



AGENDA MEMORANDUM

Action Item for the City Council Meeting of October 21, 2025

DATE: October 21, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice, Director Development Services
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(361) 826-3596

Approval of a Deferment Agreement for infrastructure improvements at Solid Rock Industrial Park – Phase 1.
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CAPTION:

Motion authorizing execution of a Deferment Agreement (“Agreement”) with Solid Rock Commercial Properties, Ltd (“Developer”), for the construction of paving, storm sewer, water, and sanitary sewer improvements at Solid Rock Industrial Park – Phase 1.

SUMMARY:

Solid Rock Commercial Properties, Ltd is developing a new light industrial subdivision and is required to construct infrastructure improvements. Developer has requested to enter into a deferment agreement for the infrastructure improvements. The total estimated construction cost of the deferred improvement is \$621,522.62.

BACKGROUND AND FINDINGS:

The plat for Solid Rock Industrial Park Phase I was approved by Planning Commission on May 1, 2024. A layout of existing and proposed improvements is included as Exhibit 2 of the agreement. The development is located north of Old Brownsville Rd. and Junior Beck.

Solid Rock Commercial Properties, Ltd is requesting deferment of the public improvements for Solid Rock Industrial Park Phase I without financial security. Standard form deferment agreements require a financial security of 110% of the construction costs of all improvements. Any deviations from the approved standard form deferment

agreement require a recommendation from the Planning Commission and approval by the City Council in accordance with UDC Section 8.1.10.B.4. The Planning Commission recommends approval.

The Deferment Agreement for Solid Rock Industrial Park – Phase 1 provides no financial security. In lieu of financial security, the agreement provides that no building permit for vertical structures shall be issued for all or any portion of the real property that is subject of the plat until the deferred improvements are constructed and accepted by the City. If the owner defaults, the City shall not issue any building permits for vertical structures or certificate of occupancy. Additionally, the City may move to vacate such plat.

ALTERNATIVES:

Do not approve the deferment agreement and require either full construction of public improvements or a standard form deferment agreement with financial security to record the plat.

FINANCIAL IMPACT:

N/A

Funding Detail:

N/A

RECOMMENDATION:

Staff recommends approval.

LIST OF SUPPORTING DOCUMENTS:

Agreement (with exhibits)
Presentation