



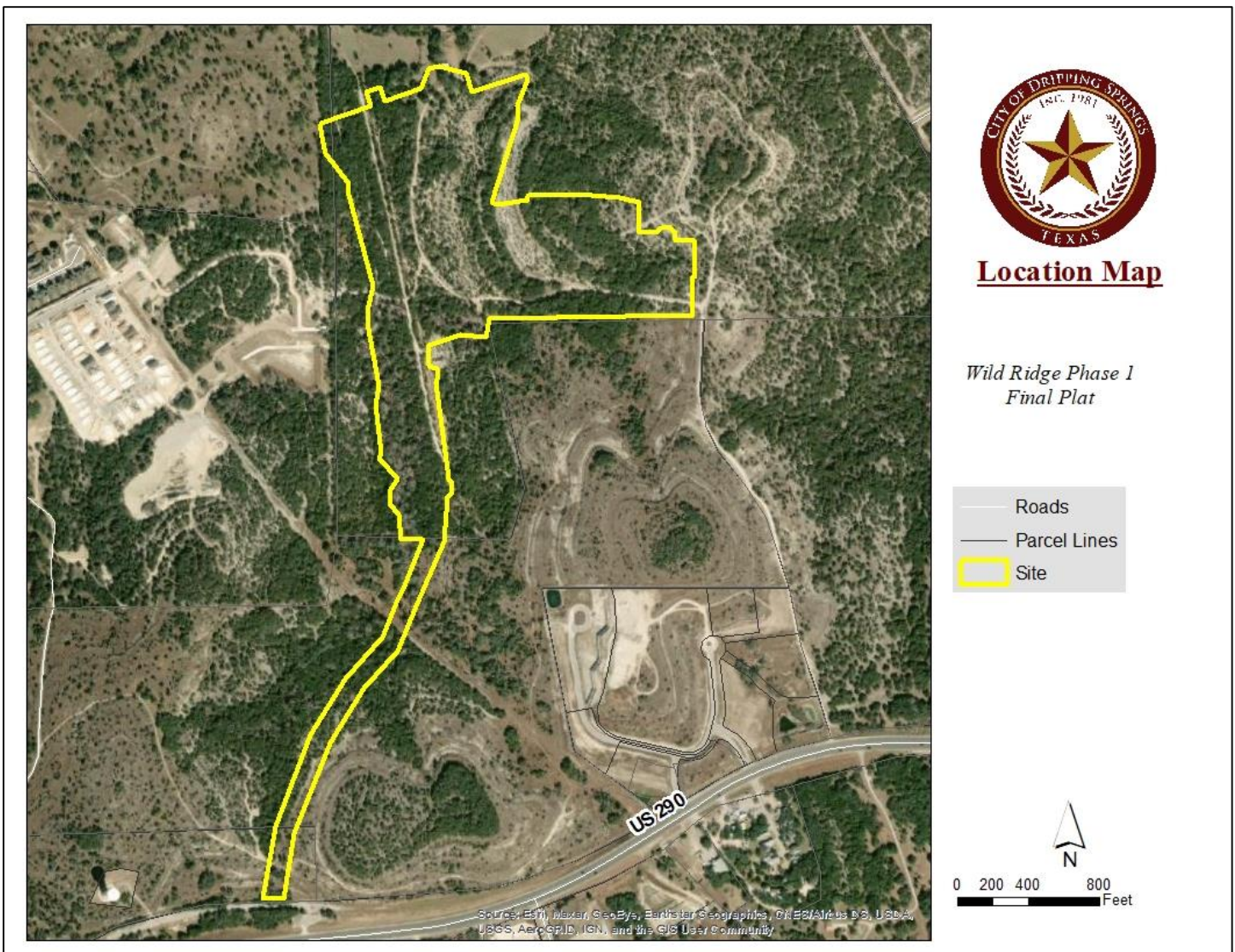
# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:** August 23, 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



# Planning Department Staff Report

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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. This Thoroughfare Road will eventually extend through the Double L development to Ranch Road 12.

## 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 – Final Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Denial 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