



COLLIN COUNTY

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Date: 5-20-19
To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Rescind Court Order 2017-217-03-27 for the Final Plat of Summerlin Phase 3 and Approve the New Plat for Summerlin Phase 3 and Phase 4

5600 Rockhill Homes, LTD, owner and developer of Summerlin Phase 3 and 4 requests Commissioners Court rescind the original Phase 3 plat approval and consider approval of the attached New Phase 3 and 4 Final Plat.

HISTORY

The Phase 3 plat was originally approved on March 27, 2017. The owner is now requesting to split the plat into two phases which will be the new Phase 3 and Phase 4. (See attached Final Plats for Phase 3 and 4).

LOCATION AND SIZE

Phase 3 is located west of FM 547 and south of CR 643. Phase 4 is located off CR 643, just west of phase 3. Both these phases are south of Farmersville, TX; see location map attached. Phase 3 consists consists of 38 lots with sizes ranging from 1.15 to 2.08 acres. Phase 4 consists of 43 lots with sizes ranging from 1.29 to 2.47 acres.

The lots do not front on an existing county road; therefore road construction is required.

ROADS, UTILITIES AND DRAINAGE

The owner has submitted construction plans and final plats for review. The plans show adequate road cross-sections and drainage patterns within the subdivisions. On-site sewage facilities are suitable for both phases. Water will be supplied by Caddo Basin Special Utility District. The 100-year flood plain does not encroach upon either phase.

The phase 3 roads are nearing completion. Once they have completed phase 3 and submitted the appropriate project close out documents, they will be allowed to submit the plat for signatures and filing. The phase 4 infrastructure is still underway.

ACTION

We request Commissioners Court Rescind Court Order 2017-217-03-27 for the Final Plat of Summerlin Phase 3 and Approve the New Plat for Summerlin Phase 3 and Phase 4