



CITY OF SOUTHLAKE

Department of Planning & Development Services

STAFF REPORT

November 10, 2015

CASE NO.: ZA06-030
ZA06-185

PROJECT: Plat Extension for Saddleback Ridge Estates

EXECUTIVE SUMMARY:

Spectra Land is requesting approval of an extension to the expiration of the preliminary plat and final plats for Saddleback Ridge Estates on property described as Tracts 3, 4, & 4B, R.D. Price Survey, Abstract No. 992; Lot 1, Block 1, Quail Oaks Addition and Tract 11, A. Robinson Survey, Abstract No. 1131, City of Southlake, Denton County, Texas and located at 330, 350, 340 and 360 W. Bob Jones Road, and 4640 N. White Chapel Blvd., Southlake, Texas. Current Zoning: "SF-1A" Single Family Residential District. SPIN Neighborhood # 1.

REQUEST:

Spectra Land is requesting approval of an extension to the expiration of the preliminary and final plats for Saddleback Ridge Estates. Saddleback Ridge Estates was approved as a 32 lot SF-1A single family residential subdivision in June 2006 with the adoption of Ordinance No. 480-490.

A **Preliminary Plat** shall expire two years from the date of approval. A Preliminary Plat was approved by City Council on June 6, 2006. Expiration extensions were approved for June 7, 2009 (approved on January 15, 2008), June 7, 2010 (approved on November 18, 2008), June 7, 2011 (approved on November 3, 2009), June 7, 2012 (approved on January 4, 2011), June 7, 2013 (approved January 3, 2012), June 7, 2014 (approved January 15, 2013), June 7, 2015 (approved January 7, 2014) and June 7, 2016 (approved January 20, 2015). The applicant is requesting to extend the validity of the Preliminary Plat for one year from the current June 7, 2016 expiration. ***This would extend the preliminary plat validity until June 7, 2017.***

A **Final Plat** which has not been recorded in the County Plat Records within one year of the date of approval shall expire. The Final Plat was approved by the Planning & Zoning Commission on January 18, 2007. Extensions were approved for January 19, 2009 (approved on January 15, 2008), January 19, 2010 (approved on November 18, 2008), January 19, 2011 (approved on November 3, 2009), January 19, 2012 (approved January 4, 2011), January 19, 2013 (approved January 3, 2012), January 19, 2014 (approved January 15, 2013), January 19, 2015 (approved January 7, 2014) and January 19, 2016 (approved January 20, 2015). The applicant is requesting to extend the validity of the Final Plat for one year from the current January 19, 2016 expiration. ***This would extend the final plat validity until January 19, 2017.***

If approved by City Council on November 17, 2015 the following expiration dates shall be adopted:

ZA06-030	Preliminary Plat	June 7, 2017
ZA06-185	Final Plat	January 19, 2017

ACTION NEEDED: Consider Plat Extension Requests – [LINK TO PRESENTATION](#)

ATTACHMENTS:

- (A) Background Information
- (B) Vicinity Map
- (C) Plans and Support Information

STAFF CONTACT: Dennis Killough (817) 748-8072
Lorrie Fletcher (817) 748-8069

BACKGROUND INFORMATION

OWNER: Tom LaHoda

APPLICANT: Spectra Land

PROPERTY SITUATION: The property is located at 330, 350, 340 and 360 W. Bob Jones Road, and 4640 N. White Chapel Blvd., Southlake, Texas

LEGAL DESCRIPTION: Tracts 3, 4, 4B, R.D. Price Survey, Abstract No. 992; Lot 1, Block 1, Quail Oaks Addition and Tract 11, A. Robinson Survey, Abstract No. 1131

LAND USE CATEGORY: Low Density Residential with a Rural Conservation overlay designation.

CURRENT ZONING: "SF-1A" Single Family Residential

HISTORY: City Council approved a change of zoning from "AG" and "RE" to "SF-1A" on June 6, 2006 with an associated concept plan (ZA06-029).

A Preliminary Plat (ZA06-030) was approved by City Council on June 6, 2006.

A Final Plat (ZA06-185) was approved by the P& Z on January 18, 2007.

A Preliminary Plat extension was approved until June 7, 2009 on January 15, 2008. A Final Plat extension was approved until January 19, 2009 on January 15, 2008.

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A Preliminary Plat extension was approved until June 7, 2016 on January

20, 2015. A Final Plat extension was approved until January 19, 2016 on January 20, 2015.

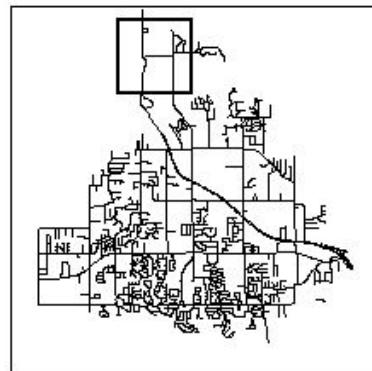
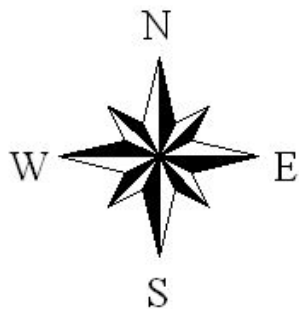
STAFF COMMENTS:

Subdivision Ordinance No. 483, Section 4.01I Expiration of Plats:

1. Preliminary Plat: A Preliminary Plat shall expire two years from the date of approval. Said expiration date shall be extended one year from the latest date of filing a Final Plat on a portion of said Preliminary Plat in the County Plat Records.
2. All other plats: A Final Plat, Plat Revision, Amended Plat or a Plat Showing which has not been recorded in the County Plat Records within one year of the date of approval shall expire.
3. Extensions: The City Council may extend the expiration date of an approved plat upon written petition for such extension by the owner prior to the expiration of the plat but not to exceed one (1) year.

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Vicinity Map Saddleback Ridge Estates



Letter from the Applicant

November 9, 2015

Dennis Killough
Chief Planner
City of Southlake
Southlake, Texas

Re: Saddleback Ridge Estates Plat Extension Request

Dear Dennis,

This letter is to request extensions for the Final Plat of Saddleback Ridge Estates, set to expire Jan 2016 and Preliminary Plat set to expire June 2016.

The reason for the request is due to the market rebound and liquidity in the estate luxury housing market. While the market is steadily improving for this segment, return to normalized liquidity for speculative lending to custom homes has been slow.

However, the market trend is positive ... We have been working with local custom home builders and the city engineering staff with the intent and goal to start this project mid-2016, barring any unforeseen economic macro events similar to 2008-2009.

We are very excited about bringing forward this 32 one acre lot community and are fully committed to delivering a high quality project.

Enclosed is a check for \$100 for the extension application fee.

Please do not hesitate to call should you have any questions.

Kind Regards,

Tom LaHoda
General Manager
Spectra Land

817-233-2323

