



COLLIN COUNTY

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MEMO

Date: September 29, 2025

To: Commissioners Court

From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering

Subject: Final Plat for Oakspur Phase 1

999 Ranch LLC., and Forestar (USA) Real Estate Group Inc., owners and developers of the Oakspur Subdivision (Seven Points MUD of Collin County #1), requests Commissioners Court consideration of the attached Final Plat of Oakspur phase 1.

This development has applied with TCEQ for creation of a Municipal Utility District (MUD) and all the infrastructure will be owned and maintained by the district. The Collin County Engineering staff is inquiring as to whether contracts have been acquired for the development.

Phase 1 is 53.96 acres consisting of 201 residential lots and 8 HOA lots. Typical residential lots sizes will be 4,600 sf. The lots do not front on the existing public roads; therefore, road construction will be required.

Water will be supplied to the development by Westminster SUD. The owner has applied for a Wastewater Treatment Plant permit through TCEQ. The roads will meet the County's minimum standards.

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 Final Plat for Oakspur phase 1 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.