

**TECHNICAL REVIEW PLAT REQUIREMENTS**  
**REGULAR PLANNING COMMISSION MEETING**  
**October 15, 2025**

PL8935

**Replat – Bluff Portion**

Block 3, Lot 1R and 2R  
(1.29 Acres)

(District 1). Generally located at 606 N. Carancahua Street, east of Carancahua Street and north of Mestina Street.

Zoned: CBD

Owner: EFR Real Estate, Inc.

Surveyor: Brister Surveying

The applicant proposes to replat the property to split property into two lots for ownership purposes. 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**.