



COLLIN COUNTY

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MEMO

Date: June 22, 2026
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Conditional Approval for the Final Plat for Restore the Grasslands

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

The proposed development encompasses approximately 100.725 acres and consists of 624 residential lots and 35 open space lots.

The internal roadway system will be designed and constructed in accordance with Collin County Roadway Standards. Water service is proposed to be provided through groundwater wells. A groundwater availability certification has been submitted and is currently under review by the North Texas Groundwater Conservation District. Wastewater service is proposed through a wastewater treatment facility and will be designed in compliance with applicable Texas Commission on Environmental Quality (TCEQ) regulations. All roadway and utility infrastructure will be owned and maintained by the Municipal Utility District (MUD).

Due to the development having a single point of access, all residential and non-residential structures will be required to be equipped with 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).

Drainage studies, floodplain studies, and civil construction plans will be reviewed and approved prior to the commencement of construction activities.

A detailed list of plat technical comments and applicable regulatory references will be provided to the developer within ten (10) days following the Court's conditional approval.

ACTION

Staff requests Commissioners Court consideration for the conditional approval of the Final Plat for Restore the Grasslands, subject to applicant addressing all outstanding technical comments and revising the plat to the satisfaction of County staff, in accordance with LGC Sections 232.001 and 232.003.