

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
July 8, 2026**

**PL9275 Conditional Approval**  
**REPLAT – CLARKWOOD TRACT SUBDIVISION**  
Lot 28A, Block 8  
(0.5 acres)

(District 1) Generally Located at 701 Mazda Street, north of Alpine Street, south of Sedwick Road, east of Rand Morgan, and west of Manning Road

Zoned: IL

Owner: Julio Fernandez

Surveyor: Texas Geo Tech Land Surveying

The applicant proposes to replat the property to initiate their Light Industrial use. A Street Waiver Request is still under review with Traffic/ROW, therefore, not all of the Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **Conditional Approval**, subject to compliance with the Technical Review Committee's comments:

- Bria Whitmire, Engineer: Due to timeline of street closure, applicant choosing to move forward with construction waiver of Mazda Dr alongside the plat, understanding that if the waiver is denied, so is the plat.