

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
October 1, 2025**

PL8707

PRELIMINARY – NEMEC TOWNE CENTER PHASE 2

Block 1

(25.34 acres)

(District 5) Generally located at 3601 Interstate Highway 69 (IH-69), on the northwest corner of IH-69 and County Road 52 (CR 52).

Zoned: CG-2

Owner: 2AVH Calallen, LP.

Engineer/Surveyor: Xavier Sandoval

The applicant proposes to preliminary plat the lot and intends to develop 8 proposed lots for commercial use and 1 non-buildable lot. The submitted Re-plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.