

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 7th, 2024**

PROJECT: PL8337-CONDITIONAL
CAROLINE'S HEIGHTS UNITS 2 & 3 (PRELIMINARY OF 18.720 ACRES)
Located south of FM 2444 & east of TX 286.

Zoned: FR

Owner: CYPRESS POINT CAPITAL LLC

Surveyor: BASH & WELSH ENGINEERING

The applicant proposes to plat the property to develop commercial and residential lots. 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.