

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING**

February 18, 2026

PL9141

FINAL- PARK PID UNIT 2

Lot 11 Block 1

Conditional Approval

(9.02 Acres)

(District 3) Generally located at 801 Flato Road, north of Bear Lane, south of Bates Drive, east of South Padre Island Drive, and west of South Navigation Boulevard.

Zoned: IL

Owner: IDV PARK PID L.P.

Surveyor: Pape-Dawson

The applicant proposes plating the property for commercial development. Upon satisfaction of the remaining conditions and Open comments in the Plat Review Comments Report, the submitted 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.