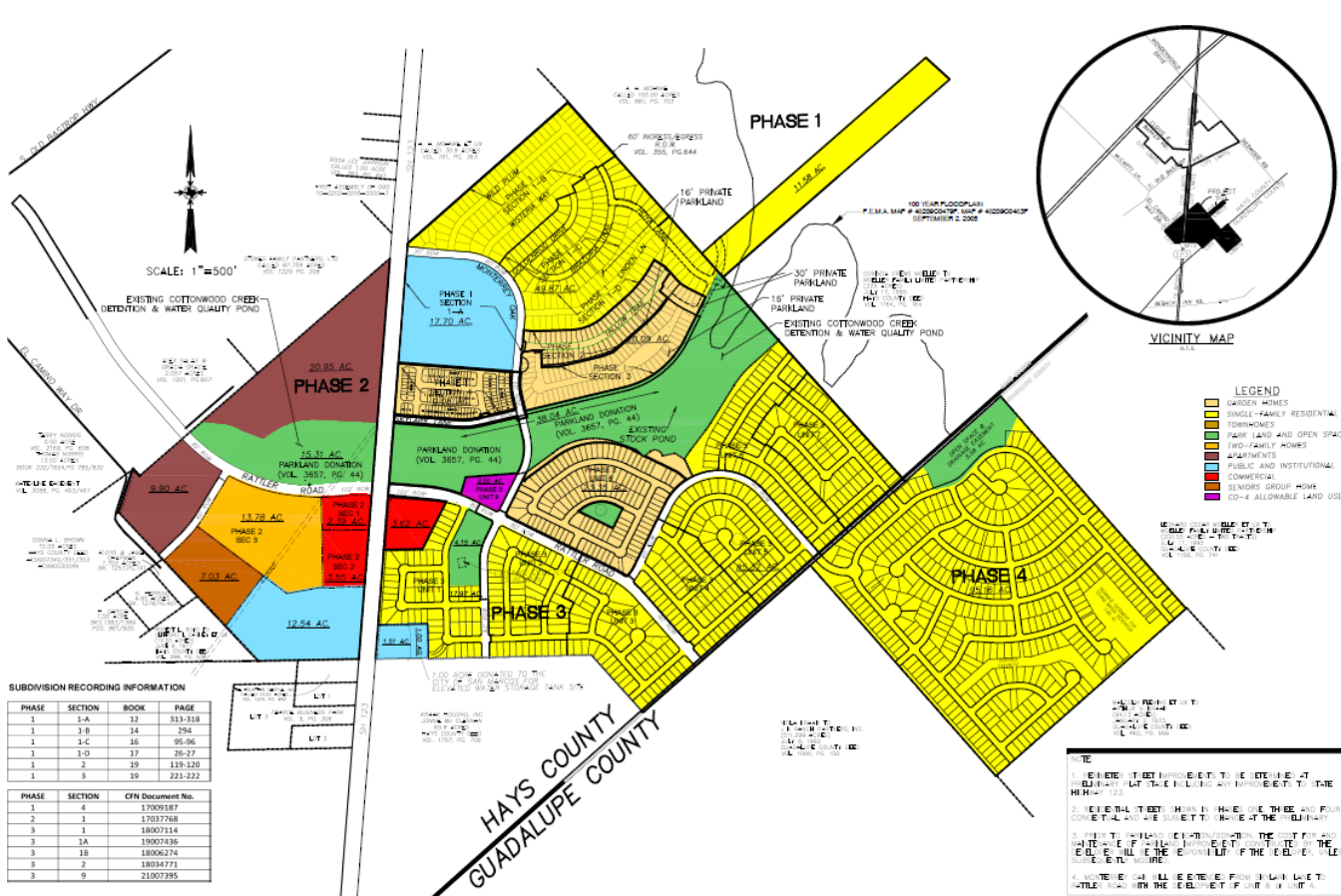
Site Location



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/24/2023

**SAN MARCOS** Planning and Development Services



SCALE: 1"=500'

VICINITY MAP

- LEGEND**
- 100 YEAR FLOODPLAIN
  - GARDEN HOMES
  - SINGLE-FAMILY RESIDENTIAL
  - TOWNHOMES
  - PARK LAND AND OPEN SPACE
  - TWO-FAMILY HOMES
  - APARTMENTS
  - PUBLIC AND INSTITUTIONAL
  - COMMERCIAL
  - SENIORS GROUP HOME
  - ED+R ALLOWABLE LAND USE

**SUBDIVISION RECORDING INFORMATION**

PHASE	SECTION	BOOK	PAGE
1	1-A	12	311-318
1	1-B	34	294
1	1-C	16	95-96
1	1-D	17	26-27
1	2	39	219-220
1	3	19	221-222

PHASE	SECTION	CFN Document No.
1	4	17009187
2	3	17037768
3	1	18007114
3	1A	19007436
3	1B	18006274
3	2	18034771
3	9	21007395

- NOTE**
1. REFER TO SET IMPROVEMENTS TO BE DEVELOPED BY THE UTILITY PROVIDER FOR THE INSTALLATION AND IMPROVEMENTS TO THE HIGHWAY.
  2. REFERENTIAL TO BE SHOWN IN PHASE ONE, THREE AND FOUR ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE UTILITY PROVIDER'S DISCRETION.
  3. THE UTILITY PROVIDER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE UTILITY SYSTEMS. THE UTILITY PROVIDER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE UTILITY SYSTEMS.
  4. THE UTILITY PROVIDER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE UTILITY SYSTEMS.

NO.	REVISION	DATE



THE SEAL OPERATED ON THIS DOCUMENT WAS EXERCISED BY THE ENGINEER IN ACCORDANCE WITH THE ENGINEERING PRACTICE ACT.



**READ/DRAWER**  
CENTRAL TEAM

**MASTER PLAN**

**MASTER PLAN OF THE COTTONWOOD CREEK SUBDIVISION (VESTED DEVELOPMENT)**

PROJECT NO. 18000224  
DRAWING NO.  
SHEET 1 OF 2



## Recommendation

Staff recommends approval of **PC-04-10\_01R** as presented.