

Plat - Final PC-17-58

Cottonwood Creek Phase 2 Section 2



Summary

Request:	Consideration of a Final Plat renewal with 2 commercial lots		
Applicant:	Ramsey Engineering, LLC 3206 Yellowpine Terrace Austin, TX 78757	Property Owner:	Cottonwood Creek LTD 333 Cheatham Street San Marcos, TX 78666
Parkland Required:	N/A	Utility Capacity:	By Developer
Accessed from:	Hwy 123	New Street Names:	N/A

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 South of Rattle Road		
Acreage:	3.553 acres	Master Plan	Cottonwood Creek Master Plan
Existing Zoning:	Pick One	Preferred Scenario:	Intensity Zone
Proposed Use:	Commercial		
CONA Neighborhood:	N/A	Sector:	6

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial	Vacant	Low Intensity
South of Property:	Public & Institutional	Vacant	Low Intensity
East of Property:	Townhome	Single-family residences	Low Intensity
West of Property:	Duplex Restricted	Vacant	Low Intensity

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Tory Carpenter, AICP, CNU-A		Title : Planner		Date: December 3	

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History

This two-lot commercial subdivision was approved by the Planning & Zoning Commission on December 12, 2017. Since the plat was never recorded, the approval expired on December 12, 2019. This is a request to renew the original plat approval.

Additional Analysis

There have not been any changes to the plat since its original approval, and the plat meets all current requirements.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
<u>X</u>			Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; 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.