

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
June 10, 2026**

PL9167

**REPLAT – OCEAN BREEZE SUBDIVISION**

(12.01 Acres)

(District 4) (Replat) Generally located at 6349 State Highway 361, south of Mariners Drive and north of Mustang Island Estates Drive.

Zoned: RM-AT

Owner: MST, LLC

Surveyor: DCCM / Urban Engineering

The applicant proposes to replat the property to create 27 lots for housing. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval**.