

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 4-SG-26-F Related File Number:
Application Filed: 2/23/2026 Date of Revision:
Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: North side of Lonas Dr, south side of Starmont Trl
Other Parcel Info.:
Tax ID Number: 107 G B 006 Jurisdiction: City
Size of Tract: 4.38 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Rural Residential
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: Northwest City Plan Designation: MDR (Medium Density Residential), HP (Hillside Ridgetop P
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 5117 LONAS DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), LDR (Low Density Residential), HP (Hillside Ridgetop Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Final Plat of Lonas Creek Subdivision
No. of Lots Proposed: 29 No. of Lots Approved: 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Frankie Ramos
Staff Recomm. (Abbr.): Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 1/11/2024 as Planning Case File # 1-SB-24-C.
Staff Recomm. (Full):
Comments:
Action: Approved Meeting Date: 4/9/2026
Details of Action:
Summary of Action: Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 1/11/2024 as Planning Case File # 1-SB-24-C.
Date of Approval: 4/9/2026 Date of Denial: Postponements:
Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Court of Competent Jurisdiction
Date of Legislative Action: Date of Legislative Action, Second Reading:
Ordinance Number: Other Ordinance Number References:
Disposition of Case: Disposition of Case, Second Reading:
If "Other": If "Other":
Amendments: Amendments:
Date of Legislative Appeal: Effective Date of Ordinance: