



MEMO

Date: July 13, 2026
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Conditional Approval for the Final Plat for Rosewood Gardens Phase 1

TCCI Montgomery Gardens, LLC, owner and developer of the proposed Rosewood Gardens Phase 1 addition (East Collin MUD #1), requests Commissioners Court consideration of the attached Final Plat for Rosewood Gardens Phase 1.

The District has existing contracts for emergency and animal control services with Collin County and will ensure Rosewood Gardens Phase 1 is added to those agreements.

The development consists of approximately 23.034 acres and includes 154 residential lots and 11 common area lots. 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 supplied to the development by Copeville Special Utility District. Sanitary sewer service is proposed through a wastewater treatment plant and an approved TCEQ permit for the wastewater facility has been acquired by TCCI Montgomery Gardens, LLC. All roadway and utility infrastructure will be owned and maintained by the MUD.

Access for phase 1 will be provided from FM 1778 and the existing Park Meadows Dr (via a temporary access road through phase 2. Park Meadows Dr is currently a public roadway that is privately maintained.

The site drains to the south and ultimately outfalls to an existing FEMA floodplain associated with Price Creek before draining into Lake Lavon.

The plat generally complies with the County's Subdivision Regulations, including Section 1.05, and is authorized under Local Government Code (LGC) Chapter 232. A detailed list of conditions identifying required revisions 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 conditional approval of the Final Plat for Rosewood Gardens Phase 1, subject to completion of all required technical revisions, in accordance with LGC Sections 232.001 and 232.003.