

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 15, 2026**

PL9105

PRELIMINARY – SUNSET RIDGE ESTATES UNIT 1

(53.183 acres)

(District 5) Generally located at 601 Farm-to-Market Road 2444 (FM 2444), south of FM 2444 and east of Papa Mori Drive.

Zoned: RS-22

Owner: ZBK, LLC.

Engineer/Surveyor: J. Perales Civil Engineering

The applicant proposes to preliminary plat the lot and intends to develop 77 buildable residential lots and 2 non-buildable lots. The submitted preliminary plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.