

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 4, 2026**

PL8123

PRELIMINARY – OSO VISTA SUBDIVISION UNITS 1 AND 2
(57.32 acres)

(D3) Generally located north of Farm-to-Market Road 43 and west of County Road 33

Owner: V2 Ventures, LLC.

Engineer: Richard Voss

Background

In this first-time extension request, the applicant states, “We are requesting an extension for the Oso Vista Preliminary Plat because the construction on Phase 1 is not complete.” The Planning Commission originally approved this Preliminary Plat on 2/21/2024. This request is for a 24-month extension.

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

GENERAL PLAT INFORMATION	
Plat Application	PL8123
Subdivision	Oso Vista Subdivision Units 1 and 2
Original Plat Approved	2/21/2024
Previous Time Extensions Granted	N/A
Date of Current Time Extension Request	2/19/2026
Expiration Date	2/21/2026
Submitted on Time	Yes
Documentation Submitted	Request for Extension Submitted
Justification Provided	“We are requesting an extension for the Oso Vista Preliminary Plat because the construction on Phase 1 is not complete.”
Phasing	Yes

LAND DEVELOPMENT	
Are there engineering plans, utility coordination, or environmental reviews underway or completed?	Yes
Staff Notes:	Bria Whitmire: "Construction has not begun because the

	reimbursement agreement must be finalized before any work can start, and that agreement could not be initiated until the construction plans were officially released. The resulting delay is reasonable and justified, in my opinion."
Are there any approved waivers? Does this time extension affect the waiver(s)?	N/A
Have there been any major redesigns or scope changes since final plat approval?	N/A
CONTRACTS	
Are there any associated reimbursement agreements that need to be extended?	Michael San Miguel: "I received a Wastewater Reimbursement application for Oso Vista Subdivision Unit 1. I have requested clarification regarding the Cost Estimate and am currently awaiting their response. I have tentatively scheduled March 31, 2026, for Council's consideration."
If so, do costs need to be updated to today's rates and submitted for approval?	See above comment.
Is there evidence of substantial progress towards final plat approval?	No PIs or other progress provided to staff.

If approved, the new expiration date would be March 4, 2028 – 24 months from the date of the Planning Commission's approval of the extension.