



COLLIN COUNTY

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Date: 9/6/19
To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Rescind Court Order 2018-1008-11-19 for the Final Plat of Colina Creek Phase 3 and
Approve the New Plats for Colina Creek Phase 3 and Phase 4

547 Land Development LLC, owner and developer of Colina Creek Phase 3 request Commissioners Court rescind the original Phase 3 plat court order No. 2018-1008-11-19, and consider approval of the attached New Phase 3 and 4 Final Plat.

HISTORY

The Phase 3 plat was originally approved on November 19, 2018. 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 and 4 are located off CR 645, south of Farmersville, TX; see location map attached. Phase 3 consists of 26 lots with sizes ranging from 1.07 to 2.994 acres. Phase 4 consists of 31 lots with sizes ranging from 1.052 to 3.373 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 2018-1008-11-19 for the Final Plat of Colina Creek Phase 3 and Approve the New Plat for Colina Creek Phase 3 and Phase 4