



MEMO

Date: February 15, 2021
To: Commissioners Court
From: Tracy Homfeld, PE; Collin County Engineering Department
Subject: Public Hearing for the Consideration of Conditional Approval of the Re-plat of Lots 5A and 5B, of Little Ranch Acres Subdivision

James Buckley, owner of lot 5, is seeking to subdivide lot 5 into two lots, lot 5A and 5B. The resulting lots shall be approximately 2.08 to 2.23 acres. Local Government Code 232.041 requires that notice be given to affected parties prior to a decision by the Commissioners Court.

A notice was published on the County's website for 30 days prior to the public hearing and letters were sent out to all land owners in the Little Ranch Acres Subdivision, 30 days prior to the public hearing.

Staff is recommending a Conditional Approval of the re-plat based on the following condition:

- In order to meet the appropriate setbacks for each new lot, an On Site Sewage Facility (OSSF) permit is needed for lot 5A. The permit will remove the components from Lot 5B and install a new, alternative system for Lot 5B. This permit must be approved, inspected and passed prior to final recording of the plat.

ACTION

- 1) **Hold Public Hearing for the Re-plat of Lots 5A and 5B of the Little Ranch Acres Subdivision,**
- 2) **Request Conditional Approval of the Re-plat of Lots 5A and 5B of the Little Ranch Acres Subdivision.**