



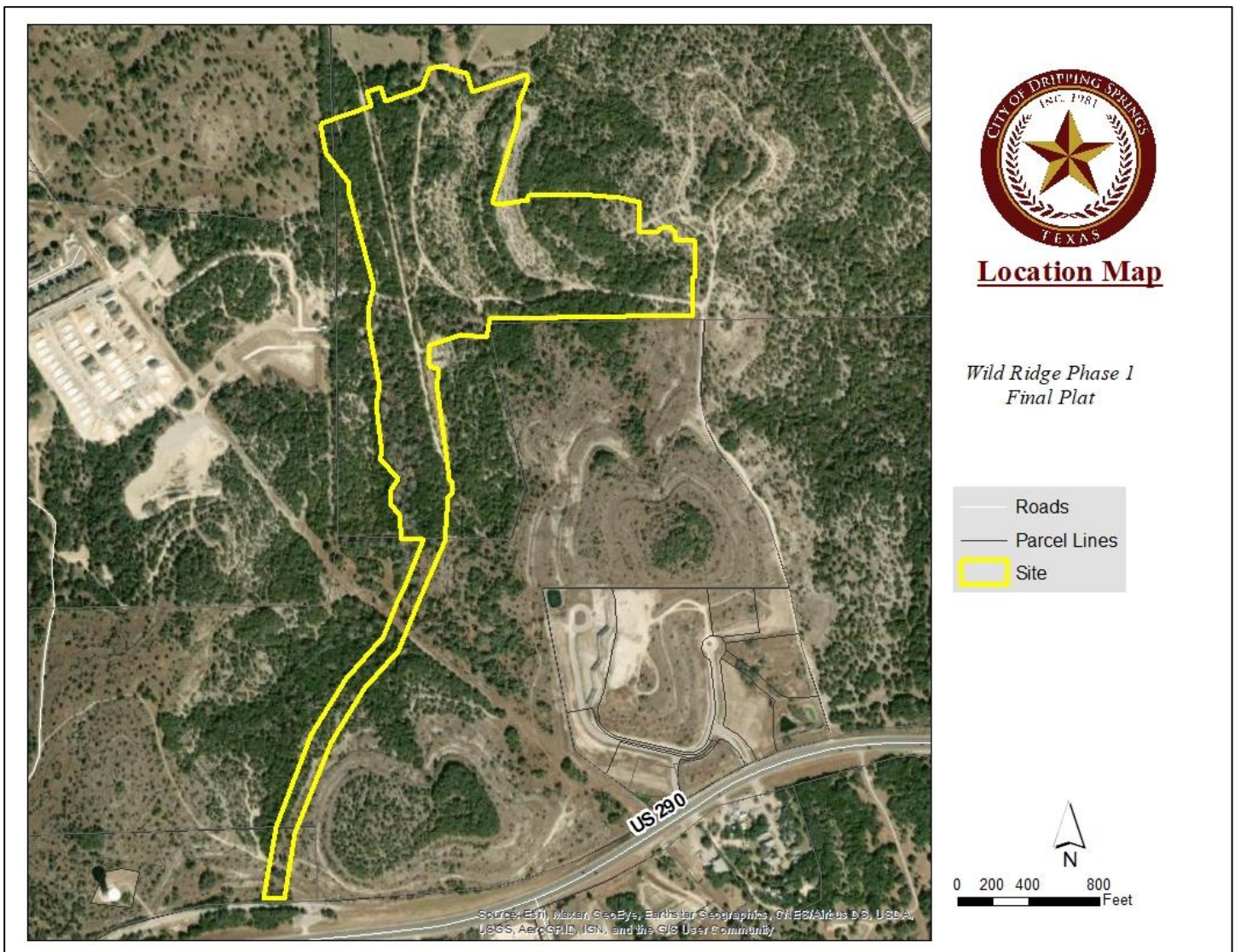
Planning and Zoning Commission

Planning Department Staff Report

Planning and Zoning Commission Meeting: March 28, 2023
Project No: SUB2023-0006
Project Planner: Tory Carpenter, AICP – Planning Director

Item Details

Project Name: Wild Ridge Phase 1 Final Plat (PDD #13)
Property Location: E US 290
Legal Description: 62.1 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 Final Plat based on outstanding comments



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Overview

This final plat consists of 136 single-family lots.

Access and Transportation

This final plat includes the extension of Wild Ridge Blvd 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