

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 31, 2021**

PROJECT: 21PL1016

GATEWAY PARK, BLK 5, LOTS 16A - 16C; 17A & 17B (FINAL REPLAT- 0.43 ACRES)

Located south of South Padre Island Drive (SH 358) and east of O'Connell Street.

Zoned: RM-1

Owner: Toscanna Bay Custom Homes LLC

Engineer: Brister Surveying

The applicant proposes to replat the property to subdivide two platted lots into five lots. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval. All comments requiring resolution prior to Planning Commission approval have been addressed.