



MEMO

Date: June 23, 2025
To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Request to Rescind Park Meadows Re-plat of Lot 5, Cruz Addition and Public Hearing for the Re-plat of Lot 5 of Park Meadows

Grand Prairie Construction Inc., owner of Park Meadows lot 5, requests Commissioners Court rescind the previously approved re-plat of lot 5, Cruz Addition, court order 2024-367-04-01, and consider the attached re-plat of Park Meadows lot 5. Local Government Code 232.041 requires that notice be given to affected parties prior to a decision by the Commissioners Court.

Park Meadows lot 5 will be subdivided into 4 lots. The lot sizes will range from 1.19 acres to 6.15 acres. Water will be supplied to the subdivision by Copeville WSC. The 100-year flood plain is not present on the property. The lots do front on an existing public road; therefore, road construction is not required.

A notice was published on the County's website prior to the public hearing and letters were sent out to all landowners within the required distance of the lots involved in the re-plat 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 Subdivision Regulations and LGC.

ACTION

- 1) Rescind re-plat of Park Meadows lot 5, Cruz Addition, court order 2024-367-04-01,
- 2) Hold Public Hearing for the Re-plat of Park Meadows lot 5, and
- 3) We request Commissioners Court consideration for the approval of the Re-plat of Park Meadows lot 5 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003