

**TECHNICAL REVIEW PLAT REQUIREMENTS**  
**REGULAR PLANNING COMMISSION MEETING**  
**October 1, 2025**

PL8912

**REPLAT – Bluff Portion Addition**

Lot 5R, Block 19

(0.23 Acres)

(District 1) Generally located at 717 North Tancahua Street, on the southwest corner of North Tancahua Street and Antelope Street.

Zoned: CBD

Owner: Corpus Christi Properties Ltd.

Surveyor: Texas Geo Tech

The applicant proposes to replat the property to eliminate lot line and combine properties for building permits. 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**.