

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 1, 2026**

PL9165

PRELIMINARY – BERLET ADDITION ANNEX

(7.19 acres)

(District 4) Generally located at 1935 Yorktown, at the southeast corner of Berlet Lane and Yorktown Boulevard.

Zoned: RS-6

Owners: Dearing Properties LLC. and James R Fichtel Jr.

Engineer/Surveyor: Brister Surveying

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