

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
October 2, 2024**

**PROJECT:** PL8178-CONDITIONAL  
**CLARKWOOD ESTATES (MASTER PRELIM OF 87.57 ACRES)**  
Located south of State Highway 44 & west of Clarkwood Rd.

**Zoned:** OCL; to be annexed and rezoned RS-4.5

**Owner:** NASSER & SOROUSH N. FARAHNAKIAN

**Surveyor:** HAYDEN SURVEYING INC.

The applicant proposes to plat the property to develop vacant land into single-family residential use. Upon satisfaction of the remaining Conditions and Open comments in the Preliminary Plat Review Comments Report, the submitted Preliminary Plat will satisfy the requirements of the Unified Development Code and State Law.

The Technical Review Committee recommends Conditional Approval. Approval is pending satisfactory completion of UDC Review Criteria for 3.8.3.C.