

# PC-17-15\_03

## Cottonwood Creek Phase 3 Unit 1

### Final Plat



#### **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 them to 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:**

This phase of the Cottonwood Creek subdivision extends south of Phase 1 and the property designated for 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. Since the applicant intends to record the plat prior to the completion of the public improvements, a Subdivision Improvement Agreement will be executed.

Staff has reviewed the request and determined that the final plat meets the requirements of Section 1.6.5.5 of the Land Development Code and recommends **approval** of the final plat as submitted.

<b>Planning Department Recommendation</b>	
<b>X</b>	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 Final Subdivision 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, or to statutorily deny (an action that keeps the applicant "in process") the plat.

**Prepared by:**

Alison Brake, CNU-A

Planner

January 17, 2018

**Name**

**Title**

**Date**