



Legislation Text

File #: PC-17-15_03, **Version:** 1

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.