



COLLIN COUNTY

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June 7, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: The Hills of Lone Star Phase 1 re-plat lot 31R

Lone Star Partners, owner and developer of the Hills of Lone Star phase 1, request Commissioners Court consideration of the attached re-plat.

The re-plat of lot 31 will move the southern border of lot 31 south to create a more desirable and useable location for the owner. Lot 31R will increase in acreage from 26.51 acres to 28.81 acres. Lone star Partners own all tracts affected by this re-plat.

The plat generally meets the County's SUBDIVISION RULES as outlined in Section 1.05 of the Collin County Subdivision Regulations and authorized under Local Government Code (LGC) 232, however the developer will be required to make the necessary technical edits. Those items will be outlined in a detailed punch list to the developer within 10 days following Court's conditional approval and will cite the reference in the County's Subdivision Regulations and LGC.

ACTION

We request Commissioners Court consideration for the approval of the Re-plat of The Hills of Lone Star phase 1, lot 31R with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.