



COLLIN COUNTY

Engineering Department
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DATE: July 22, 2019

TO: Collin County Commissioners Court

FROM: Clarence Daugherty, P.E., Director of Engineering

SUBJECT: Request to advertise for a Public Hearing for the Proposed Changes to the Collin County Subdivision Regulations – Road Frontage Requirements for Existing County Roads

It has come to light that one of the provisions of the current Collin County Subdivision Regulations conflict with the authorizing statute. The Local Government Code, Section 232.103 states that a Commissioner Court may establish minimum lot frontages on "existing" county roads. The wording in the Collin County Subdivision Regulations does not limit the regulation to only "existing" roads. The Subdivision Regulations need to be revised to comply with the State statute.

The Engineering staff has also determined that the minimums currently listed result in much wider lots than are necessary. It is the staff's opinion that 100 feet is a reasonable minimum that will provide an adequate lot width. Therefore, it is proposed that the Subdivision Regulations be changed to the 100 foot minimum width. A public hearing is required to revise the Subdivision Regulations.

It is recommended that the Commissioners Court agree to consider revising the Subdivision Regulations so that the minimum lot frontage only apply to "existing" County roads and that the minimum be set at 100 feet. If the Court agrees, then the proposed revision will be advertised and a public hearing set for the Court to hear testimony and take action on this proposed revision.