



July 19, 2021

**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Final Plat and Street Sign Plan for Colina Creek Estates phase 6

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547 Land Development LLC, owner and developer of Colina Creek Estates Phase 6, requests Commissioners Court consider approval of the attached Final Plat and signage plan.

Located off FM 547, approximately 2.8 miles South of Farmersville; see location map attached. The Subdivision consists of thirty nine (39) residential lots ranging from 1.0 acre to 2.0 acres. Not all lots front on an existing road, therefore road construction is required.

The plat generally meets the County's SUBDIVISION RULES as outlined in Section 1.05 of the Collin County Subdivision Regulations and authorized under Local Government Code (LGC) 232, however the developer will be required to make the necessary technical edits. Those items will be outlined in a detailed punch list to the developer within 10 days following Court's conditional approval and will cite the reference in the County's Subdivision Regulations and LGC.

In addition, the owner has submitted a street sign plan for the development. The plan was prepared by a Texas licensed professional engineer according to the Manual on Uniform Traffic Control Devices (MUTCD). The Engineering department has reviewed and concurs with the submitted street sign plan.

### **ACTION**

***We request Commissioners Court consideration for:***

***1) The approval of the Final Plat of Colina Creek Estates phase 6, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003, and***

***2) Approval of the street sign plan for Colina Creek Estates phase 6.***