

Plat – Preliminary**PC-18-23_02****Cottonwood Creek Phase 3****Units 4 & 5****Summary**

Request:	Consideration of a Preliminary Plat with 132 proposed residential lots.		
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:	Adequate / By Developer
Accessed from:	Rattler Road	New Street Names:	Baldwin Court Heiko Trail Ethan Street Zachary Lane Hartman Drive Alberich Lane

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:	Hwy 123 and Rattler Road		
Acreage:	29.413 acres	Master Plan:	Cottonwood Creek Master Plan
Existing Zoning:	SF-6	Preferred Scenario:	Low Intensity
Proposed Use:	Single family residential		
CONA Neighborhood:	N/A	Sector:	6

Surrounding Area

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

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Tory Carpenter, CNU-A					
Title : Planner				Date: April 4, 2019	

Plat – Preliminary

PC-18-23_02

Cottonwood Creek Phase 3

Units 4 & 5



History

The subject property is part of the Cottonwood Creek Master Plan. Phases 4 and 5 consists of a total of 132 single-family residential lots. There are six new streets associated with these phases.

Additional Analysis

This preliminary plat is consistent with the approved Cottonwood Creek Master Plan.

Evaluation			Criteria for Approval (Sec.3.2.2.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			If no subdivision concept plat has been approved the criteria in Section 3.2.1.4 shall apply;
<u>X</u>			The plat conforms to all prior approvals or phasing plans for the development;
<u>X</u>			The proposed provision and configurations of roads, water, wastewater, drainage and park facilities, and easements and rights-of-way are adequate to serve the subdivision and meet applicable standards of this Development Code; 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.