

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
December 10, 2025**

PL8879

**MASTER PRELIMINARY PLAT – RIVERSTONE TRAILS**

(69.213 acres)

(District 1) Generally located at 15329 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Zoned: RS-6

Owner: William Mays, estate of Katherine Lontos

Engineer/Surveyor: Beto De La Garza, Melden and Hunt

The applicant proposes to master preliminary plat the lot and intends to develop 200 lots for residential use and 4 common areas throughout a 3-phased development, beginning in 2026 and ending in 2028. The submitted master preliminary plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.