

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
MAY 1, 2019**

PROJECT: 19PL1013

THE PRESERVE AT MUSTANG ISLAND UNIT 2 (PRELIMINARY – 115.87 ACRES)

Located east of State Highway 361 and north of Zahn Road.

Zoned: RM-AT/PUD, RM-AT & CR-2  
Owner: Coastal Bend Bays & Estuaries Program; Tortuga Dunes Holding Company, LLC  
Engineer: Hanson Professional Services Inc.

The applicant proposes to preliminary plat the property in order to subdivide into 9 lots. 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.