

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
January 7, 2026**

PL8891

PRELIMINARY – STRIPES CORPUS CHRISTI

Lot 1

(5.882 acres)

(District 3) Generally located at 6301 Highway 44 (Hwy 44), on the southwest corner of Hwy 44 and Heinsohn Road.

Zoned: IL

Owner: Heins 44 Retail Partners, Ltd.

Engineer/Surveyor: Bowman

The applicant proposes to preliminary plat the lot and intends to develop a convenience store with associated fuel pumps. The submitted Preliminary Plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.