

# Plat – Master Plan PC-18-37\_01

## Cottonwood Creek Master Plan Renewal



### Summary

<b>Request:</b>	Renewal of a Master Plan with potential for 1,932 residential lots, 555 multifamily units, 208 duplex units,		
<b>Applicant:</b>	Ramsey Engineering, LLC 3206 Yellowpine Terrace Austin, TX 78757	<b>Property Owner:</b>	Cottonwood Creek JDR, Ltd. 333 Cheatham Street San Marcos, TX 78666
<b>Parkland Required:</b>	N/A	<b>Utility Capacity:</b>	Adequate
<b>Accessed from:</b>	Rattler Road	<b>New Street Names:</b>	NA

### 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>	Rattler Road at Highway 123		
<b>Acreage:</b>	471.94	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	SF-5, DR, PH-ZL, TH, P, GC, MF-12, MF-18	<b>Preferred Scenario:</b>	Low Intensity / Medium Intensity / Open Space
<b>Proposed Use:</b>	Residential Subdivision		
<b>CONA Neighborhood:</b>	Cottonwood Creek	<b>Sector:</b>	5

### Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	ETJ	Vacant	Low Intensity
<b>South of Property:</b>	ETJ	Vacant	Low Intensity
<b>East of Property:</b>	ETJ	Vacant	Low Intensity
<b>West of Property:</b>	P	San Marcos High School	Medium 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, CNU-A					
<b>Title :</b> Planner			<b>Date:</b> August 23, 2018		

<b>Plat – Master Plan</b>	<b>Cottonwood Creek Master Plan Renewal</b>
<b>PC-18-37_01</b>	



**History**

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 August 2017.

**Additional Analysis**

**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 August 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