



# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:**

August 22, 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 based on outstanding comments



**DRIPPING SPRINGS**  
Texas

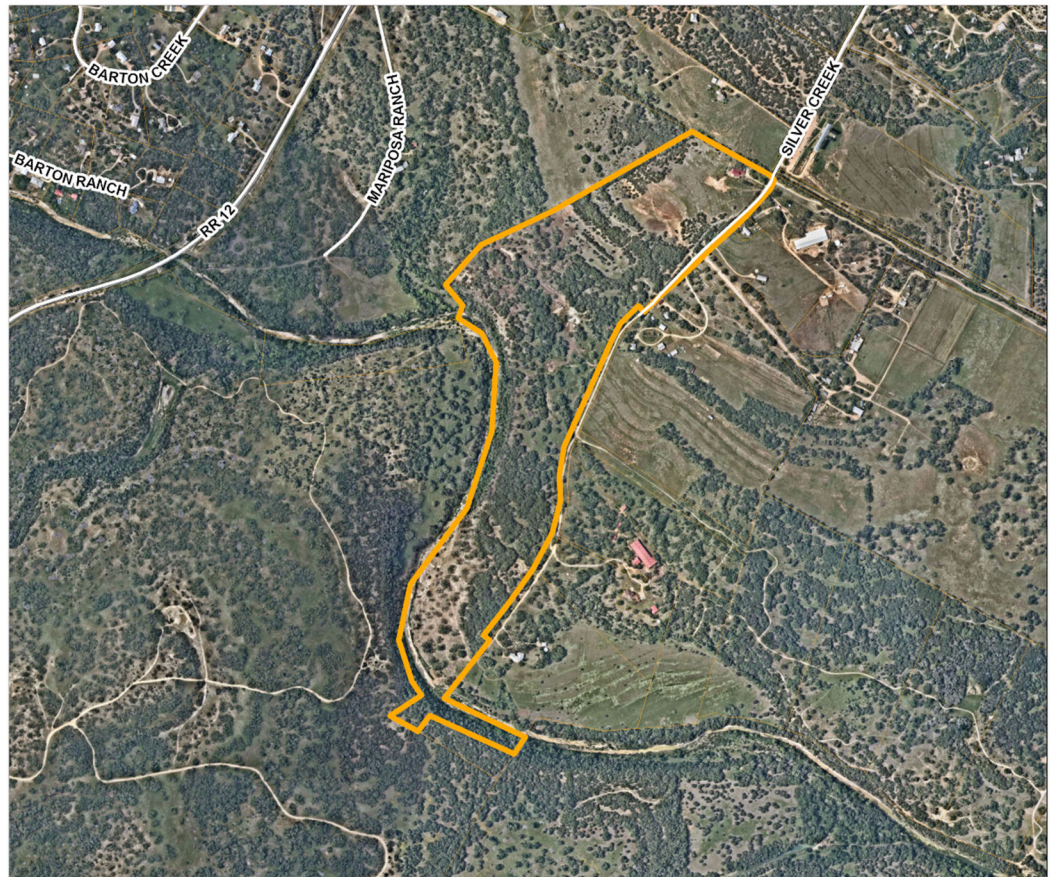
*SUB2023-0034*  
*Lunaroaya Subdivision*  
*Final Plat*

#### Legend

- Roads
- ▭ Subject Property



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



# Planning Department Staff Report

---

## 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 to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Final Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
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