

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
April 29, 2026**

PL9214

PRELIMINARY PLAT– 100 SOUTH PADRE

Lot 3, Block 1

(5.01 Acres)

(District 3) (Prelim) Generally located at 5565 Bear Lane, at the southeast corner of South Padre Island Drive and Bear Lane.

Zoned: IL

Owners: E.C. Browning, Ltd.

Surveyor: Brister Surveying

The applicant proposes to replat to obtain building permit for construction. 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**.