



Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting:

September 26, 2023

Project No:

SUB2023-0034

Project Planner:

Warlan Rivera – Planner

Item Details

Project Name:

Lunaroaya Subdivision Plat

Property Location:

Silver Creek Road

Legal Description:

A0394 A0394 - M D Raper Survey, ACRES 70

Applicant:

Richard Pham, P.E., Doucet & Associate, Inc.

Property Owner:

Brian Sewell, Dripping Springs Owner, LLC

Staff recommendation:

Denial of the Final Plat.



DRIPPING SPRINGS
Texas

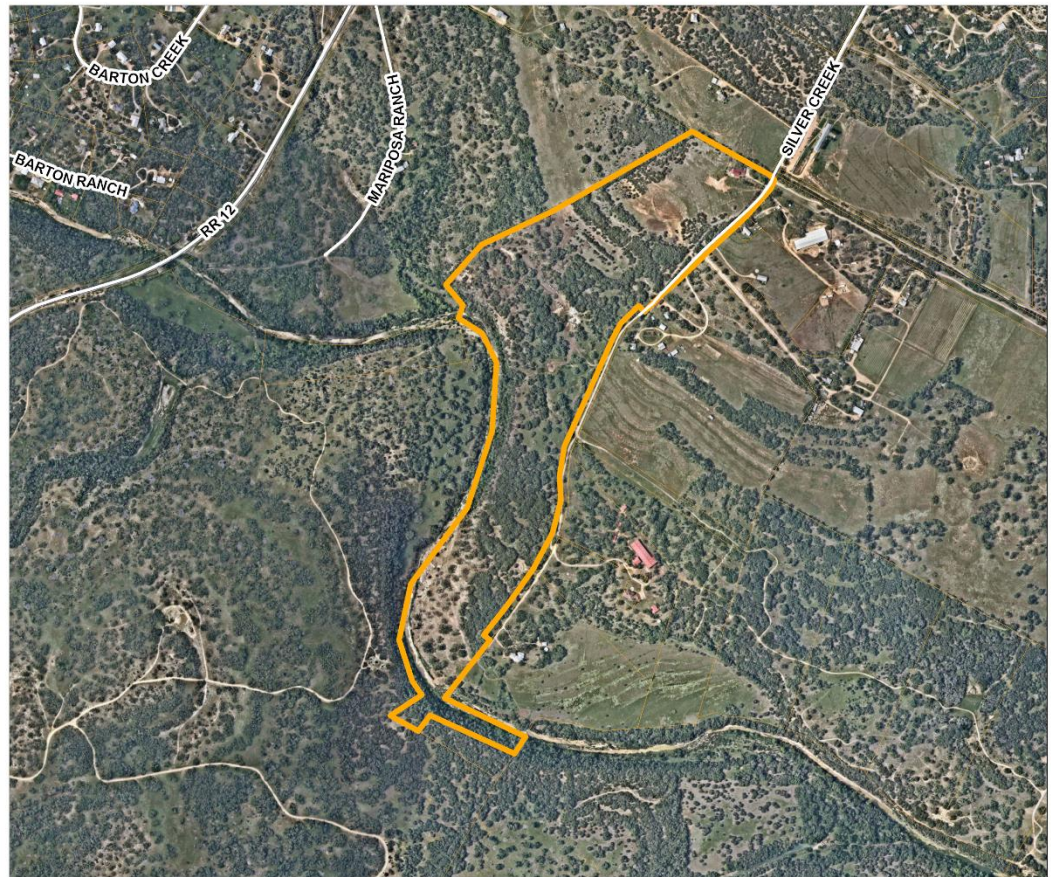
SUB2023-0034
Lunaroaya Subdivision
Final Plat

Legend

- Roads
- ▭ Subject Property



0 250 500 1,000 1,500 2,000
US Feet



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Overview

This final plat consists of 31 lots, 28 of which will be residential.

Access and Transportation

All residential lots will have frontage onto a road, either Silver Creek Rd or Skyward Lane.

Site Information

Location: Silver Creek Road

Zoning Designation: N/A – Extraterritorial Jurisdiction (ETJ)

Property History

The majority of the property is raw land except for the northern section which is currently a homestead and is to be platted out of this development.

Recommendation

Denial of the Final Plat to address comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Final Plat

Exhibit 3 – Outstanding Comments

Recommended Action	Denial of the Final Plat.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A