



MEMO

Date: May 20, 2024
To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Public Hearing for the Re-Plat of Lot 9 of Sommerset Estates

Rubio Jose Guadalupe Nunez, Eduardo Soto Soto and Manuel Soto Dominguez, owners of Sommerset Estates lot 9, are seeking to subdivide lot 9 into three lots, lots 9A, 9B and 9C. The resulting lot 9A will be 3.30 acres, lot 9B will be 3.33 acres and lot 9C will be 3.36 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 landowners within 200' of Sommerset Estates lot 9, 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

ACTION

We request Commissioners Court consideration for:

- 1) Hold Public Hearing for the Re-plat of Lots 9A, 9B and 9C of Sommerset Estates,***
- 2) We request Commissioners Court consideration for the approval of the Re-plat of Lots 9A, 9B and 9C of Sommerset Estates with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003***