Development Plan Summary

Land Use Category	Areas	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Allowable Units	Population Per Unit	Estimated Population
	(acres)				(units/acre)			
Single-Family Residental	135.19	Low Density Residential	SF-6	_	6	797	2.75	2,192
Single-Family Residental	11.58	Open Space	Unzoned	SF-6	<1	4	2.75	11
Garden Homes	43.45	Medium Density Residential	PH-ZL	_	12	521	2.10	1,094
Apartments	30.85	High Density Residential	MF-3	MF-18	18	555	2.10	1,166
Two-Family Homes	17.33	Medium Density Residential	OPR-2	DR-2	12	208	2.10	437
Seniors Group Home	10.61		MF-2	MF12				
Townhomes	26.98	Medium Density Residential	TH	_	12	324	2.10	681
Residential Estates	95.16	Very Low Density	SF-11	_	3	285	2.75	784
Commercial	8.60	Commercial	GC/C	_				
Public and Institutional	29.17	Public	P	_				
Parkland	53.35	Parkland	P	_				
Private Park	9.70	Open Space	P	_				
Totals	471.97					2,694		6,365

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
90' ROW Boulevard Arterials	630
80' ROW Arterials	3,822
70' ROW Arterials	320
60' ROW Collectors	12,077
50' ROW Residentals	45,863
20' ROW Alleys	6,200

Cottonwood Creek Subdivision - Phase 1 Section 1-A

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Allowable Units	Population Per Uni *	Estimated Population
	(acres)				(units/acre)			
Public and Institutional	17.70	Public	P	_				
Totals	17.70							

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
70' ROW Arterials	320
60' ROW Collectors	1,286

Cottonwood Creek Subdivision - Phase 1 Section 1-B

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density	Actual Units	Population Per Uni *	Estimated Population
	(acres)				(units/acre)			
Single-Family Residental	19.32	Low Density Residential	SF-6	_	5.3	102	2.75	281
Totals	19.32					102		281

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	2,966

Cottonwood Creek Subdivision - Phase 1 Remainder

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Allowable Units	Population Per Uni *	Estimated Population
	(acres)				(units/acre)			
Single-Family Residental	30.55	Low Density Residential	SF-6	_	6	183	2.75	504
Single-Family Residental	11.58	Open Space	Unzoned	SF-6	<1	4	2.75	11
Garden Homes	20.09	Medium Density Residential	PH-ZL	_	12	241	2.10	506
Townhomes	9.01	Medium Density Residential	TH	_	12	108	2.10	227
Parkland	38.05	Parkland	P	_				
Totals	109.28					536		1,248

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
60' ROW Collectors	3,768
50' ROW Residentals	8,525
20' ROW Alleys	1,871

Cottonwood Creek Subdivision - Phase 2

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Allowable Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Apartments	30.85	High Density Residential	MF-3 29.03 AC.	MF-18 30.85 AC.	18	555	2.10	1,166
Two-Family Homes	17.33	Medium Density Residential	DPR-2 20.26 AC.	DR-2 17.33 AC.	12	208	2.10	437
SeniorS Group Home	10.61	Medium Density Residential	MF-2 9.73 AC.	MF-12 10.61 AC.	_			
Commerical	2.39	Commerical	C 2.03 AC.	GC 2.39 AC.	_			
Public & Institutional	8.96	Public & Institutional	P 8.88 AC.	P 8.96 AC.	_			
Parkland	15.30	Parkland	P 15.51 AC.	P 15.30 AC.	_			
Totals	85.44		85.44 AC.	85.44 AC.		763		1,603

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
90' ROW Boulevard Arterials	330
80' ROW Arterials	1,266
60' ROW Collectors	1,079

Cottonwood Creek Subdivision - Phase 3

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Allowable Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Single-Family Residental	85.32	Low Density Residential	SF-6	_	6	512	2.75	1,408
Garden Homes	23.36	Medium Density Residential	PH-ZL	_	12	280	2.10	588
Townhomes	17.97	Medium Density Residential	TH	_	12	216	2.10	454
Commercial	6.21	Commercial	GC	_				
Public and Institutional	2.51	Public	P	_				
Parkland	4.10	Open Space	P	_				
Totals	139.47					1,008		2,450

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
90' Row Blvd Arterials	300
80' ROW Arterials	2,556
60' ROW Collectors	5,944
50' ROW Residentals	19,772
20' ROW Alleys	4,329

Cottonwood Creek Subdivision - Phase 4

Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density	Allowable Units	Population Per Unit *	Estimated Population
	(acres)				(units/acre)			
Residential Estates	95.16	Very Low Density Residential	SF-11	_	3	285	2.75	784
Parkland	5.60	Open Space	P	-				
Totals	100.76					285		784

* Source : City of San Marcos and 2000 Census.

Streets and Alleys Type	Estimated Distance In L.F.
50' ROW Residentals	14,600

THE FOLLOWING NOTE IS ADDED IN ACCORDANCE WITH 5/28/02 PLANNING AND ZONING COMMISSION APPROVAL:

THE EXISTING LAND USE FOR THE TOTAL LAND AREA IS VACANT (AGRICULTURAL AND RANCHING)

THE FOLLOWING NOTE IS ADDED IN ACCORDANCE WITH 5/10/05 PLANNING AND ZONING COMMISSION APPROVAL:

THERE WILL BE FOUR(4) LOTS FRONTING ON CYPRESS PARKWAY, AT/NEAR THE TERMINUS OF CYPRESS PARKWAY, WITH 50 FOOT MINIMUM WIDTH EACH, BACKING UP TO THE ADJACENT ASCS LAKE.

PROJECT No.
1262-4-001-22

SHEET No.
2 OF 2

SHEET TITLE
MASTER PLAN OF THE COTTONWOOD CREEK SUBDIVISION

CLIENT/OWNER
COTTONWOOD CREEK JDR, LTD.
RANDALL MORRIS, PRESIDENT
333 CHEATHAM ST.
SAN MARCOS, TEXAS 78666

No.	DATE	REVISIONS	RECOM'D
			SAR

BAKER-AICKLEN & ASSOCIATES, INC.
ENGINEERS/SURVEYORS
100 N. EDWARD GARY ST., STE. 101
SAN MARCOS, TEXAS
78666
(512) 392-6900

DESIGNED: S.A.R.
DRAWN: E.C.F.
REVIEWED: S.A.R.
RECOMMENDED: S.A.R.
SCALE: N.T.S.
DATE: MAY, 2005
DWG FILE: MSTR-SUB-TABLE 5-12-05.DWG
XREF FILE(S):