



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

July 25, 2023

Project No:

SUB2023-0029

Project Planner:

Tory Carpenter, AICP – Planning Director

Item Details

Project Name:

Cortaro Replat

Property Location:

548, 498, & 524 Cortaro Dr.

Legal Description:

Cortaro Subdivision lots 10, 11, 12

Applicant:

Eric L Gomez

Property Owner:

William & Krisa Reale, Richard & Jacquelin Peikering, Charles & Katherine Schieffer

Staff recommendation:

Denial of the replat.



DRIPPING SPRINGS
Texas

Location Map

Cortaro Replat

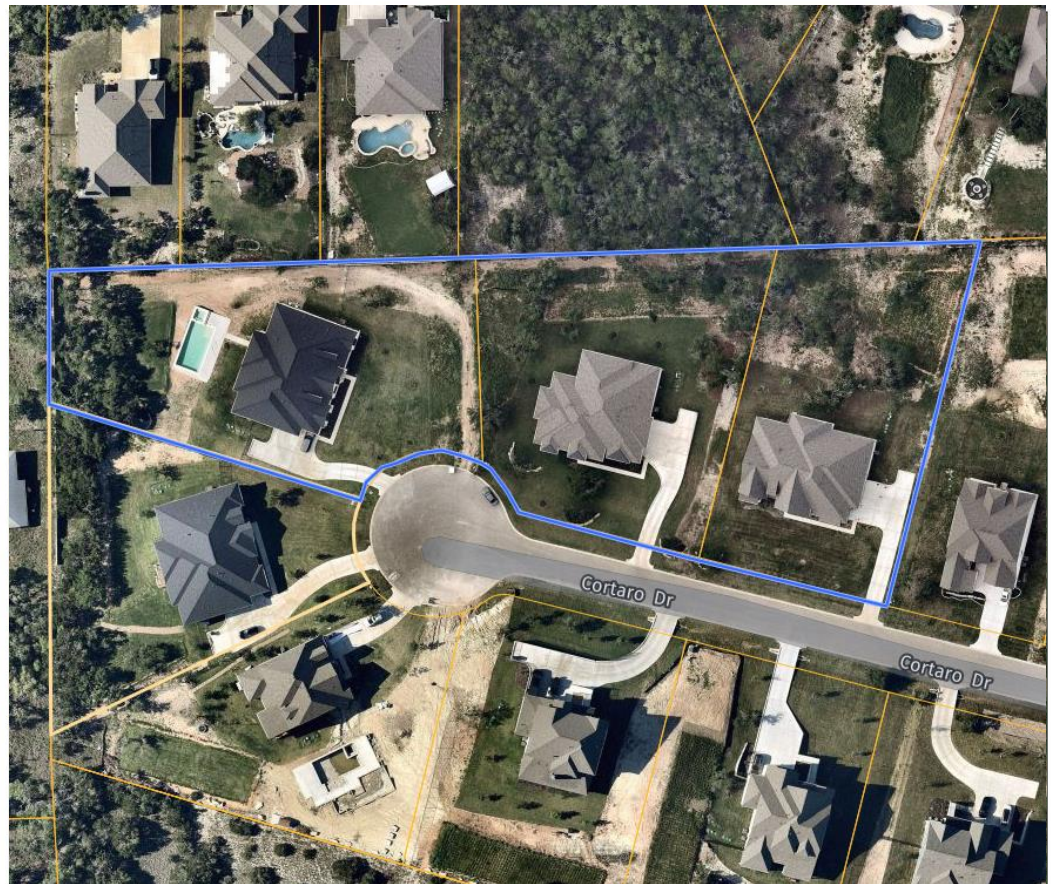
Legend

— Roads

— Subject_Property



0 40 80 160 240 320
Yards

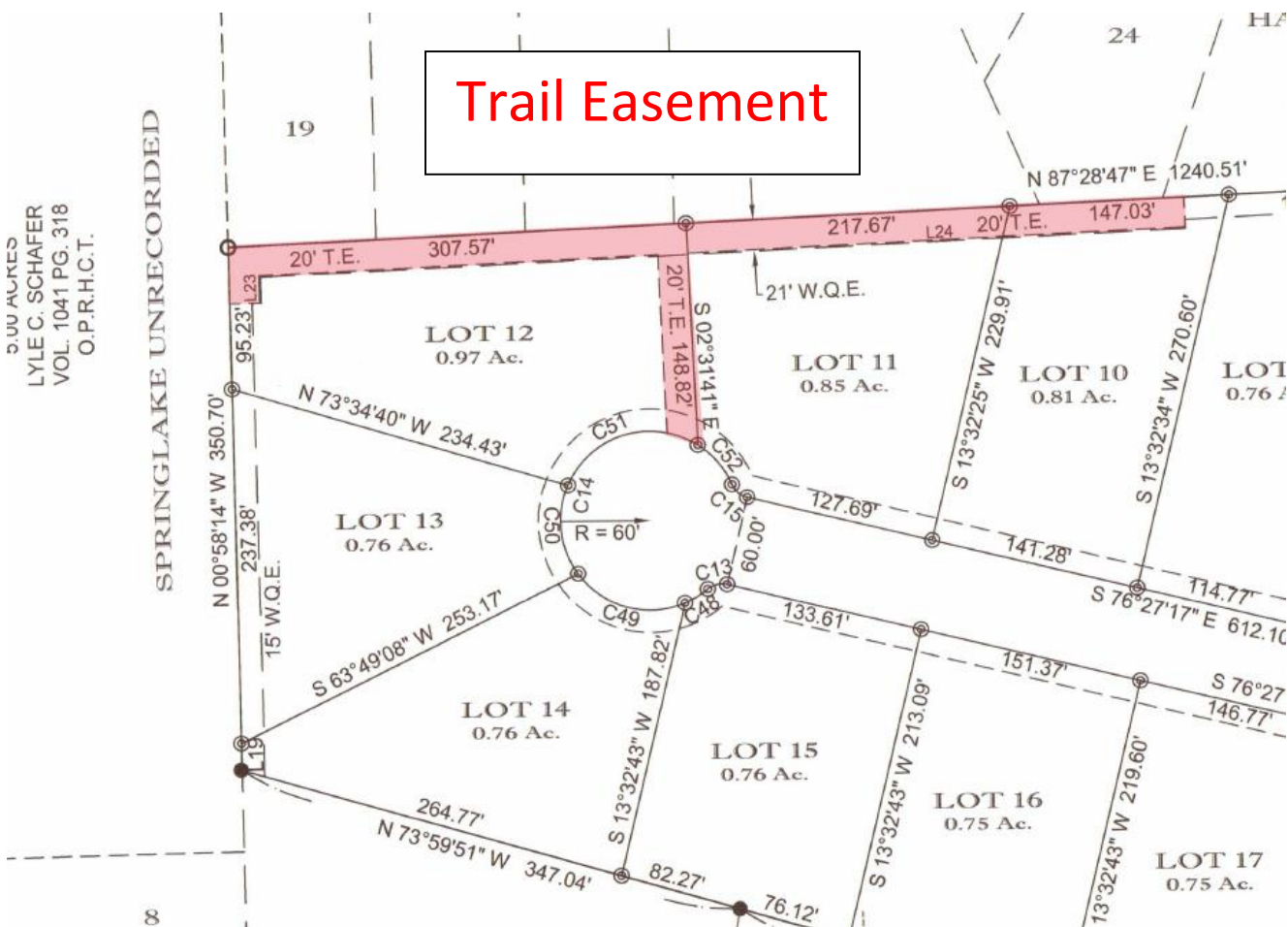


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Overview

The purpose of this replat is to remove an existing trail easement. This easement was dedicated to meet the minimum parkland dedication requirements. The 2017 parks plan for this subdivision requires a total of 1.2 acres of parkland dedication, of which, 1.34 were provided with includes the trail easement. The removal of the trail easement will create a 0.16-acre deficit for parkland dedication. A payment of parkland dedication fee in lieu is required to address this deficit.

Since the easement was dedicated by a plat, the applicant was required to obtain signatures of all property owners within the subdivision to apply for this replat.



Site Information

Location: 548, 524, & 429 Cortaro Drive.

Zoning Designation: SF-2

Property History

The Cortaro Subdivision was recorded in 2020.

Recommendation

Denial of the replat so the applicant may address comments.

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Attachments

Exhibit 1 – Staff Report

Exhibit 2 – Application

Exhibit 3 – Replat

Exhibit 4 – Comments

Recommended Action	Denial
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	Staff received one written public response which is included in this packet.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A