



June 7, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Final Plat and Street Sign Plan for The Hills of Lone Star Phase 8B

Lone Star Partners, owner and developer of the Hills of Lone Star phase 8B, request Commissioners Court consideration of the attached Final plat and street sign plan for The Hills of Lone Star phase 8B.

Phase 8B will be subdivided into 5 lots out of Tract 1R. The lots will range from 2.4 to 9.1 acres and the resulting Tract 1RR will be 99.216 acres. On-site sewage facilities systems are suitable for this subdivision. Water will be supplied to the subdivision by Marilee 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.

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.

In addition, the owner has submitted a street sign plan for the development. The plan was prepared by a Texas licensed professional engineer according to the Manual on Uniform Traffic Control Devices (MUTCD). The Engineering department has reviewed and concurs with the submitted street sign plan.

ACTION

We request Commissioners Court consideration for:

- 1) The approval of the Final Plat of The Hills of Lone Star phase 8B, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003, and***
- 2) Approval of the street sign plan for The Hills of Lone Star phase 8B.***