

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

PROJECT: 21PL1012

PADRE ISLAND NO.1 BLOCK 29, LOT 5AR (FINAL- 0.7 Acres)

Located south of Verdemar Drive and east of Padre Island Drive (Park Road 22).

Zoned: CR-2/IO

Owner: Isla De Mario LLC. /Cotidal, LLC

Engineer: Texas Geo Tech Land Surveying, Inc/York Engineering

The applicant proposes to replat the property in order to combine two platted lots into one lot for a commercial use. 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.