



COLLIN COUNTY

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October 11, 2021

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

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

Phase 8D will be subdivided into 5 lots out of the existing Tract 1RRR. The lots will range from 6.0 to 8.6 acres and the resulting Tract 1RRR will become CA-2, 38.80 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.

ACTION

We request Commissioners Court consideration for:

1) The approval of the Final Plat of The Hills of Lone Star phase 8D, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.