



## Legislation Details (With Text)

**File #:** PC-17-15\_03 **Version:** 1 **Name:**  
**Type:** Action Item **Status:** Individual Consideration  
**File created:** 1/5/2018 **In control:** Planning and Zoning Commission  
**On agenda:** 1/23/2018 **Final action:**  
**Title:** PC-17-15\_03 (Cottonwood Creek, Phase 3, Unit 1) Consider a request by Pape-Dawson Engineers, Inc., on behalf of Cottonwood Creek JDR, Ltd., for approval of a Final Plat for approximately 17.234 acres, more or less, out of the Farnam Frye Survey, generally located east of Highway 123, south of Rattler Road and associated Subdivision Improvement Agreement. (A. Brake)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC-17-15\_03 Case Map, 2. PC-17-15\_03 Staff Report, 3. PC-17-15\_03 Plat, 4. PC-17-15\_03 Subdivision Improvement Agreement, 5. PC-17-15\_03 Application, 6. PC-17-15\_03 Presentation Slide

Date	Ver.	Action By	Action	Result
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### **AGENDA CAPTION:**

PC-17-15\_03 (Cottonwood Creek, Phase 3, Unit 1) Consider a request by Pape-Dawson Engineers, Inc., on behalf of Cottonwood Creek JDR, Ltd., for approval of a Final Plat for approximately 17.234 acres, more or less, out of the Farnam Frye Survey, generally located east of Highway 123, south of Rattler Road and associated Subdivision Improvement Agreement. (A. Brake)

**Meeting date:** 1/23/2018

**Department:** Planning and Development Services

### **Amount & Source of Funding**

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

### **Fiscal Note:**

**Prior Council Action:** N/A

**City Council Goal:** N/A

### **Comprehensive Plan Element (s):**

☐ Economic Development

- ☐ Environment & Resource Protection
- ☒ Land Use - Direct Growth, Compatible with Surrounding Uses
- ☐ Neighborhoods & Housing
- ☐ Parks, Public Spaces & Facilities
- ☐ Transportation
- ☐ Not Applicable

**Master Plan:** N/A

**Background Information:**

This phase of the Cottonwood Creek subdivision extends south of Phase 1 and the dedicated parkland owned by the City of San Marcos. The subject property is not in the floodplain and does not require a watershed protection plan. A 4.15-acre lot is being designated as a private park which will house an amenity center for the development. The developer will construct five new roads in addition to the extension of Rattler Road to serve the development. Water and wastewater lines will be extended through these roads. Since the applicant intends to record the plat prior to the completion of the public improvements, a Subdivision Improvement Agreement will be executed.

**Council Committee, Board/Commission Action:**

**Alternatives:**

**Recommendation:**

Staff has reviewed the request and determined that the final plat meets the requirements of Section 1.6.5.5 of the Land Development Code and recommends approval of the final plat as submitted.