



COLLIN COUNTY

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MEMO

Date: October 26, 2026
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Final Plat for Long Branch Estates-Hillside

Long Branch Cattle Company, LLC and Jersey Development Company LLC, owners and developer of Long Branch Estates-Hillside, requests Commissioners Court consideration of the attached Final Plat.

Long Branch Estates-Hillside will be subdivided into 529 residential lots and 3 HOA lots. On-site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Mustang SUD. The 100-year flood plain is not present on the property. The lots do not front on an existing county road; therefore, road construction is required.

Attached is a list of proposed conditions that must be addressed by the applicant as part of the Court's conditional approval. If the Court grants conditional approval, the County will provide the list of conditions to the applicant following the Court's action, in accordance with the Collin County Subdivision Regulations.

RECOMMENDED ACTION

We recommend that the Commissioners Court consider conditional approval of the Final Plat for Long Branch Estates-Hillside, subject to the attached conditions.