COLLIN COUNTY

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MEMO

Date: April 1, 2024

To: Commissioners Court

From: Tracy Homfeld, PE; Assistant Director of Engineering

Subject: Public Hearing for the Re-plat of Park Meadows Addition Lot 5- Cruz Addition

Grand Prairie Construction Inc., owner and developer of the Cruz Addition, requests Commissioners Court consideration of the attached Re-plat of Park Meadows Addition, lot 5, Cruz Addition. Local Government Code 232.041 requires that notice be given to affected parties prior to a decision by the Commissioners Court.

The Cruz Addition will be subdivided into 7 lots. The lots will range from 1.0 acres to 1.09 acres. On-site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Copeville WSC. The 100-year flood plain is not present on the property. The lots do not front on an existing public road; therefore, road construction is required.

A notice was published on the County's website for 30 days prior to the public hearing and letters were sent out to all landowners within the required distance of the lots involved in the Re-plat, 30 days prior to the public hearing.

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.

ACTION

1) **Hold Public Hearing for the Re-plat of Park Meadows Addition Lot 5- Cruz Addition,**

2) **We request Commissioners Court consideration for the approval of the Re-plat of Park Meadows Addition Lot 5- Cruz Addition with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003**