

**TECHNICAL REVIEW PLAT REQUIREMENTS**  
**REGULAR PLANNING COMMISSION MEETING**  
**December 10, 2025**

PL9064

**REPLAT – H.F. Nolte Subdivision**

Lot 5R Block 2  
(0.54 Acres)

(District 2) Generally located at 3314 Manitou, north of Sante Fe Street, south of San Antonio Street, east of Hewit Drive, and west of Alta Plaza Street.

Zoned: RS-6

Owner: Raymond Graf

Surveyor: Brister Surveying

The applicant proposes to replat the property for house construction. 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**.