



COLLIN COUNTY

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March 10, 2020

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Approval of Preliminary Plat for Branch Village and Request for Subdivision Variance to grade site ahead of Final Plat approval.

Chester Keith Callan, owner and Lennar Homes, developer of Branch Village, requests Commissioners Court consider approval of the attached Preliminary Plat and grant a Subdivision Regulations Variance to allow the owner/developer to start site grading ahead of Final Plat Approval.

LOCATION AND SIZE

Located on FM 982 approximately 1.5 miles south of FM 546 and approximately 6.5 miles south of Princeton; see location map attached. The Subdivision consists of one hundred and eight (108) residential lots ranging from 3,480 sf. to 4,200 sf. Not all lots front on an existing road, therefore road construction is required.

ROADS, UTILITIES AND DRAINAGE

The owner has submitted a Preliminary plat to include layout and street sections for all proposed roadways. Detailed Construction plans will be required during the Final Plat process.

The owner has submitted a preliminary drainage study for the entire tract. The project generally drains from north east to south west and will outfall to an existing FEMA floodplain associated with the East Fork trinity River tributary A before ultimately outfalling into Lake Lavon. A Letter of Map Revision (LOMR) will be submitted to the county for review and then submitted to FEMA once construction within the floodplain is complete and before the Final Plat can be filed.

The preliminary plat does currently show some of the lots to be inundated by the 100-yr flood plain but once the LOMR is approved by FEMA, those lots will be removed. The lots will not be built on until they are removed from the 100-yr flood plain.

Once improvements have been made, water will be supplied to the development by Culleoka Water Supply Company and sanitary sewer will be provided by the City of Princeton.

ACTION

We recommend Commissioners Court approve the Preliminary Plat for Branch Village and grant the owner/developer a variance to the Subdivision regulations to allow them to start site grading.