

**TECHNICAL REVIEW PLAT REQUIREMENTS**  
**REGULAR PLANNING COMMISSION MEETING**  
**December 10, 2025**

**PL9041**

**REPLAT – La Palmera Mall**

Lots 1A, 1B and 1C Block 1  
(46.11 Acres)

(District 2) Generally located at 5488 South Padre Island Drive, south of McArdle Road and west of South Staples Street.

Zoned: CG-2

Owner: Corpus Christi Retail Venture, L.P.

Surveyor: Urban Engineering

The applicant proposes to replat the property by converting the existing lease site into a separate lot and establishing an additional pad site for future development. 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**.