



COLLIN COUNTY

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MEMO

Date: December 16, 2024

To: Commissioners Court

From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering

Subject: Final Plat for Peninsula 12

P12 LLC., owner and developer of Peninsula 12, requests Commissioners Court consideration of the attached Final Plat for Peninsula 12.

Peninsula 12 will be platted as one lot. The property will later be permitted as a Manufactured Home Rental Community with privately maintained streets. Water will be supplied to the development by Culleoka WSC and sanitary sewer will be provided by the City of Princeton. The 100-year flood plain is present on the property and will be contained within a drainage easement. The lots do not front on an existing public 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.

ACTION

We request Commissioners Court consideration for:

The approval of the Final Plat of Peninsula 12, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.