



# COLLIN COUNTY

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## MEMO

**Date:** May 22, 2023  
**To:** Commissioners Court  
**From:** Tracy Homfeld, PE; Assistant Director of Engineering  
**Subject:** Litchford Heights Addition lot 2B- Road Frontage Variance Request

Ms. Roxanne Padget, owner of lot 2B in the Litchford Heights Addition, is requesting a variance to the subdivision regulations with regards to the minimum road frontage requirements on existing county roads.

The platted lot, 2B, is located approximately 1.3 miles northwest of the city of Weston. There is a residence located at 1177 Lone Star Rd on the platted lot. (See location map attached.)

Ms. Padget would like to subdivide approximately 1.0 acre out of her 2.5-acre parcel for her son and daughter in law. Lot 2B has 135' road frontage currently. Therefore, it does not have enough road frontage to subdivide and meet the road frontage requirements of 100' per lot.

Ms. Padget requests the variance based on the section of Lone Star road being flat, straight and has good sight distance both direction from lot 2B. Visibility from this address is unobstructed for approximately 0.25 miles either direction.

Staff recommends approval of this requested action on the basis that the presence of two driveways within the 135' span, in an area with good sight visibility either direction from the property, would not create a safety issue for the residents of these lots or the local traffic. If this variance is approved, Ms. Padget will submit a re-plat to Collin County for approval.

## ACTION

**We request Commissioners Court consideration of the requested variance to the Collin County Subdivision Regulations regarding road frontage requirements and allow the two lots that result from re-platting Lot 2B to have less than the required 100' road frontage.**