



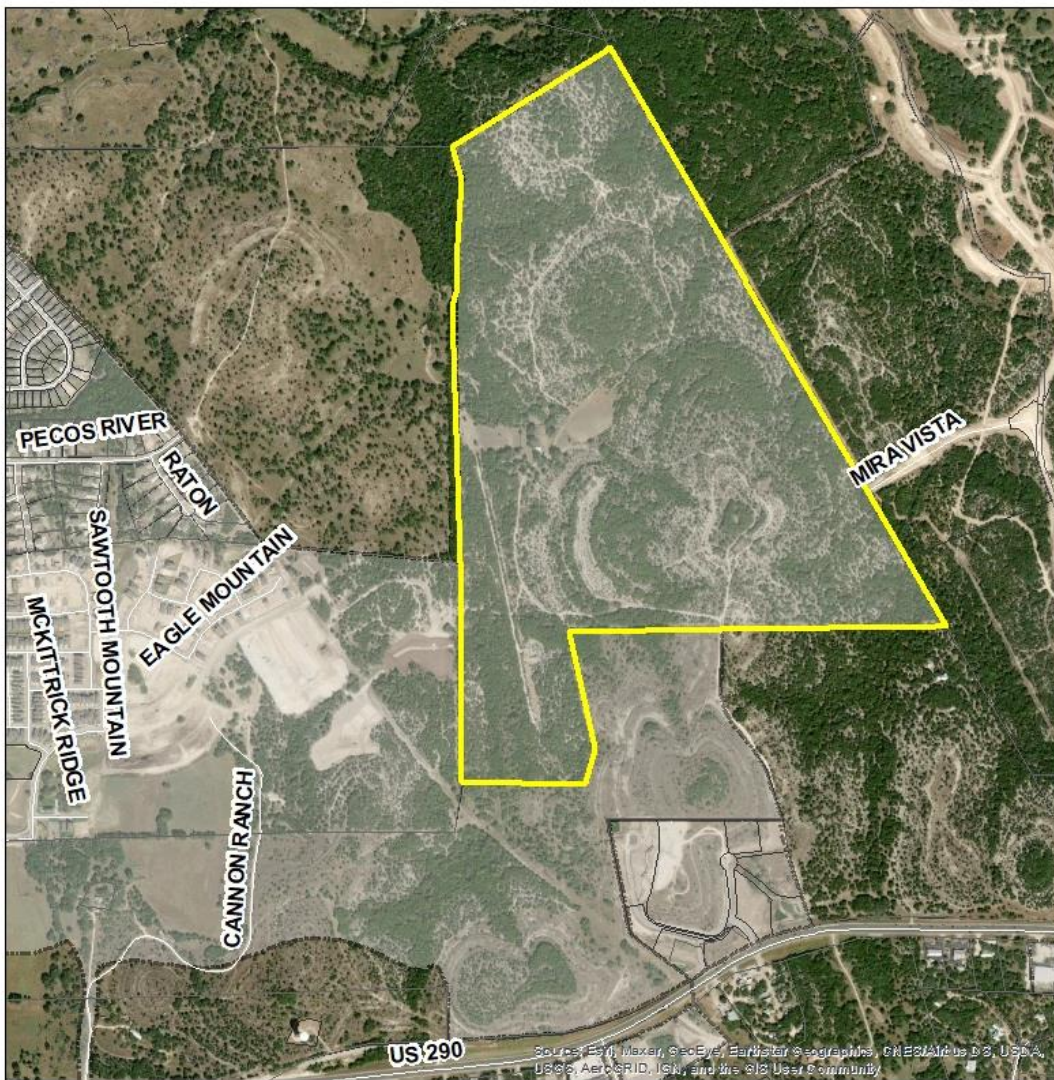
# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:** March 22, 2022  
**Project No:** SUB2022-0008  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

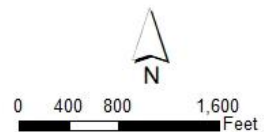
**Project Name:** Wild Ridge Preliminary Plat (PDD #13)  
**Property Location:** E US 290  
**Legal Description:** 283.4 acres, out of the I.V. Davis Jr. and Edward W. Brown surveys  
**Applicant:** Richard Pham, P.E., Doucet & Associate, Inc.  
**Property Owner:** Rob Archer, Meritage Homes of Texas, LLC  
**Staff recommendation:** Denial of the Preliminary Plat based on outstanding comments



### Location Map

*Wild Ridge Preliminary Plat*

- Roads
- Parcel Lines
- City Limits**
- ▭ Full Purpose



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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## Overview

This preliminary plat consists of 863 single-family lots and one commercial lot.

## Access and Transportation

This preliminary plat includes the extension of an arterial from US 290 through the development.

## Site Information

**Location:** US 290 1.25 miles east of Ranch Road 12

**Zoning Designation:** PDD #13

## Property History

The Planned Development District was approved August 2021.

## Recommendation

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary 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