

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

PL8820

PRELIMINARY – THE LAKES AT NORTHWEST UNIT 3

(10.586 acres)

(District 1) Generally located at 15205 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Zoned: RS-6

Owner: AI Development, Inc.

Engineer/Surveyor: Munoz Engineering

The applicant proposes to preliminary plat the lot and intends to develop 29 proposed lots for residential use and 2 private, non-buildable lots. The submitted preliminary plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.