

Plat – Master Plan PC-19-39

Cottonwood Creek Master Plan Renewal



Summary

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

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 at Highway 123		
Acreage:	471.94	PDD/DA/Other:	N/A
Existing Zoning:	SF-6, DR, PH-ZL, TH, P, GC, MF-12, MF-18	Preferred Scenario:	Low Intensity / Medium Intensity / Open Space
Proposed Use:	Residential Subdivision		
CONA Neighborhood:	Cottonwood Creek	Sector:	5

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Low Intensity
South of Property:	ETJ	Vacant	Low Intensity
East of Property:	ETJ	Vacant	Low Intensity
West of Property:	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
Staff: Tory Carpenter, CNU-A					
Title : Planner			Date: August 8, 2018		

Plat – Master Plan	Cottonwood Creek Master Plan Renewal
PC-19-39	



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 2018.

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