



# Planning and Zoning Commission

## Planning Department Staff Report

### Planning and Zoning Commission Meeting:

September 27, 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

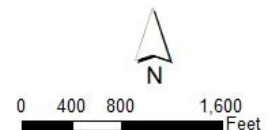
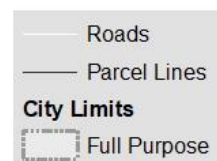
#### Staff recommendation:

Denial of the Preliminary Plat based on outstanding comments



### Location Map

*Wild Ridge  
Preliminary Plat*



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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