

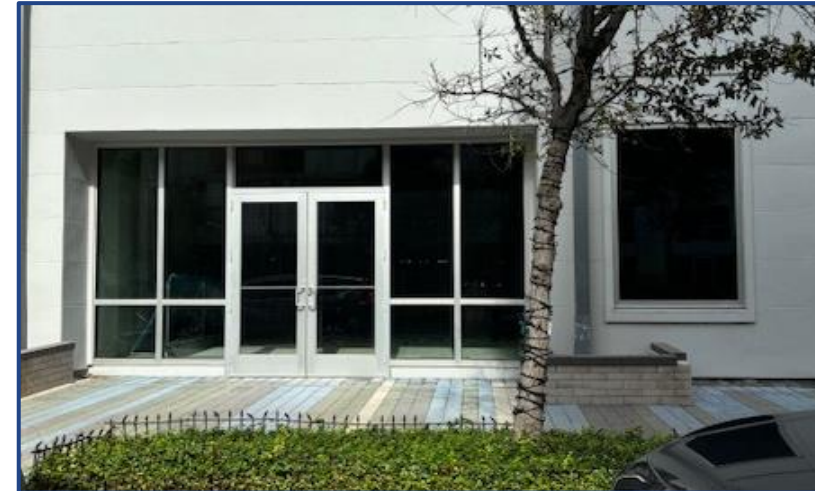


1st Amendment to Pfluger Architects 401 N Chaparral Street Unit C

September 23, 2025

Project Site

Address	401 N Chaparral Street Unit C
Description	<ul style="list-style-type: none"> • Pfluger Architects will renovate the first-floor retail space of The Cosmopolitan to be their future Corpus Christi branch. • Due to current economic conditions and potential tariff impacts the Pfluger Architects corporate office has put a temporary hold on all capital improvements. • Pfluger is requesting an extension to complete the outstanding improvements: <ul style="list-style-type: none"> • New flooring • New restrooms and kitchenette • A lobby and meeting room • Eight open concept offices • Two built-in offices • Signage and Security cameras • Awning • New front entrance door • Lighting
Project Cost	\$ 552,651
Approved Incentive	<ul style="list-style-type: none"> • Streetscape and Safety Program \$21,046 • Commercial Finish-Out Program \$15,820
Current Completion Date	• September 30, 2025
Proposed Completion Date	• March 30, 2027



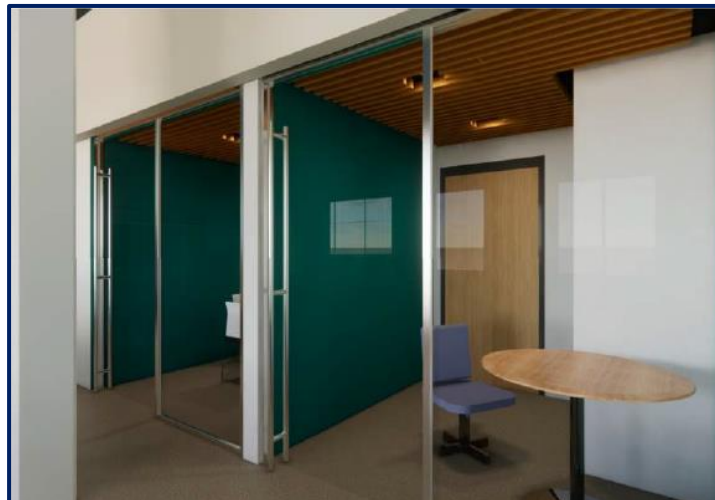
Current Condition (Interior)



Current Condition (Exterior)



Project Concept (Interior)



Project Concept (Exterior)



Project Concept (Floor Plan)





Recommendation

Program	Total
Commercial Finish Out (Tenant) Program	\$15,820
Streetscape and Safety Improvement Program	\$21,046
Total	\$36,866

- Motion to Approve Amendment for extension
- Completion Date: March 30, 2027