



COLLIN COUNTY

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MEMO

Date: March 16, 2026
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Final Plat for Windchime Addition Phases 2A and 2B

D.R. Horton- TEXAS LTD., owner and developer of the Windchime Addition phases 2A and 2B (N. Collin County MUD #1), requests Commissioners Court consider approval of the attached Final Plats of the Windchime Addition.

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 2A is 49.26 acres consisting of 229 residential lots and 7 HOA lots. Phase 2B is 31.65 acres consisting of 162 residential lots and 1 HOA lot. The average residential lot sizes will be 5,175 sq. ft. The lots do not front on the existing public roads, therefore road construction will be required.

The owner submitted a drainage study for the entire tract. The project generally drains from west to east and will outfall to an existing FEMA floodplain associated with a tributary of Honey Creek before ultimately draining into SCS lake EF 8H. A Flood Study has been submitted to Collin County for review.

Once improvements have been made, water will be supplied to the development by Mustang SUD and sanitary sewer will be provided by the City of Celina.

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 the Windchime Addition Phases 2A and 2B, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.