

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

22PL1061

FINAL – Landmark at Airline
(11.16 acres)

(D5) Generally located at 3538 Airline Road, north of Slough Road, and west of Rodd Field Road.

Zoned: RM-3

Owner: Airline Multifamily Partners, LP

Surveyor: Urban Engineering

Background

GENERAL PLAT INFORMATION	
Plat Application	22PL1061
Subdivision	Landmark at Airline
Final Plat Approved	9/21/2022
Previous Time Extensions Granted	9/5/2023, 9/21/2024
Date of Extension Current Request	9/8/2025
Expiration Date	9/21/2025
Submitted on Time	Yes
Documentation Submitted	Request for Extension Submitted
Justification Provided	“The developer is still working with HUD on the financing for this project. There are several factors that have affected the financing, which include the apartment market in Corpus Christi, high interest rates, high construction costs, high insurance costs, high property taxes, and tight lending policies. The developer has invested a great deal of time and money in this project and is still looking to complete the project once these conditions have improved “
Phasing	No

Staff Review (Based on UDC §3.8.3.E. Expiration)

LAND DEVELOPMENT	
Are there engineering plans, utility coordination, or environmental reviews underway or completed?	NA
Staff Notes:	Stormwater improvements required. Plat approval prior to PI's being required for recordation (Ord. 033317 3/25/2024)
Are there any approved waivers? Does this time extension affect the waiver(s)?	No
Have there been any major redesigns or scope changes since preliminary plat approval?	No
CONTRACTS	
Are there any associated reimbursement agreements that need to be extended?	No
If so, do costs need to be updated to today's rates and submitted for approval?	NA

If approved, the new expiration date would be October 1, 2026 – 12 months from the date of the Planning Commission's approval of the extension. Staff recommends **approval**.