

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 7, 2025**

PL9093

**FINAL- Waldron Estates Subdivision**

Lots 1-33 Block 1, Lots 1-42 Block 2, Lot 1 Block 3, Lot 1-2 Block 4, Lots 1-6 Block 5  
(17.28 Acres)

(District 4) Generally located at 601 Graham Road, north of Blossom Street and west of Waldron Road.

Zoned: RS-4.5/CG-2

Owner: Horizon Land Properties

Surveyor: Juan Perales Engineering

The applicant proposes to replat the property to develop existing land for single family and commercial use. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval**.