

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 4, 2026**

PL8889

MASTER PRELIMINARY – SUNSET RIDGE ESTATES

(109.109 acres)

(District 5) Generally located at 601 Farm-to-Market Road 2444 (FM 2444), south of FM 2444 and west of Phantom Drive.

Zoned: RS-22

Owner: ZBK, LLC.

Engineer/Surveyor: J. Perales Civil Engineering

The applicant proposes to master preliminary plat the lot and intends to develop 157 lots for residential use and 3 non-buildable lots throughout a 2-phased development, beginning February 2026 and ending September 2031. The submitted master preliminary plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.