



COLLIN COUNTY

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MEMO

Date: April 14, 2025

To: Commissioners Court

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

Subject: Final Plat for Songhill Phase 2

Celina 124, LLC, owner and developer of the Songhill phase 2 Subdivision (North Collin County Municipal District #1), requests Commissioners Court consideration of the attached Final Plat.

This development is a Municipal Utility District (MUD) and all the infrastructure will be owned and maintained by the district. Phase 2 is 55.73 acre consisting of 239 residential lots and 4 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.

ACTION

- 1. We request Commissioners Court consideration for the approval of the Final Plat for Songhill Phase 2 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.***