



Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: July 25, 2023
Project No: SUB2023-0016
Project Planner: Warlan Rivera – Planner

Item Details

Project Name: 520 Matzig Replat
Property Location: 500 & 520 Matzig Cove
Legal Description: Ruby Ranch Phase 1 Lot 8 Blk C 6.50 Ac and Ruby Ranch Phase 2, Block A, Lot 3, Acres 21.45
Applicant: Richie Mendoza
Property Owner: Scott & Sally Follett
Staff recommendation: Conditional Approval of the replat.



DRIPPING SPRINGS
Texas

Location Map

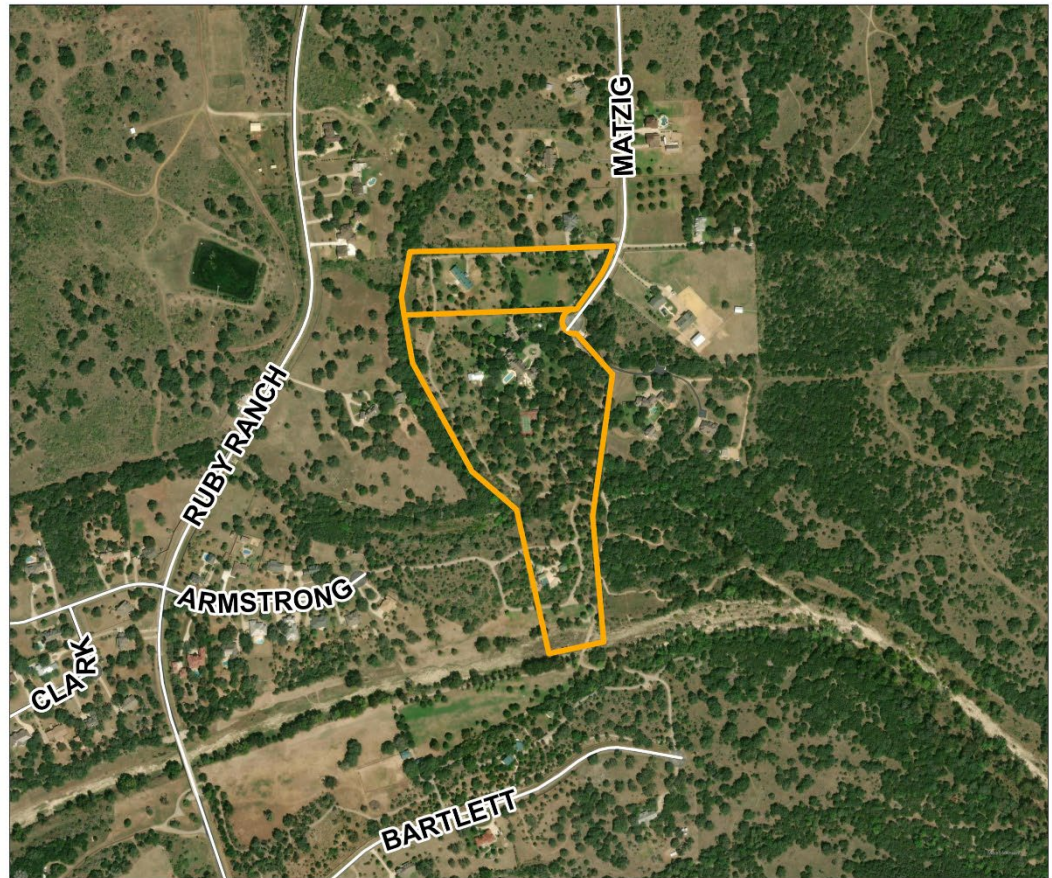
SUB2023-0016
500 & 520 Matzig
Replat

Legend

- Roads
- Subject_Property



0 40 80 160 240 320
Yards



Planning Department Staff Report

Overview

The purpose of this replat is to modify the existing onsite drainage easement. The modification was assessed and made via the study in their drainage report.

Access and Transportation

Both properties already have frontage on Matzig Cove.

Site Information

Location: 500 & 520 Matzig Cove

Zoning Designation: ETJ

Property History

Both properties are a part of the Ruby Ranch Subdivision. Lot 8 is part of Phase 1 and was recorded back in September 1995. Lot 3 is part of Phase 2 and was recorded back in November 1995.

Recommendation

Conditional approval of the replat.

Comments:

- Please revise Lot 3, Blk A, Phase 3 to have the correct property owner on the plat. [Sub. Ord. 4.7.C]
- Provide the purpose of the Replat Statement on the Plat.

Attachments

Exhibit 1 – Staff Report

Exhibit 2 – Application

Exhibit 3 – Replat

Exhibit 4 – Comments

Recommended Action	Conditional Approval
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	None. Only inquiries.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A