



# COLLIN COUNTY

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October 31, 2016

**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Flatland 598 – Final Plat

LJ Homes, LLC, owner and developer of Flatland 598 Subdivision, requests Commissioners Court approval of the attached Final Plat.

## **LOCATION AND SIZE**

Located east of CR 598, near Copeville, TX. See location map attached. The subdivision consist of two (2) lots ranging in sizes from 3.317 to 3.637 acres. The lots do front on the county road; therefore NO road construction is required.

## **COMPLAINE WITH REGULATIONS**

Subdivision regulations stipulate that lots greater than three (3) acres must have a minimum of 200' of road frontage. These lots have 139.91' to 155.03' of frontage and therefore do not comply with the Collin County Subdivision regulations.

## **ACTION**

We recommend Commissioners Court NOT approve the Flatland 598 Final.