



MEMO

Date: June 8, 2026
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Final Plat for Restore the Grasslands

Restore the Grasslands, LLC, owner and developer of the proposed Restore the Grasslands addition (Collin County Municipal Utility District No. 7), requests Commissioners Court consideration of the attached Final Plat for Restore the Grasslands.

The development consists of approximately 100.725 acres and includes 624 residential lots and 32 open space lots. All roadway and utility infrastructure will be owned and maintained by the MUD.

A portion of the development property is located within the City of Parker city limits and within the Texas Department of Transportation (TxDOT) right-of-way, which provides access to FM 2551. A separate plat has been submitted to the City of Parker for approval of the portion located within the city limits. The approval by the City of Parker and the approved TxDOT Driveway permit will be a condition of the County's final plat approval.

Because the lots do not front existing public roadways, internal subdivision road construction will be required. The roadway improvements will comply with the County's minimum standards.

Water will be provided through proposed groundwater wells. The developer has submitted a groundwater availability certification, which is currently under review by the North Texas Groundwater Conservation District. Permits from both the North Texas Groundwater Conservation District and the Texas Commission on Environmental quality (TCEQ) will be required prior to commencement of construction. Sanitary sewer service is proposed through a wastewater treatment plant and will be designed in accordance with applicable TCEQ standards. An approved TCEQ permit for the wastewater facility will also be required prior to construction.

Due to the development having a single point of access, all homes and buildings will be required to include an approved automatic sprinkler system in accordance with Sections 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the 2024 International Fire Code (IFC).

The site generally drains from west to east and ultimately outfalls to an existing FEMA floodplain associated with Maxwell Creek before draining into Lake Lavon. A Flood Study has been submitted to Collin County for review.

The plat generally complies with the County's Subdivision Regulations, including Section 1.05, and is authorized under Local Government Code (LGC) Chapter 232. The developer will be required to complete all necessary technical revisions. A detailed punch list identifying required revisions and applicable regulatory references will be provided to the developer within ten (10) days following the Court's conditional approval. The developer is currently coordinating agreements for emergency service providers.

ACTION

Staff requests Commissioners Court consideration and for approval of the Final Plat for Restore the Grasslands, subject to completion of all required technical revisions, in accordance with LGC Sections 232.001 and 232.003.