

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
May 1st, 2024**

**PROJECT:** PL8225-CONDITIONAL  
**DON PATRICIO BLOCK "S", LOT 39R (REPLAT OF 0.452 ACRES)**  
Located south of S Padre Island Dr. & west of Waldron Rd.

**Zoned:** ZONING CG-2

**Owner:** Orcutt Investments LLC

**Surveyor:** Brister Surveying

The applicant proposes to plat the property to obtain a building permit. Upon satisfaction of the remaining conditions and open comments (Comment ID #21) in the Plat Review Comments Report, the submitted Non-Public Notice plat will satisfy the requirements of the Unified Development Code and State Law.

The Technical Review Committee recommends Conditional Approval. Recordation is pending satisfactory completion of UDC Review Criteria for 3.8.5.D.