



COLLIN COUNTY

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MEMO

Date: April 10, 2023
To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Waller's Holler lots 3A & 3B- Road Frontage Variance Request

Teresa Moreland, owner of lots 3A and 3B in the Waller's Holler Subdivision, is requesting a variance to the Subdivision regulations with regards to the minimum road frontage requirements on existing county roads.

The platted lots are located approximately 6.7 miles south of Princeton. There is a residence located at 6304 CR 437 on the platted lots. (See location map attached.)

Mrs. Moreland would like to combine lots 3A and 3B and add the additional 1.2 acre parcel to make a combined 3.919 acre lot. Presently the lot to the west of lot 3A only has access via a road easement. Once combined, the entire tract would have road frontage on CR 437.

Mrs. Moreland is requesting a variance from the current road frontage requirement of 100' minimum per lot.

The lots were platted back in 2003 before the County had road frontage requirements in place and therefore the current lots only have about 20' of road frontage each. Once combined, the lots will have a combined road frontage of approximately 40', which greatly enhances the road frontage.

The Collin County Subdivision Regulations presently require 100' of road frontage off existing County roads, therefore the proposed re-plat would not meet the road frontage requirement; however, the Engineering department is recommending this variance since the re-plat will result in an improvement to the road frontage for the entire lot.

Staff recommends approval of this requested action because, contrary to most other lot actions, that further divide land, this action would combine lots into one lot and double the length of the road frontage. Upon approval of the variance, Mrs. Moreland will submit a re-plat to Collin County for subsequent court action.

ACTION

We request Commissioners Court consideration of the requested variance to the Collin County Subdivision Regulation regarding road frontage requirements and allow the proposed lot to have 40' of road frontage.