



COLLIN COUNTY

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MEMO

Date: December 8, 2025
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Final Plat for Wagon Creek Phase 1

Summit Celina Propco LLC and Maroon Star Partners LLC, owners and Lennar Homes of Texas, developer of the Wagon Creek Subdivision (Golden Ranch MUD of Collin County), requests Commissioners Court consider approval of the attached Final Plats of Wagon Creek phase 1.

This development is a Municipal Utility District (MUD) and the entire infrastructure will be owned and maintained by the district. The District has not acquired contracts for emergency services but is currently working on acquiring contracts for those services.

Phase 1 is 40.90 acres consisting of 218 residential lots and 2 HOA lots. Typical residential lot sizes will be 6500 sq. ft. The lots do not front on the existing public roads, therefore road construction will be required.

Once improvements have been made, water will be supplied to the development by Mustang SUD and sanitary sewer will provided by an onsite Wastewater Treatment Plant permitted through TCEQ.

The roads will meet the County minimum standards. Once the final plat is approved, construction plans will be reviewed and then construction will begin.

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:

1) The approval of the Final Plat of Wagon Creek Phase 1, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.