

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 9, 2021**

PROJECT: 21PL1042

PADRE ISLAND-CORPUS CHRIST SECTION NO. 4, BLOCK 236, LOT 13R (FINAL
REPLAT – 0.17 ACRES)

Located west of Cuttysark Street between Cutlass Avenue and Whaler Avenue.

Zoned: RS-6

Owner: Winecup Properties, LLC

Engineer: Texas Geo Tech Land Surveying, Inc.

The applicant proposes to replat the property in order to reduce the front yard setback from 30'B.L to 25'Y.R. 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.