



COLLIN COUNTY

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MEMO

Date: January 13, 2025
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of
Engineering
Subject: Final Plat for Long Branch Estates Creekside

Tesch Development & Management Co., LLC, owner and developer of the Long Branch Estates Creekside requests Commissioners Court consideration of the attached Final Plat of Long Branch Estates Creekside.

Long Branch Estates Creekside is 29.95 acres consisting of 18 residential lots and 1 HOA lot. On-site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Marilee SUD. The 100-year flood plain is present on the property. A flood study has been reviewed and approved by Collin County. The lots do not front on an existing county 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 Long Branch Estates Creekside, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.