



MEMO

Date: April 22, 2024
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Final Plat and Building Line Setback Variance Request for Songhill

Celina 124, LLC, owner and developer of the Songhill Subdivision (North Collin County Municipal District #1), requests Commissioners Court consideration of the attached Final Plat of Songhill, and approval of variance of subdivision regulations for building setbacks.

This development is a Municipal Utility District (MUD) and all the infrastructure will be owned and maintained by the district. Songhill is 124.05 acres consisting of 551 residential lots and 9 HOA lots. The lots do not front on the existing public roads; therefore, road construction will be required. Water and sanitary sewer will be supplied to the development by the City of Celina. Storm Drains and Sanitary Sewer Plans will meet the standards for the City of Celina and the roads will meet the County's minimum standards.

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.

The owner has requested a variance for building setback required by the County Subdivision Regulations. Building setbacks along the frontage or side of a lot are only required when lots are adjacent to a roadway. The developer is requesting that the front setbacks be reduced to 22' from the required 25' and where the side lot is adjacent to a roadway, they are requesting a 15' setback.

This is a small lot subdivision and the court has approved this in the past for the MUD with small lots. Engineering staff is working on updating the subdivision regulations to account for small lots. When the lot setbacks were created, it was with the County's typical large lots in mind.

ACTION

- 1. We request Commissioners Court consideration for the approval of the Final Plat for Songhill with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003 and***
- 2. A variance granted for the building line setbacks for 22' for the front setback and 15' for the side setback where adjacent to a roadway.***