

Plat - Preliminary**PC-20-36****Cottonwood Creek****Phase 4****Summary**

Request:	Consideration of a Preliminary Plat with 414 residential lots, two landscape lots, two parkland lots, one lift station lot, and one drainage lot.		
Applicant:	Ramsey Engineering, LLC 3206 Yellowpine Terrace Austin, TX 78757	Property Owner:	Cottonwood Creek, LTD 330 Wonderworld Drive San Marcos, TX 78666
Parkland Required:	Provided in previous phases	Utility Capacity:	By Developer
Accessed from:	Pikes Peak Drive Shimmering Cove	New Street Names:	Morris Loop Corner Tang Court Firstview Lane Clark Cove Montell Lane Shumla Street Covington Street Randall Run Andice Avenue Walker Way Clovis Cove Folsom Lane Libby Lane Songbird Circle

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:	Southeast corner of the Cottonwood Creek development.		
Acreage:	100.76 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
South of Property:	ETJ	Agricultural	Low Intensity
East of Property:	ETJ	Agricultural	Low Intensity
West of Property:	ETJ	Agricultural	Low Intensity

Plat - Preliminary

PC-20-36

Cottonwood Creek

Phase 4



Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	<input checked="" type="checkbox"/>	Denial
Staff: Tory Carpenter, AICP, CNU-A					
Title : Planner			Date: December 3, 2020		

History

This property is within the Cottonwood Creek Master Plan which was originally approved in 2002.

Additional Analysis

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

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PC-20-36	



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; <i>This preliminary plat meets the criteria.</i>
<u>X</u>			The plat conforms to all prior approvals or phasing plans for the development; <i>This plat is consistent with the approved Cottonwood Creek Master Plan</i>
<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 <i>The proposed infrastructure is adequate to serve the subdivision.</i>
		<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. The property is within the City Limits.