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DATE: September 28, 2020  
TO: Collin County Commissioners Court  
FROM: Tracy Homfeld, P.E., Assistant Director of Engineering  
SUBJECT: 2<sup>nd</sup> Public Hearing for the Proposed Changes to the Collin County Subdivision Regulations, Floodplain Management Regulations, NEW Drainage Design Standards and NEW Roadway Standards

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Staff has been working with our consultant on updating the existing Collin County Subdivision Regulations and Floodplain Management Regulations. In addition, we have developed new Drainage Design Standards and Roadway Standards Documents.

In February 2020. We held the first Public Hearing to get feedback on the proposed revisions and new documents. Our consultant has cataloged the requests and made the appropriate changes. All requests and responses are documented in the attached Resolution Status spreadsheet. In addition to the responses and subsequent document changes from the February Public hearing, we had a thorough review of the Subdivision Regulations by the County's Attorney which has resulted in more changes to the document. In addition to re-organizing the information, the attorney has vetted the document for compliance with LGC 232 that includes new legislative requirements.

The Legislature added new challenges such as a "shot Clock" 30-day period with one agreed extension only if the developer requests it. Restrictions were also added as to what could be required with a plat, and we have carefully tried to get what is absolutely needed to safely approve any plat. In addition, a procedure was added for notifying applicants of the plat's outcome before the Commissioners Court with specificity, receiving responses, making replies, etc. This process involves essentially ruling on responses from the applicant/developer to determine if the matters in the response cure the conditions on approval or reasons for disapproval of the Commissioners Court. There are timelines for these replies, understanding that there was no way that the Commissioners Court could repeatedly meet to address these new procedures, the Legislature allows a commissioners court to delegate significant authorities, all the way up to plat approval. Significant authority is delegated in the proposed Subdivision Regulations to the Director of Engineering, especially in the area of complying with the new legislative procedures. The Commissioners Court still initially rules on a Final Plat, unless it is a minor or amending plat, which is delegated to the Director of Engineering.

In the proposed Subdivision Regulations, we are requesting to set reasonable standards regarding minimum lot frontages along existing County Roads in accordance with Section 232.103 of the Texas Local Government Code. The proposed Subdivision Regulations also establish reasonable set-back lines (front only) as provided in Section 232.104 of the Texas Local Government Code in conjunction with Chapter 233 of said Code.

The Collin County Planning Board has been involved in the development of these documents. The board has had the opportunity to review all DRAFT documents and have made comments.

Staff also reached out to members of the Development, Real Estate and Engineering community seeking comments.

The appropriate public notification was completed per Local Government Code requirements.

Staff will be present for questions.

ACTION:

- 1) We request Commissioners Court Hold a 2<sup>nd</sup> Public Hearing to hear input regarding the proposed changes to the Collin County Subdivision Regulations, Floodplain Management Regulations and NEW Drainage Design Standards and NEW Roadway Standards Documents.
- 2) In the proposed Subdivision Regulation we are requesting to set reasonable standards regarding minimum lot frontages along existing County Roads in accordance with Section 232.103 of the Texas Local Government Code. We also seeking to establish reasonable set-back lines (front only) as provided in Section 232.104 of the Texas Local Government Code in conjunction with Chapter 233 of said Code, and we ask for separate approval of those matters.
- 3) We subsequently ask for approval of the revised Collin County Subdivision Regulations.
- 4) We request Commissioners Court approval of the revised Floodplain Management regulations.
- 5) We request Commissioners Court approval of the NEW Drainage Design Manual and NEW Road Standards document.