

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 6, 2022**

PROJECT: 19PL1001

CALALLEN SOUTH (AMENDED PRELIMINARY – 117.29 ACRES)

Located north of CR 48 and east of IH 69.

Preliminary plat originally approved on May 29, 2019, and consistent with Final Plats Calallen South Unit 2 (21PL1186) and Calallen South Unit 3 (21PL1178).

Zoned: RS-6 (Rezoned from FR Farm Rural)

Owner: Walker Holdings & Development, LLC

Surveyor/Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property to develop 411 residential units. Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval.