

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
July 23, 2025**

PL8773

Replat – Bessar Park

Lot 8R Block 5

(0.24 Ac.)

(District 2). Generally located at 223 Rosebud Ln, south of Rosebud Ln. and east of Santa Fe Street.

Zoned: RS-6

Owner: Southern Builders Encore, LLC

Surveyor: Texas Geo Tech

The applicant proposes to replat the property to combine several fractional lots to one. 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**.