



# COLLIN COUNTY

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**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Request for Subdivision Regulation Variance for the Country Lakes Subdivision

Lennar Homes, developer of the Country Lakes Subdivision, request Commissioners Court consider approval of a Subdivision Regulation variance in order to begin site grading.

## **LOCATION AND SIZE**

The development is a 515.50 acre tract located on the Southeast corner of FM 546 and Pecan Drive (CR 437) and outside of any municipality's Extra Territorial Jurisdiction. See location map attached. The Preliminary Plat was approved in June 2018 and consists of 2,312 new residential lots and 45 Common Area lots and 1 amenity Center Lot. Typical residential lot sizes range from 4600 sq. ft. to just under 17,000 sq. ft. The lots do not all front on the existing public roads, therefore road construction will be required.

## **SUBDIVISION REGULATION VARIANCE**

In order to begin grading, the owner is requesting a variance to the Collin County Subdivision Regulations. Typically a final plat would be approved before dirt work would begin. The owner has submitted grading and drainage plans for phase 1a and 1b. They have been reviewed and approved by engineering staff. A final plat for phase 1a and 1b will be submitted soon but immediate site grading is needed to stay on schedule.

## **ACTION**

We recommend Commissioners Court approve the Subdivision Regulation variance to allow site grading prior to Final Plat submittals for Country Lakes Subdivision, as long as grading and drainage plans have been reviewed and approved by County Engineering staff.