



YOUR HOMETOWN

Anna

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January 17, 2017

Mr. C. Kent Adams
2160 Lone Star Rd.
Celina, Texas 75009

**RE: Vesting Determination for The Hills of Lone Star Phase 6/East
Fork South (Lone Star Ranch)**

Dear Mr. Adams,

Vesting of a project is governed under Chapter 245 of the Local Government Code. When a series of permits is required for a project, the vesting occurs when the first application for a permit is filed. It is our opinion that the Lone Star Ranch development project (as shown on the attached Conceptual Parcel Plan) vested in 2004 before the area was in the City of Anna extraterritorial jurisdiction (ETJ). When the area was outside the Anna ETJ, none of the City's orders, regulations, ordinances, rules, or other requirements applied to the project. The rules in effect were the County rules that applied at that time.

In our opinion, Chapter 245 applies and results in the County having jurisdiction over this project. The City should not process the application as the City's regulations do not apply and the City does not have jurisdiction to enforce the County's rules. Since the County rules will apply, the County is the appropriate authority to make permitting determinations with respect to this project.

For the reasons stated above, development applications for this project should be filed with the County and not the City. This could change in the future if the project goes dormant, as defined under Chapter 245, or if the nature of the project is fundamentally changed.

Please contact Maurice Schwanke, Director of Planning and Development if you have further questions.

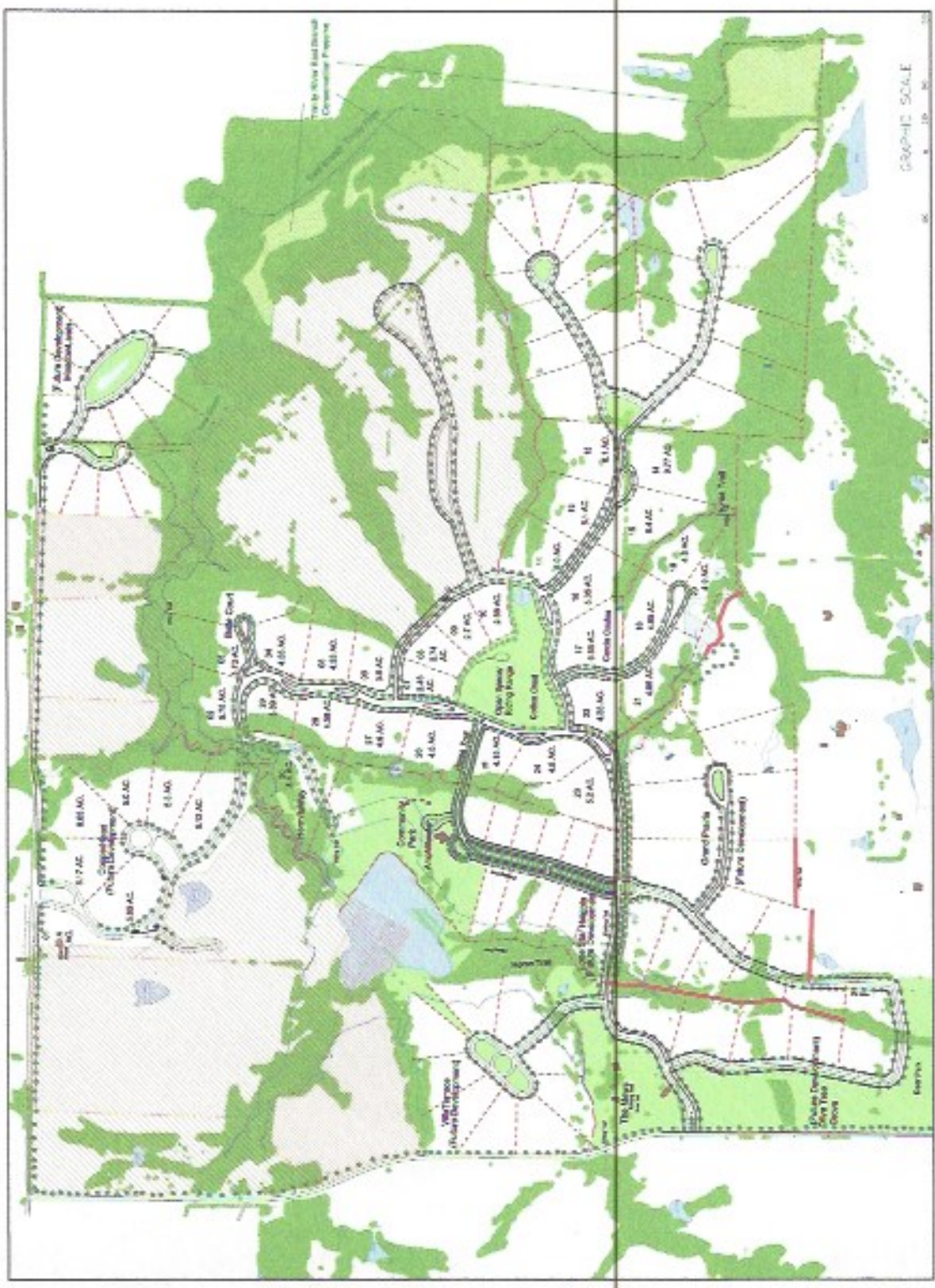
Sincerely



Philip Sanders
City Manager

Enclosure: Lone Star Ranch Conceptual Parcel Plan

cc: Maurice Schwanke, Director of Planning and Development
Joseph Johnson, Director of Public Works
Mr. Clarence Daugherty, Collin County Engineer, Collin County
Engineering Department, 4690 Community Ave., Suite 200, McKinney,
TX 75071



GRAPHIC SCALE
 0 5 10 15 20 25 30
 Not to Scale
 March 2004

LONE STAR RANCH
 • CONCEPTUAL PARCEL PLAN •

PLANNING AND DESIGN INSTITUTE, INC.
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