

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
August 5, 2026**

23PL1016

FINAL – Graham Estates

(20.00 acres)

Generally located at 801 Graham Road, south of Graham Road, north of Don Patricio, west of Waldron Road.

Owner: Superior N & R Development, LLC

Surveyor: Munoz Engineering

Background

In this 3rd time extension request, the applicant states, "This request is being made for the same reasons as the prior extension, primarily due to continued difficulty obtaining financing as a result of current economic conditions." The Planning Commission originally approved this Final Plat on September 20, 2023, with the first-time extension approved on 9/12/2024, and the second on 9/29/2025. This 3rd request is for a 12-month extension.

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

GENERAL PLAT INFORMATION	
Plat Application	23PL1016
Subdivision	Graham Estates
Original Plat Approved	9/20/2023
Previous Time Extensions Granted	2
Date of Current Time Extension Request	7/10/2026
Expiration Date	8/6/2026
Submitted on Time	Yes
Documentation Submitted	Request for Extension Submitted
Justification Provided	This request is being made for the same reasons as the prior extensions, primarily due to continued difficulty obtaining financing as a result of current economic conditions.
Phasing	No

LAND DEVELOPMENT	
Are there engineering plans, utility coordination, or environmental reviews underway or completed?	No

Staff Notes:	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 final plat approval?	Hammerheads are no longer accepted, and excessive block lengths
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?	No
Is there evidence of substantial progress towards final plat approval?	No - PI 8042 – PI Approved. No construction has started on the site.

If approved, the new expiration date would be August 5, 2027 – 12 months from the date of the Planning Commission's approval of the extension.