

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
February 3, 2021**

PROJECT: 20PL1138

NEMEC TOWNE CENTER PHASE I (FINAL – 4.73 ACRES)

Located north of CR 52 and west of IH 69.

Zoned: CG-2

Owner: Nemec Family Properties, LTD

Engineer: Munoz Engineering

The applicant proposes to plat the property to allow for a commercial development on the rezoned Block 1, Lot 1. 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.