

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
January 8, 2025**

**PROJECT:** PL8302

**Mirabella Community Center (Final plat of 17.65 Acres)**

**Conditional Approval**

Located east of Chapman Ranch Rd. and south of C.R. 22

**Zoned:** Plat is OCL, currently under review for annexation and zoning.

**Owner:** Rhodes Development, Inc.

**Surveyor:** Melden & Hunt Engineering, Edinburg Tx.

The applicant proposes to plat the property to create roadway, stormwater tract, drainage area, and 3 common areas. The submitted Final plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval.